Landscape and Visual Impact Assessment

December 2025

Land at Church Farm, Upper Beeding

Prepared by
CSA Environmental

On behalf of:
Fairfax Properties

Report No: CSA/5627/02

CSA environmental

masterplanning | ecology | landscape | heritage

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/5627/01	-	02/12/2025	CA	BS	First Issue
CSA/5627/01	A	15/12/2025	CA	BS	Second Issue
CSA/5627/01	B	12/03/2026	CA	BS	Third Issue

CONTENTS

Page

1.0	**Introduction**	**1**
2.0	**Landscape Policy Context**	**3**
3.0	**Site Context**	**6**
4.0	**Site Description and Visibility**	**14**
5.0	**Suitability of the Site to Accommodate Development**	**19**
6.0	**Conclusion**	**24**

Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: MAGIC Map and Local Plan Extract

Appendix E: National Landscape Policy Context

Appendix F: Extract from Upper Beeding Neighbourhood Plan Site Assessment: Site Assessment Proforma – Site 7 (Aecom, 2018)

Appendix G: Extract from Horsham District Landscape Character Assessment (Chris Blandford Associates, 2003)

Appendix H: Landscape Proposals

Appendix I: Methodology and Summary Landscape and Visual Effects

1.0 INTRODUCTION

1.1 CSA Environmental has been appointed by Fairfax Properties to undertake a landscape and visual impact assessment of Land at Church Farm, Upper Beeding (the 'Site'). The proposal is for four new residential dwellings, each with garages, and served by a new cul-de-sac access taken from Church Farm Walk. The proposals are the subject of a full planning application.

1.2 The Site lies within the administrative area of Horsham District Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.

1.3 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.

1.4 Following comments from Place Services who are acting as landscape consultants to the Council, the Landscape Proposals have been updated to include additional landscaping at the northern edge of the Site to address comments raised in the Council's response.

Methodology

1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in July 2021 and viewpoint photography was updated in September 2025. The weather conditions at the time of both visits were bright and sunny with some cloud cover throughout the day. Visibility was very good for the duration of the visits.

1.6 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 and other areas with general public access, as well as effects from 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 I.**

1.7 Photographs contained within this document (**Appendix C**) 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 photographs and visualisations within this report have been prepared in general conformance with the Landscape

Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix I**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '… (in a manner commensurate with their statutory status or identified quality in the development plan)'. The paragraph also outlines that the planning system should recognise 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.'

2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.

2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to *illustrate '… how well-designed places that are beautiful, enduring and successful can be achieved in practice.'* The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

2.3 Adopted planning policy for Horsham District is set out in the Horsham District Planning Framework.

Horsham District Planning Framework (2015)

2.4 The Horsham District Local Plan was adopted in 2015 and comprises the Horsham District Planning Framework, covering those parts of the District lying outside of the South Downs National Park. The document sets out the planning strategy for the district up to 2031. The main adopted landscape and visual policies from this document are set out below.

- **Policy 25: The Natural Environment and Landscape Character** states that the natural environment and landscape character, including among other things the landscape, landform, development pattern and

protected landscapes will be protected against inappropriate development. It goes on to say that development proposals will be supported where they protect, conserve and enhance the landscape and townscape character, and maintain settlement separation. It also states that proposals should also maintain and enhance the green infrastructure network and conserve and where possible enhance the setting of the South Downs National Park.

- **Policy 26: Countryside Protection** states that outside the boundaries of the built up area, 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 meet one of a number of criteria, including enabling the sustainable development of rural areas. It goes on to say that proposals must be of an appropriate scale to the countryside location and must not lead to significantly higher levels of activity in the countryside. Proposals must also protect and/or conserve and/or enhance key characteristics of the landscape character area, including among other things, development pattern, tranquillity, patterns of woodland, hedgerows and trees and the landform.

- **Policy 30: Protected Landscapes** states that development proposals within or close to protected landscapes, including the South Downs National Park, will be supported where they do not adversely impact on the natural beauty and public enjoyment of these landscapes. Proposals should also have regard to any management plans for these areas and must demonstrate, among other things, how the setting of the protected landscape will be maintained.

- **Policy 31: Green Infrastructure and Biodiversity** states that, among other things, development will be supported where it maintains or enhances the existing green infrastructure network. Proposals which result in the loss of existing green infrastructure will be resisted unless new opportunities which mitigate and compensate for this loss, can be demonstrated.

- **Policy 32: The Quality of New Development** states that development should be of high quality and inclusive design and will be expected to, among other things, provide an accessible, safe, attractive and functional environment, as well as complementing the local distinctive character and contributing to a sense of place. The policy also states that development should help to secure a framework of high quality open spaces to meet identified needs.

- **Policy 33: Development Principles** states that development will be required to, among other things, ensure its scale, massing and appearance is sympathetic to its surroundings including any important

views; retain existing important landscape features including trees, hedges and watercourses; and where applicable take account of relevant character assessments and design guides.

Draft Horsham District Local Plan 2023 - 2029 (Regulation 19), January 2024

2.5 The draft Local Plan was submitted to the Planning Inspectorate on the 26th July 2024 for Independent Examination. However, following the initial hearing sessions, the appointed Planning Inspector has suspended the Examination in light of concerns regarding the legal compliance of the draft Local Plan and has recommended withdrawal of the plan.

Upper Beeding Parish Neighbourhood Plan (Made 2021)

2.6 The Upper Beeding Neighbourhood plan was formally 'made' on 23rd June 2021.

2.7 **Policy 8 – Design Standards for New Development** is relevant to the Site and the landscape and states that the scale, density, massing, height, landscape design, layout and materials of all development proposals will be required to reflect the architectural and historical character and scale of surrounding buildings. Within the SDNP or its setting, development will only be supported when they adopt a landscape-led approach and respect the local character, through sensitive design. Consideration should be given as to how any new development will fit into the wider landscape and whether it will impact on views from the National Park. Furthermore, the policy states that development should take into account the impact on existing trees, hedges or TPOs within the Site or vicinity.

2.8 As part of the preparation for the Neighbourhood Plan, AECOM prepared the Upper Beeding Neighbourhood Plan Site Assessment which was undertaken in order to inform the housing allocations within the plan. The Site was assessed under site reference 'Site 7 Church Farm adjacent to Caravan Park'. The area assessed was similar to the Site which is the subject of this report. However, it concluded that Site 7 was not suitable for development owing to its location within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and would therefore result in the direct loss of this site. It also cited its location adjacent to a listed building, stating that any development would need to be sensitive to its character and setting, although it noted that the building is well screened by existing vegetation and buildings. Questions were also raised regarding potential highways issues relating to using Church Farm Walk as an access point.

2.9 The relevant Site Assessment Proforma for Site 7 is contained with **Appendix F**. The section on landscape and visual impact states that Site 7 is located in Area 5 as identified in the Horsham Landscape Character Assessment. It notes that

Area 5 has few landscape qualities, makes a very limited contribution to distinctive settlement setting, it has a low visual prominence, low inter-visibility and low sensitivity. It also states that Site 7 is located adjacent to a caravan park to the east and housing to the south, and would be in the foreground of these when viewed from the north. Any new development it states would require tree planting alongside the northern and western boundaries to screen views. Overall, it concludes that Site 7 has a low landscape sensitivity and low visual impact.

3.0 SITE CONTEXT

Site Context

3.1 The Site occupies an irregular land parcel at the north western edge of Upper Beeding. To the immediate east are the park homes at Countryside Farm Park. To the south is the relatively recent housing development on Church Farm Walk, with the buildings and grounds associated with the Church of St Peter and The Priory located to the south west. To the north and west of the Site is the floodplain farmland of the river Ardur. To the west of the river are the neighbouring settlements at Bramber and Steyning, approximately 700m from the Site at the narrowest point. The boundary of the South Downs National Park wraps around the southern extent of these settlements. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.

3.2 The settlements at Upper Beeding, Bramber and Steyning are located on the banks of the River Ardur, with the course of the river passing north – south between Bramber and Upper Beeding. The settlements occupy a slightly elevated location above the river valley floor and at the foot of the South Downs Scarp, with the low lying river floodplain extending in depth to the north.

3.3 The floodplain of the River Ardur is characterised to the north of Upper Beeding by floodplain meadows and pasture, crossed by numerous small watercourses which drain down to the Ardur. The field pattern is irregular, with field boundaries typically defined by outgrown hedgerows. South of the settlement, the river valley narrows within the Ardur Gap, which dissects the chalk downs on route to the south coast at Shoreham-on-Sea.

3.4 The South Downs scarp slope rises to the south of Upper Beeding and Steyning, with notable high points at Steyning Round Hill, Annington Hill, Windmill Hill and Beeding Hill providing panoramic views over the settlements to the lowing lying farmland of the Low Weald.

3.5 To the south west of the Site is the historic association of buildings at the Church of St Peter. These buildings occupy a well treed plot in an elevated location at the edge of the settlement, overlooking the river valley to the west.

3.6 The historic core of Upper Beeding follows the High Street in the southwest of the village, with Bramber Conservation Area continuing west along the route of The Street. The historic remains of Bramber Castle are evident at the western edge of the Conservation Area. Post war housing comprises much of the residential area to the north of the High Street, with the late 20th / early 21st century houses at Church Farm Walk located to the south of the Site.

National Landscape Character

3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within NCA 121 Low Weald.

3.8 NCA 121 Low Weald is a broad, low-lying clay vale, predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils. A high proportion of the many densely wooded areas within the NCA comprise ancient woodland. The Low Weald remains essentially rural in character with small-scale villages nestled in woodland and many traditional farm buildings. Most field boundaries are formed of hedgerows and shaws, enclosing small, irregular fields and link into small and scattered linear settlements alongside roadsides or centred on greens or commons.

3.9 The Site lies near the southern boundary of the NCA which is adjacent to NCA 125 South Downs to the south. This covers the spine of chalk uplands stretching from the Hampshire Downs in the west to the coastal cliffs of Beachy Head in East Sussex. It is a broad, elevated chalk ridge and predominantly steep north-facing slope and a gentle southerly dip slope.

West Sussex Landscape Character Assessment 2003

3.10 In 2003, West Sussex County Council carried out an assessment of the landscape character of West Sussex. The West Sussex County Council Landscape Character Assessment identifies 42 unique areas and provides land management guidelines for each character area.

3.11 The Site lies in the southern part of the LW9 Upper Adur Valley. The LCA comprises a network of narrow valleys and long streams. It is rimmed by low ridges. The Beeding Brooks have a downland backdrop. Key characteristics of the area include:

- An extensive network of long streams confined to narrow, shallow valleys;
- Relatively few panoramic or long views within the valley but views to the south are dominated by the downland scarp;
- Small woodland and networks of hedgerows and hedgerow trees;
- Smaller pastures in the valley bottom with a mix of arable and pastoral farming;
- Expansive, open brooks pastures of the Beeding Brook;

- Canalisation of the main river throughout the brooks pastures and localised river straightening;
- Varied traditional rural buildings with diverse building materials including flint, timber-framing, brick and tile hanging; and
- Brick and stone bridges.

3.12 Key landscape and visual sensitivities include the quiet, rural quality of the tributary valleys, visual impact of flood defences and structures, and pockets of biodiversity are vulnerable to loss and change. The study also notes that the brooks pastures landscape is highly exposed to views from the downs with a consequently high sensitivity to the impact of new urban development. Settlement pattern is stated to currently sit well within the rural landscape.

Horsham District Landscape Character Assessment 2003

3.13 Horsham District Council commissioned Chris Blandford Associates to prepare a district wide assessment of landscape character in 2003. The purpose of the Horsham District Landscape Character Assessment is to inform the local plan formulation, as well as decisions on development locations, to guide landscape management objectives and to assist in the production of community plans. The relevant extracts from the landscape character assessment are contained in **Appendix G**.

3.14 The study names 16 'District Landscape Character Types' ('LCT'), broad tracts of landscapes with common characteristics. Using these Landscape Character Types, 32 distinctive 'Landscape Character Areas' ('LCA'), are identified within the District.

3.15 The Site lies within LCT O – Major River Valleys and LCA O3 Steyning and Henfield Brooks. The key characteristics of LCA O3 include:

- *'Middle reaches of the River Adur and its alluvial floodplain;*
- *Seasonal flooding;*
- *Small fields of unimproved and semi-improved wet grassland divided mostly by drainage ditches;*
- *Course of the river marked by raised embankments;*
- *Occasional patches of scrub and isolated trees and groupings within scrub following drainage ditches;*
- *Arable valleysides with fragmented hedgerow pattern and small isolated woodlands; and*

- *Largely tranquil undeveloped rural character.'*

3.16 The study states that the LCA is of high sensitivity to change due to the openness of the area and its many intrinsic landscape qualities. Key sensitivities are stated to include any built development on the valley floor and drainage of flood meadows for arable farmland.

3.17 The planning and land management guidelines include conserving the tranquil, undeveloped character of the landscape and ensuring that any new development on valley sides is small scale, responding to historic settlement pattern, form and building materials.

3.18 Section 5.0 of the assessment describes the characteristics of key settlements in Horsham District, their landscape setting and provides guidance on measures for landscape enhancements and the sensitivity of these landscape settings to development / change. Key characteristics of Upper Beeding include:

- Occupies a causeway of and gravel river terrace slightly elevated above Ardur Valley floodplain;
- Situated in a wider landscape gap in the chalk escarpment created by the River Ardur; and
- Extensive undistinguished modern development in Upper Beeding extending north of the High Street, with a formerly isolated medieval church at the north west corner of the settlement.

3.19 The Site is located in Landscape Setting Area 5. Characteristics of this Area include small scale field pattern, some fragmented hedgerows, horse paddocks and poor quality, modern farm buildings.

3.20 The assessment contains a table which considers the sensitivity of the landscape setting areas to urban extensions. This identifies that Area 5 possesses few intrinsic landscape qualities; makes a very limited contribution to distinctive settlement setting; is not visually prominent (low visual prominence); and has low inter-visibility with the wider area. It concludes that this Area has a low sensitivity to an urban extension. Under planning and landscape enhancement guidelines, the assessment states that the undeveloped character of the Ardur Valley floodplain and the distinctive landscape setting of Upper Beeding should be conserved and enhanced.

3.21 From our assessment, the Site is closely associated with the settlement edge at Upper Beeding and somewhat removed from the more open river floodplain. It does not have the same level of tranquillity evident elsewhere on the valley floor.

Horsham District Landscape Capacity Assessment 2021

3.22 This assessment was prepared by Horsham District Council and analyses the capacity of the landscape around and between the main town of Horsham, small towns or large villages, or new settlements within Horsham District. The assessment categorised the District into various large-scale 'zones'. Zone 6 covers Steyning, Bramber and Upper Beeding. However, it excludes '*the very low lying Adur floodplain to the north of Upper Beeding and Bramber*' stating that it '*would not be suitable for development due to the risk from flooding in this area.*'

3.23 Therefore, the Site is not included in this study.

South Downs National Park: View Characterisation and Analysis 2015

3.24 In 2015, the South Downs National Park Authority commissioned Land Use Consultants ('LUC') to prepare a View Characterisation and Analysis Study comprising mapping and analysis of views to, from and within the National Park. This study forms part of the evidence which guides future planning and development management decisions by the SDNP Authority and its partner authorities. The study is intended to provide a foundation for evidence on view types within the National Park and its setting.

3.25 Representative viewpoints 4, 41 and 75 lie in relatively close proximity to the Site.

3.26 View 4 is from the top of Edburton Hill, an OS-marked viewpoint providing 360 degree panoramic views from the top of a steep Downs scarp looking north to the Low Weald. It is noted as a key viewpoint in literature about the South Downs Way. The viewpoint is approximately 3.95km east of the Site.

3.27 View 41 lies to the west of the summit of Beeding Hill where the South Downs Way crosses with the Monarch's Way, and where a car park is located. This is also noted in the literature for the South Downs Way. This viewpoint is included in this assessment and is shown in **Photograph 15** within **Appendix C** of this report. It lies approximately 2km south east of the Site.

3.28 View 75 is from Steyning Round Hill. This provides a panoramic view over Steyning. The viewpoint lies approximately 2.91km to the south west of the Site.

3.29 All three representative viewpoints are characterised as 'Views from the scarp looking north across the Low Weald outside the NP'. The special qualities of these views are stated to include the stunning panoramic views recognised as contributing to the Park's special qualities. The study states that the views also reveal the way the farming has shaped the landscape showing the contrast between the enclosed farmland on footslopes and in the Low Weald and open sheep grazed downs scarp.

3.30 Threats to the view type could result from changed that affect the iconic habitats of the scarp, disrupt or alter the scale and shape of field patterns, change the distinctive pattern of settlement or small historic villages, or form intrusive new development within the view either by day or night.

3.31 The management guidance for this view types are listed within the assessment. They include maintaining the generally undeveloped character of the view, ensure that any built development is integrated into its rural landscape context using native vegetation and minimise visibility from the Park. It also states to maintain heritage assets, such as church towers and country houses, as features and landmarks within the views.

Statutory and Non-Statutory Designations

3.32 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Proposals Map (adopted 2015) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Heritage Plan in **Appendix D**).

3.33 The Site does however lie within a Site of Nature Conservation Importance ('SNCI', River Adur Water Meadows and Wyckham Wood) and partially within an Archaeological Site of Importance, both of which have been identified on the Local Plan (2015) Online Mapping on Horsham District Council's website.

Conservation Area and Listed Buildings

3.34 The Site does not lie within or adjacent to a Conservation Area. There are no listed buildings within the Site (please refer to **Appendix D**).

3.35 The nearest Conservation Areas to the Site are Upper Beeding High Street and Bramber Conservation Areas which lies approximately 0.5km south and southwest of the Site.

3.36 The Grade II* Listed Parish Church of St Peter lies a short distance to the west of the Site together with Grade II Listed The Priory and Upper Beeding War Memorial. The Site is separated from these listed buildings by mature deciduous trees and a tall Leylandii hedge, which limits any inter-visibility.

Public Rights of Way

3.37 There are no public rights of way within the Site or alongside it. Those in the wider landscape are shown on the OS mapping on the Site Location Plan in **Appendix A**.

Tree Preservation Orders

3.38 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by examination of the Horsham District Local Plan Mapping online on 10th October 2025.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

4.1 The Site occupies an irregular land parcel which forms part of wider field of scrub and grassland located on the north western edge of Upper Beeding. At the time of the most recent Site visit vegetation in the interior of the Site had been recently cut back to allow access. The Site and its immediate context are illustrated on the Aerial Photograph in **Appendix B** and on Panoramas A and B in **Appendix C**.

4.2 To the east, the boundary follows the fence line associated with the adjoining park homes at Countryside Farm Park, which are visible above the fence. To the south, the boundary with Church Farm Walk is formed by a 1.2m high close board fence and a field gate. The boundary with the adjacent property at Church Lane is defined by a fence. There are two large conifer trees in the rear garden, with the rear of the dwelling visible beyond. To the west of the access is the flank of the dwelling at the head of Church farm Walk, with two windows in the side elevation of the property looking towards the Site.

4.3 The western boundary is undefined on the ground but follows the proposed new access road to serve the new homes and the proposed development edge. The boundary with the Church of St Peter is defined by a band of deciduous trees to the west, with a belt of tall, dense conifer following the northern edge of the church grounds. A small copse of large mature trees is located in the north east corner of the church grounds, which provides further screening between the Site and the historic buildings.

4.4 The northern Site boundary is similarly undefined crossing east – west through the wider field, broadly in line with the northernmost extent of development in the adjacent park home park.

Topography

4.5 The Site and the wider settlement at Upper Beeding occupy a low lying location on the banks of the River Adur, with the majority of the settlement at approximately 5m Above Ordnance Datum ('AOD'). The Site slopes gently northwards in the direction of the broad flat river floodplain, which lies generally below 5m AOD. The Priory and Church of St Peter occupy a slightly elevated location at the north west of the village, at approximately 10m AOD. To the south and east of the settlement the landform rises sharply at the edge of the South Downs National Park. Local high points include Beeding Hill (168m AOD), Windmill Hill (58m AOD), and Annington Hill (133m AOD).

Visibility

4.6 An assessment of the 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 **Appendices A** and **B** and on the photographs in **Appendix C**.

4.7 From our assessment, it is apparent that the Site is relatively well contained in views from the local area due to its location adjacent to built development to the east and south, the adjoining church and associated vegetation to the south west, and field boundary vegetation within the flat river flood plain to the north. The key views of the Site are described in the tables contained in **Appendix I** and are summarised below.

Near and Middle Distance Views

4.8 There are near distance views from the end of Church Farm Walk, over the field gate at the southern Site boundary (**Photograph 01**), with a framed view north towards the low-lying farmland associated with the River Ardur floodplain. Views from the entrance to Church Farm Walk are prevented by the alignment of the intervening houses (**Photograph 02**). There are oblique views from windows in the properties at the northern end of Church Farm Walk. Views from the adjacent property at The Rectory on Church Lane, are heavily filtered by the deciduous and evergreen vegetation at the southern Site boundary.

4.9 There are views of the Site from the western part of the adjacent park home site over the boundary fences (reciprocal view in **Panorama B** from within the Site).

4.10 Views of the Site from the grounds of The Priory and the Church of St Peter are largely screened by the vegetation within the curtilage of the church, although there is a glimpsed view to the north of the Site seen to the rear of the properties on Church Farm Walk (**Photograph 03**).

4.11 In views from the public footpaths which cross the river valley to the west of the Site (Public footpaths 2777, 2776, 3203, 3204, 2731) the interior of the Site is screened by the vegetation in and around the Church of St Peter (**Photographs 04, 05 & 12**).

4.12 Public footpath 2776 crosses the wider field to the north of the Site. The Site is visible in views south from the path, adjacent to park homes at Countryside Farm Park (**Photograph 06**). To the east of the Site, the church and The Priory are largely screened by the vegetation at the boundary of the churchyard, although the top of the church tower is visible. The houses on Church Farm Walk

are also largely screened, although the northern elevation of the northernmost house is visible.

4.13 The interior of the Site is screened in views from the footpath network which crosses the floodplain north of public footpath 2776, by intervening field boundary vegetation (**Photographs 07-11**). However, there are intermittent views of the upper parts of a small number of houses and park homes on the northern edge of Upper Beeding. The mature vegetation within the grounds of the church is visible in these views forming a notable outcrop at the edge of the settlement, with the South Downs in the back drop. However, the historic buildings are screened in the majority of these views, becoming increasingly visible as the viewer transitions to the north west of the Site on public footpath 3203 alongside the River Ardur.

Longer Distance Views

4.14 There are panoramic views across the Low Weald and the settlements at Upper Beeding, Bramber and Steyning from the higher ground at the edge of the South Downs National Park. In views from the South Downs Way at Annington Hill, the interior of the Site is screened by intervening housing in Upper Beeding. The Site is partially discernible from the South Downs Way on Beeding Hill, including Representative viewpoint 41 (as identified in the SDNP study, this view is illustrated in **Photographs 14 and 15**). In this view the Site can be perceived beyond housing in Upper Beeding and in the immediate foreground of the mature vegetation within the grounds of the Church of St Peter. There are similar views from parts of Windmill Hill to the east of Upper Beeding (**Photograph 16**). Although this viewpoint lies closer to the Site, it is less elevated, and the majority of the Site is screened by intervening housing.

Landscape Quality, Value and Sensitivity

4.15 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises part of an area of scrubland / grassland on the north western edge of Upper Beeding. It lies at the edge of the River Adur floodplain, but it is bordered by housing to the south, a park homes site to the east and is partially bordered by the curtilage of the Church of St Peter to the west. The Site forms part of a wider area of floodplain farmland which extends north of Upper Beeding.

4.16 The Horsham District Landscape Character Assessment identifies the Site as lying within Landscape Setting Area 5 which it states has few intrinsic landscape qualities, makes a limited contribution to the distinctive settlement setting and has limited inter-visibility with the wider area. It concludes that this area has a low sensitivity to an urban extension. This analysis is supported by the site assessment work undertaken by Aecom as part of the supporting information

for the Upper Beeding Neighbourhood Plan. This study assessed the Site as part of Site 7. It reiterated the findings of the District landscape assessment, and also noted the proximity of Site 7 to listed buildings, but acknowledged that it was well screened. It also noted its relationship to the existing caravan park and housing, and that in views from the north, Site 7 would be seen in the foreground of these.

4.17 Our own assessment of the Site found that it contains few notable landscape features and is in relatively poor landscape condition and its character is influenced by its edge of settlement location. Based on the methodology set out in this report, it is assessed as being at the lower end of medium landscape quality.

4.18 In terms of landscape value, the Site is not notably scenic, nor is it particularly representative of the wider floodplain pasture on the valley floor to the north. The Site lies within an extensive area identified as being part of the River Adur Water Meadows and Wyckham Wood SNCI, a local designation for wildlife value. It plays a limited role in providing a landscape setting to the adjacent listed church and The Priory, which has been much altered to the south and west by the encroachment of 20th century housing. The Site is well screened in views from these listed buildings, and does not feature prominently in more sensitive views of the historic grouping, which are available from the undeveloped floodplain to the west and north west. The Site has no known cultural associations and is not publicly accessible. It is assessed as being of medium landscape value.

4.19 In terms of landscape susceptibility, the Site is well related to the existing settlement edge, and development would form an extension to the existing housing area on Church Farm Walk. There is no vegetation of significance which would constrain development. Any proposals for a small number of new homes will need to sensitively consider the setting of the adjacent listed buildings and views towards the existing settlement edge from the footpath to the north. The Site is assessed as having medium landscape susceptibility to a small development of a few homes.

4.20 By combining judgements on landscape value and landscape susceptibility the Site is judged to have a medium landscape sensitivity to the type of development proposed.

4.21 The wider landscape to the north of Upper Beeding comprises the meadows and pastures associated with the floodplain of the River Adur. It contains a patchwork of low-lying fields, sub-divided by generally outgrown hedgerows and is criss-crossed by a network of small watercourses. It is in relatively good landscape condition, and forms part of the wider landscape setting to the South Downs National Park to the south. It is assessed as being of medium – high

landscape quality and value, and high landscape sensitivity away from the existing settlement edges.

4.22 The South Downs National Park lies to the south of Upper Beeding and comprises a rolling landscape of chalk downland. It is a landscape of National importance and is assessed as being of very high landscape quality, value and sensitivity.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The proposals relate to a full planning application for four new detached homes with access from Church Farm Walk. Full details of the proposed development are contained within the Design and Access Statement ('DAS') that accompanies this application. The Site Layout Plan shows how development will be delivered at the Site. The application is also accompanied by a landscape scheme which provides information on the proposed planting (**Appendix H**). The key principles shown on these plans and described in the DAS are as follows:

- New homes will be 2 storeys in height;
- New homes will form an extension to the existing housing area on Church Farm Walk and will extend no further north than the established northern settlement edge at Countryside Farm Park and The Driftway;
- Houses will follow the eastern edge of the Site and wrap around the north east edge of the boundary with the Church of St Peter;
- Development will be low density, similar to the neighbouring housing areas at Church Lane and Tudor Drive, and in keeping with the edge of settlement location;
- New homes will have a vernacular aesthetic, with plain roof tiles, red multi-stock brick, flint knap and tile hanging details, porches and car barns;
- New tree, hedgerow, woodland and thicket planting to be installed at the northern and north western Site boundaries to provide a landscape treatment to the village edge and to complement the landscape character of the River Adur valley;
- New hedgerow and tree planting to be installed alongside the boundary with the adjacent park homes;
- Drainage features will be included to the rear of the dwellings to accommodate surface water run-off; and
- New tree and shrub planting to plot frontages.

5.2 The key landscape and visual effects are summarised in the tables in **Appendix K** and described in the relevant section below.

Landscape Features

5.3 The landscape features contained within the Site are largely located at the periphery of the Site. The tree survey and arboricultural impact assessment prepared by Arbortrack Systems Ltd, identifies that a small number of category C trees will be removed to accommodate the new homes. These include elder, blackthorn and sycamore, all of which are generally considered to be of low landscape and arboricultural value. There will be a permanent loss of an area of grassland, ruderal and scrubby vegetation. New species rich hedgerow, woodland and tree planting at the periphery of the Site will generally add to tree cover within the local area and retain wildlife links across the Site.

Relationship to Settlement

5.4 The proposed development will form an extension to the existing cul-de-sac at Church Farm Walk, with access to be taken from the head of the existing access road, to the south of the Site. The proposed development follows the western edge of the adjacent park homes site and extends no further north than the currently defined settlement limits. The vegetation and grounds at the church of St Peter enclose the Site to the south west.

5.5 The proposal is for a low density development which is appropriate for this edge of settlement location. Development will be two storeys in height and comparable in scale and mass to neighbouring development to the south east. New landscaping at the northern edge of the Site will provide a soft edge to the proposed development at the boundary with the wider countryside to the north of Upper Beeding.

Public Rights of Way

5.6 There are no public rights of way which cross or are adjacent to the Site which will be directly affected by the proposed development.

Visibility

5.7 As discussed in Section 4, the Site is relatively well contained in views from the wider area by virtue of its location at the edge of the settlement and containment by neighbouring development. There are limited views of the Site from the farmland to the north due to the flat topography and intervening field boundary vegetation. In panoramic views from high points at the edge of the South Downs, development at the Site will be perceived in the context of existing housing in Upper Beeding. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix I** and briefly discussed below.

Near and Middle Distance Views

5.8 In views from Church Farm Walk, the new homes will be visible from the northern end of the existing access road and will form a continuation of the existing housing area. The two houses to the south will be located to the east of the proposed access road and partially screened by the retained vegetation to the east of the new access point. The proposed planting at the northern edge of the proposal includes an area of lower growing thicket vegetation to maintain a visual link between Church Farm Walk and the wider landscape beyond the Site.

5.9 There will be oblique views of the new access and dwellings from the properties at the northern end of Church Farm Walk, and filtered views from the rear of The Rectory on Church Lane to the south east.

5.10 Views of the new houses from the grounds at the Church of St Peter will largely be screened by intervening evergreen vegetation. However, there will be a glimpsed view of the northernmost house beyond the housing on Church Farm Walk. Views will remain largely screened in winter months.

5.11 The new homes will be visible from the curtilage of the park homes located alongside the eastern Site boundary, and from the access road to the park homes site to the east. Views will be seen over the existing perimeter fence and will be softened by new tree planting at the Site boundary as it matures.

5.12 The new homes will be screened by vegetation in views from the rights of way which cross the river floodplain to the west of the Site. There will be some heavily filtered views of the rooflines of the proposed houses from public footpath 3203 alongside the river corridor to the north west of the Site. However, the majority of the new buildings will be screened by intervening field boundary vegetation.

5.13 The new homes will be visible from public footpath 2776 which crosses the field to the north of the Site. In these views the new houses will be seen alongside the park homes to the east, and housing on Tudor Drive and the Driftway. The adjacent historic buildings at the Church of St Peter are well contained in views from this footpath, although the very top of the church tower is visible above the established vegetation at the boundary of the church. New tree, hedgerow, woodland and thicket planting on the northern and north western Site boundary will soften views of the new homes as it matures and generally add to the tree cover on this edge of the settlement consistent with local landscape character.

5.14 The new homes will be screened in the majority of views from the footpath network to the north by intervening vegetation within the river floodplain. However, there will be occasional glimpsed views of the upper parts of the new homes, but these will be seen alongside existing housing and park homes at

the edge of the settlement. The trees within the curtilage of the Church of St Peter are visible in views from the north, occupying an elevated location at the north western edge of the settlement, with intermittent views of the church tower above intervening vegetation. Where the new homes are visible they will be located to the east of the church, at a lower elevation and seen adjacent and in the foreground of the existing housing.

Long Distance Views

5.15 In views from Annington Hill to the south west of Upper Beeding, the new homes will be largely screened by intervening housing and trees in the settlement. The rooflines of the new homes may be discernible but these would read as part of the wider townscape and there would be little change in the existing vista.

5.16 In views from the South Downs Way on Beeding Hill, including Representative Viewpoint 41, the new homes would be visible at the north western edge of Upper Beeding. This would result in a very small increase in built development within the wider townscape, and would form a very small component of a much wider panoramic view. There would be a similar but closer view from Windmill Hill to the east of Upper Beeding.

Landscape Effects

5.17 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. At the time of the Site visit it comprised an area of unmanaged bramble scrub. The Site is located at the north western edge of Upper Beeding and is closely associated with adjacent development, with housing to the south, a park home site to the east, and the grounds of the Church of St Peter to the south west.

5.18 The proposed development of four new homes would therefore be well related to the existing settlement edge and would not extend northwards of Countryside Farm Park and housing on The Driftway. It would form an extension to the existing housing area at Church Farm Walk. The proposals are for a low density scheme, which is considered appropriate given the Site's location at the edge of the built up area. The proposed landscape scheme includes new native hedgerow, tree, woodland and thicket planting alongside the northern edge of the Site to provide a landscaped edge alongside the wider field of floodplain pasture to the north. This approach will include native tree and shrub species which will complement the vegetative cover in the river valley to the north of the Site.

5.19 There is very little inter-visibility between the Site and the neighbouring historic grouping of buildings at the Church of St Peter, which is enclosed by mature vegetation. In addition, the new homes would be well contained in the majority

of views from the wider landscape to the north, and where visible would generally be seen in the context of existing housing at the settlement edge.

5.20 The proposals would result in the loss of an area of bramble scrub and ruderal vegetation (recently cut back) which is not particularly characteristic of the wider floodplain pasture found north of Upper Beeding. Given the Site's close relationship with existing settlement, the new homes would relate well to the established settlement pattern and would not intrude materially into the wider farmland north of the settlement. Accordingly, landscape effects on the countryside to the north would be limited and largely restricted to the remainder of the field to the north of the Site, with very little inter-visibility with the wider farmland beyond.

5.21 There is some inter-visibility with the South Downs National Park to the south. However, given the scale of the proposed development and its close relationship to existing settlement, any change to the setting of the designated asset would be barely perceptible.

5.22 For the reasons set out above a small-scale development of the type proposed can be accommodated at the Site without material landscape effects on the wider countryside to the north, and the setting of the National Park.

6.0 CONCLUSION

6.1 CSA Environmental has been appointed by Fairfax Properties to undertake a landscape and visual impact assessment of Land at Church Farm, Upper Beeding (the 'Site'). The proposal is for four new residential dwellings, each with garages, and served by a new cul-de-sac access taken from Church Farm Walk. The proposals are the subject of a full planning application.

6.2 The Site occupies an irregular land parcel at the north western edge of Upper Beeding. To the immediate east are the park homes at Countryside Farm Park. To the south is the relatively recent housing development on Church Farm Walk, with the buildings and grounds associated with the Church of St Peter and The Priory located to the south west. To the north and west of the Site is the floodplain farmland associated with the valley floor of the River Ardur. To the west of the river are the neighbouring settlements at Bramber and Steyning, approximately 700m from the Site at the narrowest point. The boundary of the South Downs National Park wraps around the southern extent of these settlements. The visual appraisal found that key views of the Site are limited to the near distance from neighbouring roads, properties, open spaces and footpaths.

6.3 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It lies within landscape character area LCA 03 Steyning and Henfield Brooks, and Landscape Setting Area 5, as identified in the Horsham Landscape Character Assessment. This assessment describes Area 5 as possessing few intrinsic landscape qualities; making a very limited contribution to distinctive settlement setting; not visually prominent (low visual prominence); and has low inter-visibility with the wider area. It concludes that this Area has a low sensitivity to an urban extension.

6.4 The visual assessment found that the Site is relatively well contained in views from the local area due to its location adjacent to built development to the east and south, the adjoining church and associated vegetation to the south west, and field boundary vegetation within the flat river flood plain to the north. There would be some limited inter-visibility between the new homes and the wider countryside to the north and west of the Site. In views from the South Downs National Park, the Site forms a small element of a much wider panorama.

6.5 The Site contains few notable landscape features, is in relatively poor landscape condition and its character is influenced by its edge of settlement location. Based on the methodology set out in this report, it is assessed as being at the lower end of medium landscape quality and medium landscape value.

6.6 In terms of sensitivity, the Site is well related to the existing settlement edge, and development would form an extension to the existing housing area on Church

Farm Walk. There is no vegetation of significance which would constrain development. The Site is assessed as being of medium landscape sensitivity to a small development of a few homes.

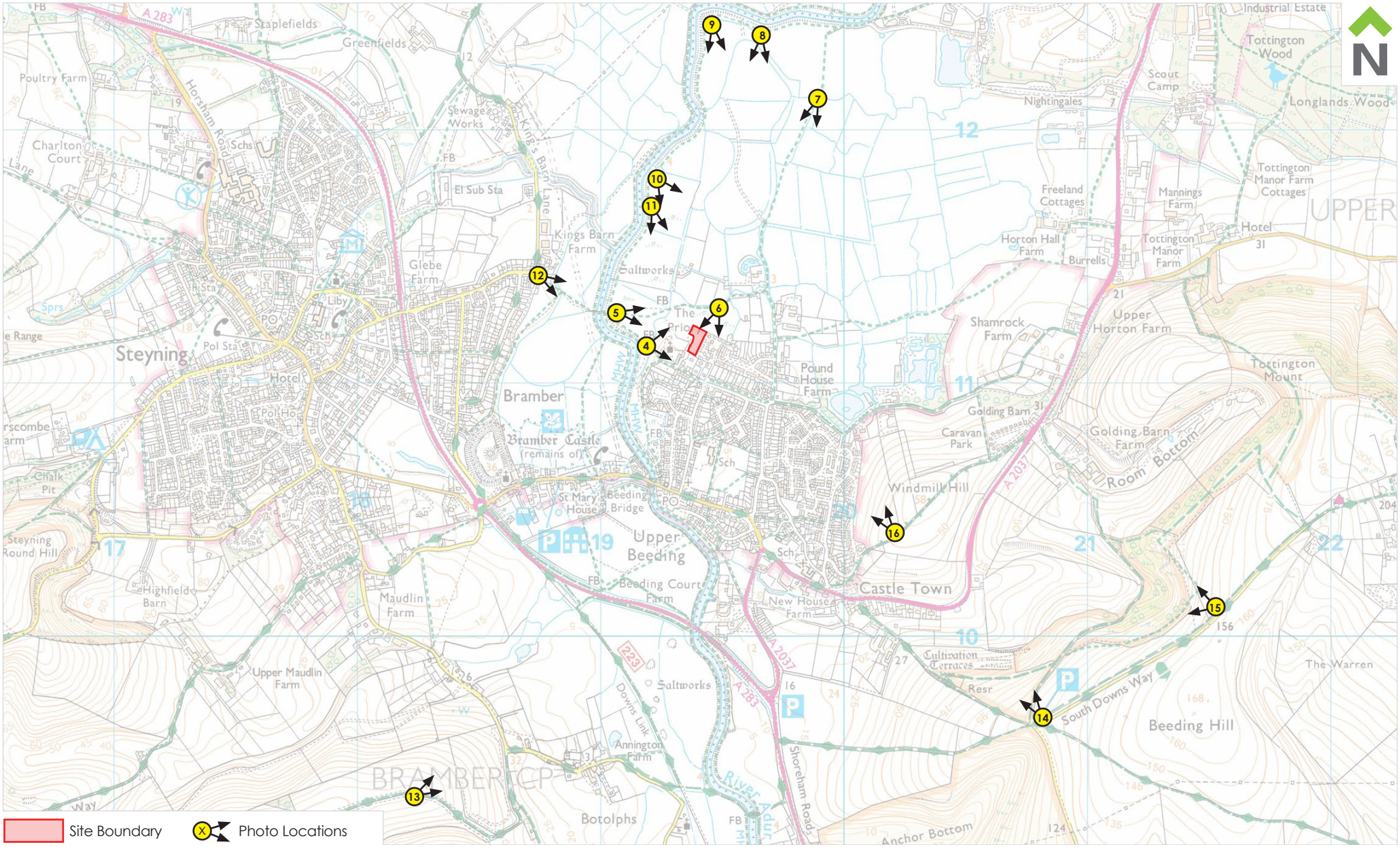
6.7 The proposals would result in the loss of an area of bramble scrub which is not particularly characteristic of the wider floodplain pasture found north of Upper Beeding. Given the Site's close relationship with existing settlement, the new homes would relate well to the established settlement pattern, and would not intrude materially into the wider farmland north of the settlement. New landscaping at the northern edge of the Site will contain the new homes and will add to the tree cover at the northern edge of the settlement. Accordingly, landscape effects on the countryside to the north would be limited and largely restricted to the remainder of the field to the north of the Site, with very little inter-visibility with the wider farmland beyond.

6.8 There is some inter-visibility with the South Downs National Park to the south. However, given the scale of the proposed development and its close relationship to existing settlement, any change to the setting of the designated asset would be barely perceptible.

6.9 For the reasons set out in this assessment, a small scale development of the type proposed can be accommodated at the Site without material landscape effects on the wider countryside to the north, and the setting of the National Park.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	Project: Land at Church Farm, Upper Beeding	Date: December 2025	Drawing No.: CSA/5627/108
	Drawing Title: Site Location Plan	Scale @ A4: NTS	Rev: -
	Client: Fairfax Properties	Drawn: AC	Checked: CA

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix B

Aerial Photograph
(Showing near distance photo locations)

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Date December 2025	Drawing No. CSA/5627/109
Drawing Title	Aerial Photograph	Scale @ A4 NTS	Rev -
Client	Fairfax Properties	Drawn AC	Checked CA

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix C

Photosheets

Panorama A For context only. View from within Site looking north.

Park homes at Countryside Farm Park

Dwellings on Church Farm Walk

Panorama B For context only. View from within Site looking south.

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Church Farm Walk

Southern boundary

Photograph 1

View from Church Farm Walk, looking north towards Site.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 12:58
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Church Farm Walk

Photograph 2

View from Church Farm Walk, looking north.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 13:06
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Housing on Church Farm Walk

Photograph 3

View from within grounds of Church of St Peter's , looking east.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 14:58
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: East

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 4 View from public footpath 2777, looking south east.

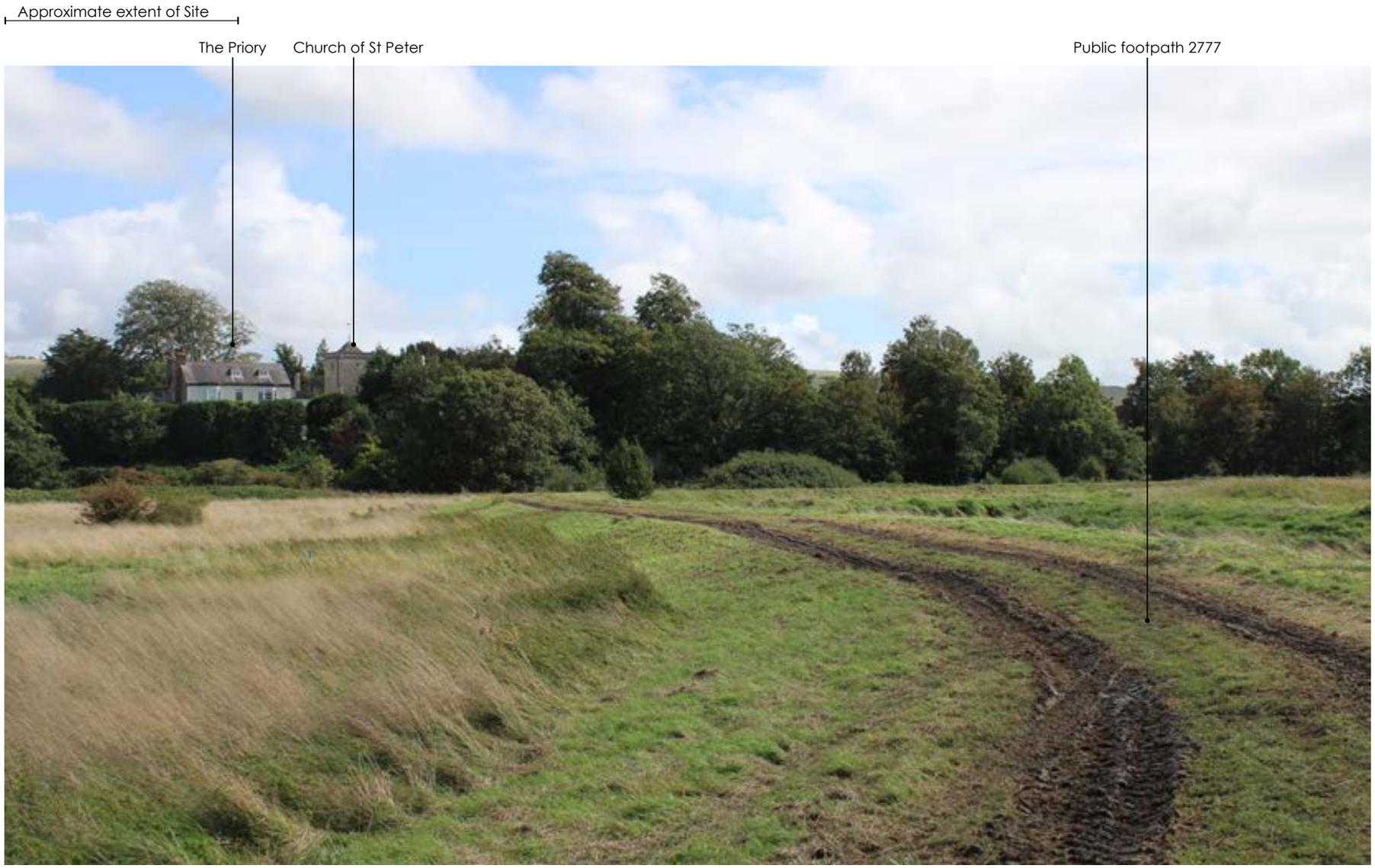
Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 13:15
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: South east

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Panorama 5 For context only



Photograph 5

View from public footpath 3203, looking south east.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.09.2025, 13:23
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South east

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 6 View from public footpath 2776, looking south west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.09.2025, 13:45
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: South west

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No. CSA/5627/107		
Drawing Title	Photosheets	Date September 2025		
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 7

View from public footpath 2767, looking south west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 14:09
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South west

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 8

View from public footpath 3203, looking south.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
14.07.2021, 10.54
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 9

View from public footpath 3203, looking south.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 14:29
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 10

View from public footpath 3203, looking south east.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 14:43
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South east

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 11

View from public footpath 3203, looking south.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 14:47
Canon 450D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 12

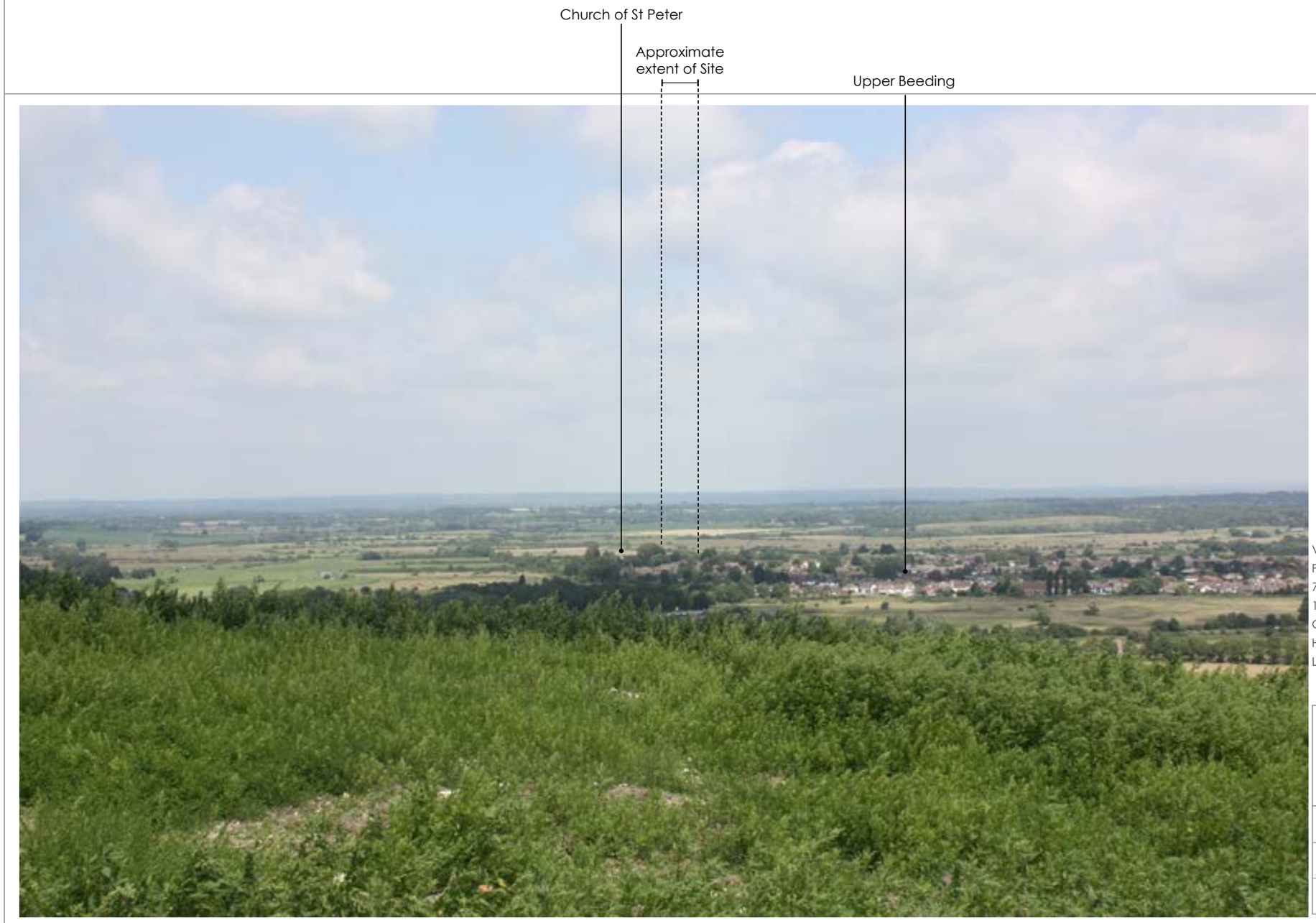
View from public footpath 2731, looking south east.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 17:25
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South east

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.



Photograph 13

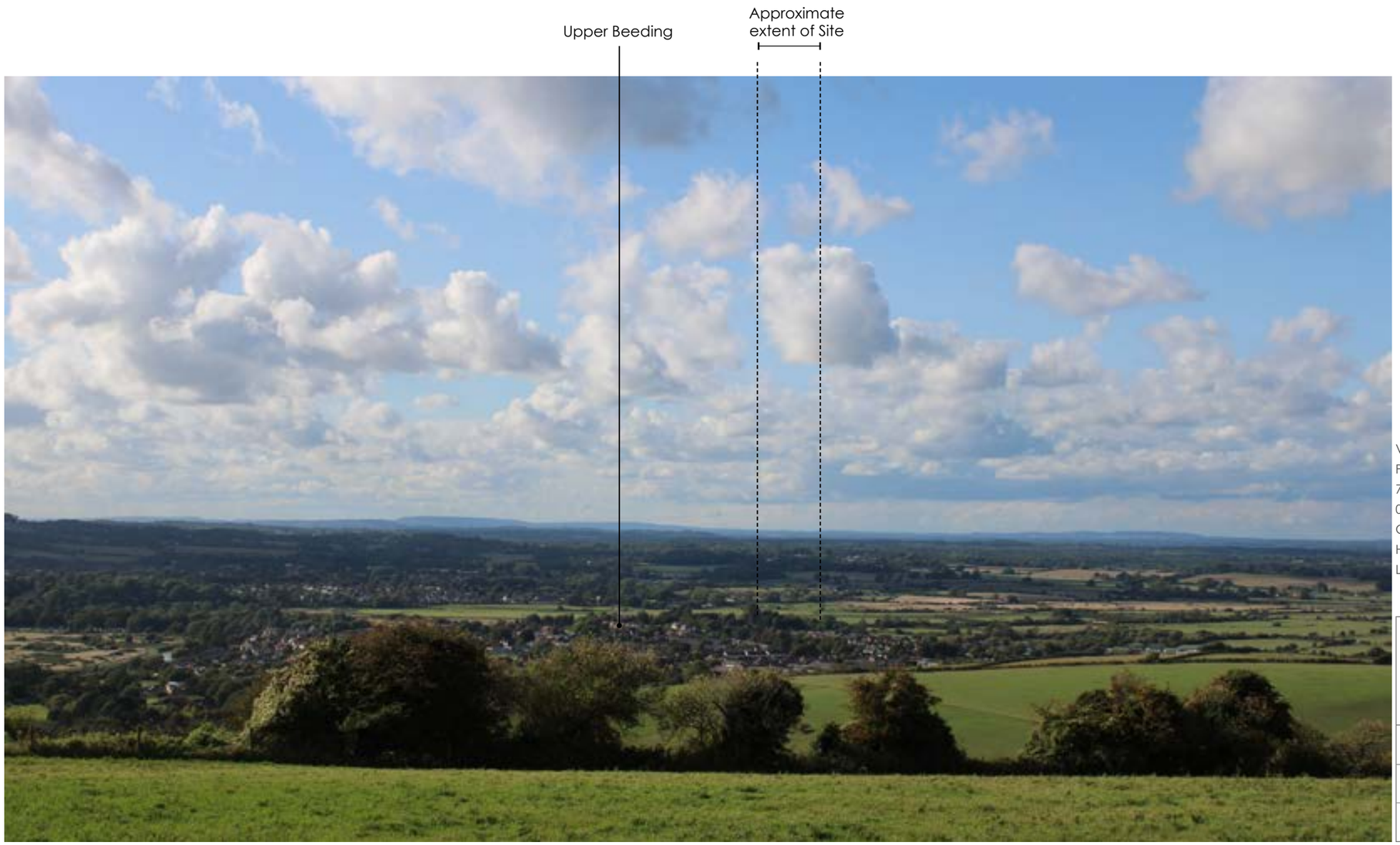
View from bridleway 3183, part of South Downs Way, looking north east.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
14.07.2021, 12.32
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North east

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.



Photograph 14

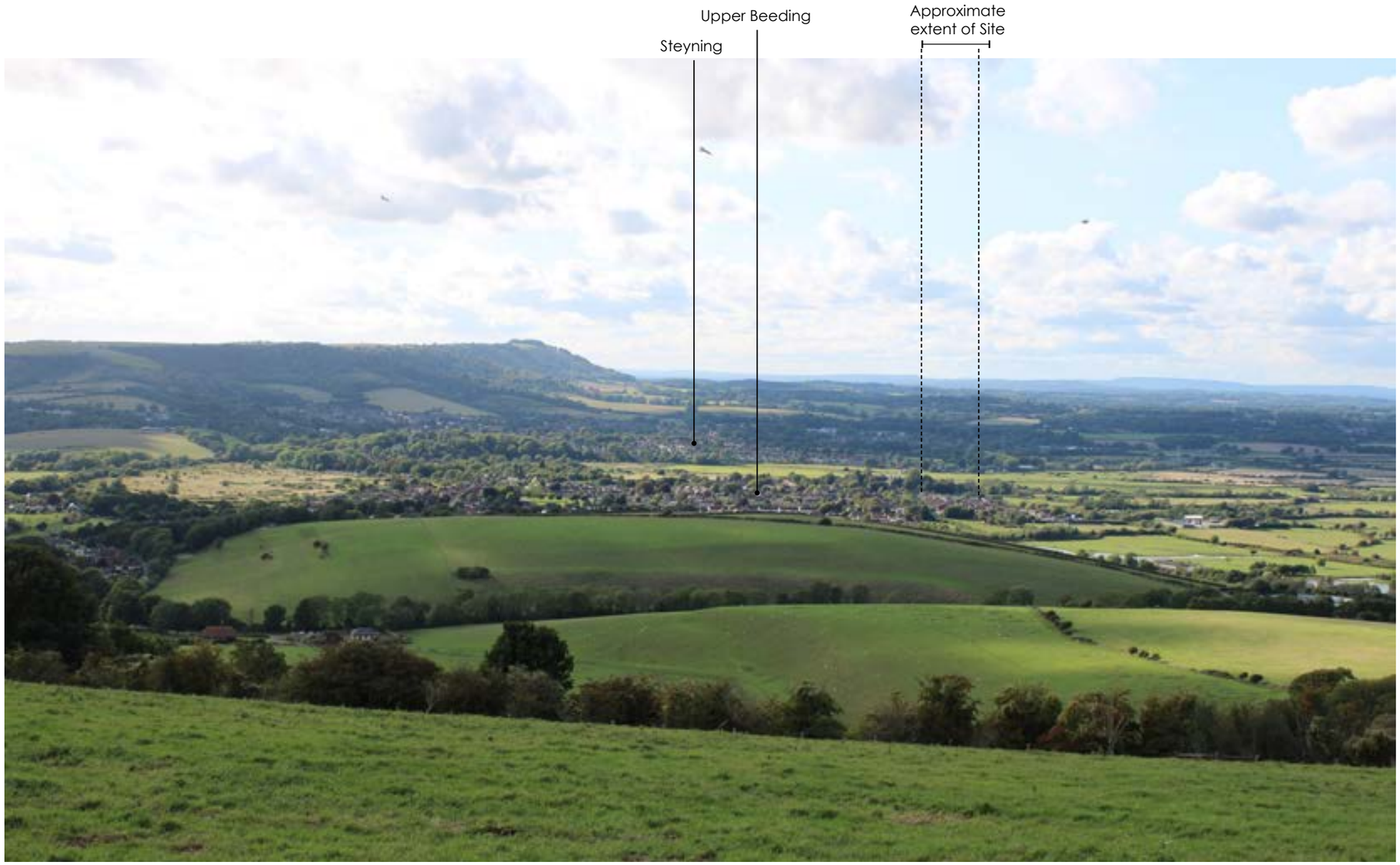
View from bridleway 2754, part of South Downs Way and Representative Viewpoint 41 (South Downs National Park: View Characterisation and Analysis, 2015), looking north west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 16:40
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North west

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.



Photograph 15

View from bridleway 2754, part of South Downs Way, looking north west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
04.09.2025, 16:50
Canon EOS S000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North west

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Photograph 16

View from public footpath 2762, looking north west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
14.07.2021 13.41
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: North west

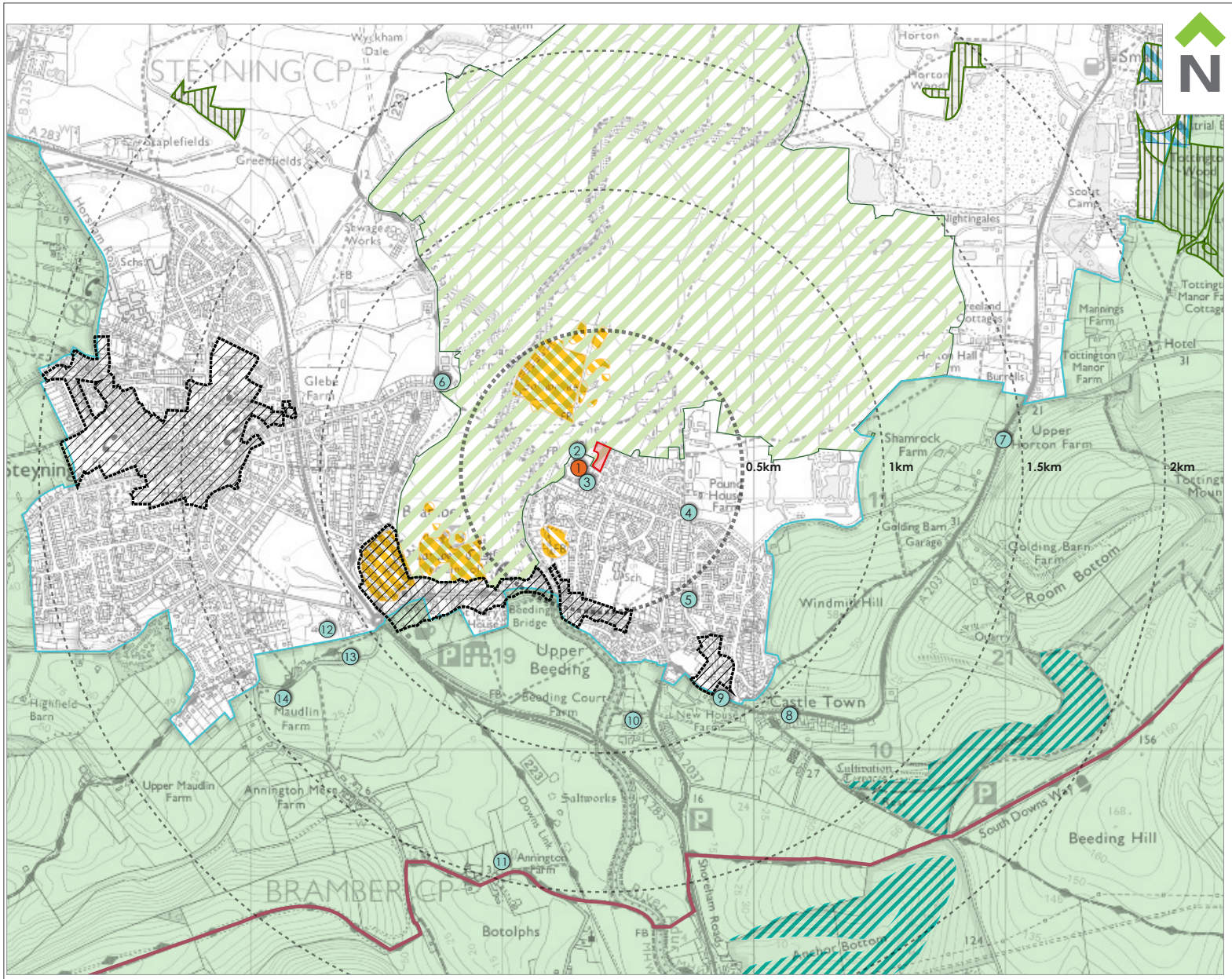
CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Drawing No.	CSA/5627/107	
Drawing Title	Photosheets	Date	September 2025	
Client	Fairfax Properties	Drawn MC	Checked CA	Rev -

© CSA Landscapes Ltd.

Appendix D

MAGIC map and Local Plan Extract



N

- Site Boundary
- Conservation Areas
- Ancient Woodland
- National Trail
- Scheduled Monuments (SM)
- National Park
- Local Nature Reserve (LNR)
- Site of Special Scientific Interest (SSSI)
- River Adur Water Meadows and Wickham Wood Site of Natural Conservation Importance ('SNCI')
- Grade II* Listed Buildings & Structures within 1.5km
  1. *The Parish Church of St Peter*
- Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
  2. *The Priory*
  3. *Upper Beeding War Memorial*
  4. *Pound House Cottage*
  5. *North Cottage and Shalom*
  6. *Kings Barn Old Cottages*
  7. *Horton Farmhouse*
  8. *Castletown Stores Tea Garden*
  9. *Valerie Manor*
  10. *Beeding Court Farmhouse*
  11. *Pear Tree Cottage*
  12. *Burletts*
  13. *Maudlin Farm Cottage*
  14. *Maudlin Farmhouse*

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding	Date December 2025	Drawing No. CSA/5627/110
Drawing Title	MAGIC Map and Local Plan Extract Fairfax Properties	Scale @ A4 NTS	Rev -
Client	Fairfax Properties	Drawn AC	Checked CA

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2024)

1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.

1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.

1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'

1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that '… *design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics*.' Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.

1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:

- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*…'

1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.

1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '… *(in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise 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.*'

1.9 Paragraph 188 highlights that 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*.'

1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '… *should be sensitively located and designed to avoid or minimise adverse impacts on the designated area*.'

Planning Practice Guidance

1.12 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

1.13 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.14 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '… *set the vision and implementation strategy for a development*… '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.15 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.16 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.17 The final paragraph (008) in the green infrastructure sub-section notes that:

'*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*.'

1.18 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '… *an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain*.'

1.19 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '… *provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside*.' Paragraph 036 goes on to note that:

'*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*.'

1.20 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty (now 'National Landscapes' as of November 2023). It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [183] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

National Design Guide

1.21 The National Design Guide (2019) provides guidance to illustrate '… *how well-designed places that are beautiful, enduring and successful can be achieved in practice*.'

1.22 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '… *the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

  'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- *The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.23 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

Appendix F

Extract from Upper Beeding Neighbourhood Plan Site Assessment:
Site Assessment Proforma – Site 7 (Aecom, 2018)

Site Assessment Proforma

General information

Site Reference / name	Site 7
Site Address (or brief description of broad location)	Church Farm adjacent to Caravan Park
Current use	Greenfield, scrub
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.56
SHELAA site reference (if applicable)	SA629
Method of site identification (e.g. proposed by landowner etc.)	Call for sites, proposed by landowner.

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	**Greenfield**	**Brownfield**	**Mixture**	**Unknown**
	✓			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - **Within the existing built up area** - **Adjacent to and connected with the**	**Within**	**Adjacent**	**Outside**	**Unknown**
		✓		

existing built up area **Outside the existing built up area**				
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	**No. A revised access could be provided, subject to tracking of refuse vehicles along Church Farm Walk.**			
Is the site accessible? Provide details of site's connectivity	**Yes. However, it is only accessible via Church Farm Walk which is a narrow cul-de-sac. Tracking for refuse vehicles would need to be undertaken as well as how construction vehicles would enter the site if it is to be allocated**			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	**No**			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • **Green Belt**	**No**	The site is not located within nor is it located within close proximity to any Green Belt.
• **Ancient Woodland**	**No**	The site does not contain nor is it located within close proximity to any ancient woodland.
• **Area of Outstanding Natural Beauty (AONB)**	**No**	The site is not located within nor is it located within close proximity to an AONB.
• **National Park**	**No**	The site is not located within nor is it located within close proximity to a National Park.
• **European nature site (Special Area of Conservation, Special Protection Area or Ramsar)**	**No**	The site is not located within nor is it located within close proximity to a European nature site.
• **SSSI or SSSI Impact Risk Zone**	**Site lies within Impact Risk Zone of one/two SSSIs etc**	The site is located within the Risk Zone of the Beeding Hill to Newtimber Hill SSSI.
• **Site of Nature Conservation Importance/Local Nature Reserve**	**Yes**	The site is located within the River Adur Water Meadows and Wyckham Wood Site of Nature Conservation Importance.
• **Site of Geological Importance**	**No**	The site is not located within

		nor is it located within close proximity to a site of geological importance.
• **Flood Zones 2 or 3 and risk from surface water flooding**	**No**	The site is not located within Flood Zones 2 or 3.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	**High**	The site is located within the River Adur Water Meadows and Wyckham Wood Site of Nature Conservation Importance. As such, there would be a direct loss of this designation as result of any development at the site.
Landscape and Visual Impact **Is the site low, medium or high sensitivity in terms of landscape and visual impact?** Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	**Low landscape sensitivity** **Low visual impact**	The site is located within Area 5 of the 2003 Horsham District Landscape Character Assessment (Upper Beeding was not considered in detail in the 2014 Landscape Capacity Assessment). Area 5 is considered to have few landscape qualities, very limited contribution to distinctive settlement setting, low visual prominence, low intervisiblity and low sensitivity. The site is adjacent to a residential caravan park to the east and housing to the south and would be in the foreground of these existing buildings when viewed from the north. Any proposed development would require tree planting along its northern and western boundaries to screen it in views.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	**No loss**	There would be no loss of the best and most versatile agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • **Conservation area** • **Scheduled monument** • **Registered Park and Garden** • **Registered Battlefield**	**Some impact, and/or mitigation possible**	The site is located immediately to the east of the Grade II* St. Peters Church and is partly located within an archaeological site. Any redevelopment of the site would need to be sympathetic to these heritage assets.

• Listed building • Known archaeology • Locally listed building		

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		Observations and comments
• Town centre/local centre/shop	Moderately located	The site is located within 400m-800m of Hyde Square shops.
• Employment location	Poorly located	The site is not located within 800m of an employment location.
• Public transport	Moderately located	The site is within 400m-800m of the Kings Head bus stop which provides access to bus routes 2, 3 and 100.
• School(s)	Moderately located	The site is located within 400m-800m of Upper Beeding Primary School.
• Open space/recreation/ leisure facilities/MUGA/recreation ground	Poorly located	The site is not within 800m of an open/space/recreation/leisure facility/MUGA/recreation ground.
• Health facilities (GP / Hospital / Pharmacy)	Moderately located	The site is within 400m-800m of the High Street Pharmacy.
• Cycle route(s)	Poorly located	The site is not located within 800m of a designated cycle route.
• Pub	Moderately located	The site is within 400m-800m of the Kings Head Inn.
• Community facilities (Village Hall)	Moderately located	The site is within 400m-800m of The Hub.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.
Public Right of Way/footpath/cycleway	None	The site does not contain nor is it located within close proximity to a PRoW, footpath or cycleway.
Existing social or community value (provide details)	No	The site does not contain any existing social or community value.
Opportunity to provide open space/recreation/ community facility	No	The site does not have the opportunity to provide open space/recreation/community facility as part of any redevelopment.
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.

Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within nor is it in close proximity to an Air Quality Management Area.	
Is the site likely to be affected by any of the following?	***Yes***	***No***	***Comments***
Ground Contamination	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	

Characteristics

Characteristics which may affect development on the site:	**Comments**
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence **Development would result in neighbouring settlements merging into one another.**	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	**No**	**Comments**
Is the site available for sale or development (if known)? **Please provide supporting evidence.**	✓	☐	The site has been put forward through a call for sites and is therefore considered available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	☐	✓	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	✓	☐	6-10 years.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

			Please tick a box
The site is appropriate for allocation			☐
This site has minor constraints			☐
The site has significant constraints			✓
The site is not appropriate for allocation			☐
Potential housing development capacity (15, 30, 40 dph):	8	17	22
Key evidence (3-4 bullet points) for decision to accept or discount site.	• The site is considered to have significant constraints. • The site is located within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and will therefore result in the direct loss of this site. Further information should be prepared detailing the site's contribution to the designation and the impact redevelopment will have on the designation. • The site is adjacent to a listed building and any development would need to be sympathetic to the character and setting of the listed building. • The site is adjacent to Church Farm Walk which is a narrow and winding cul-de-sac. Further information should be prepared detailing how vehicles would access the site both during construction and operation. • Any development would need to be sympathetic and aware of its contribution to views of Upper Beeding from the north.		

Appendix G

Extract from Horsham District Landscape Character Assessment (Chris Blandford Associates, 2003)

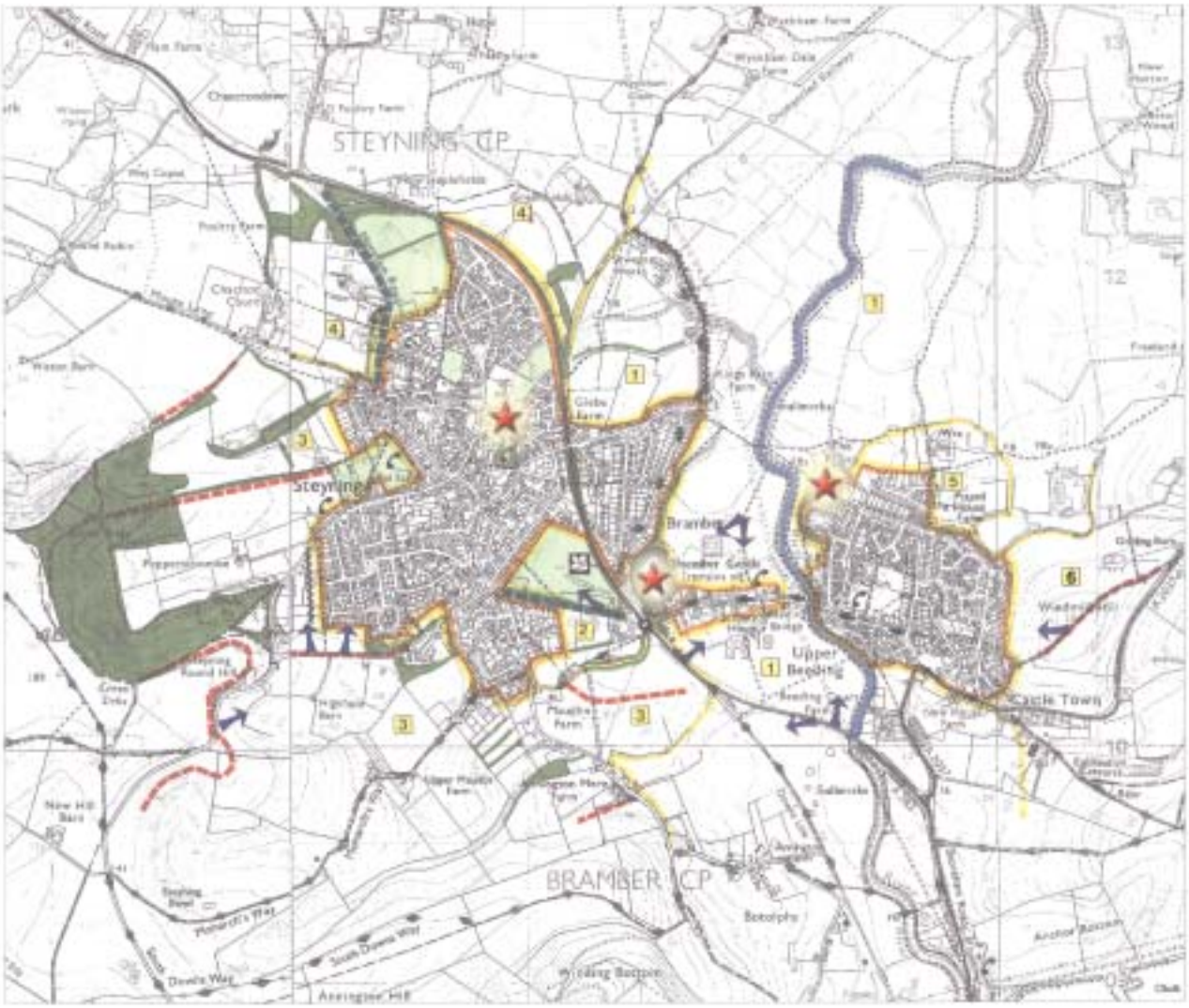
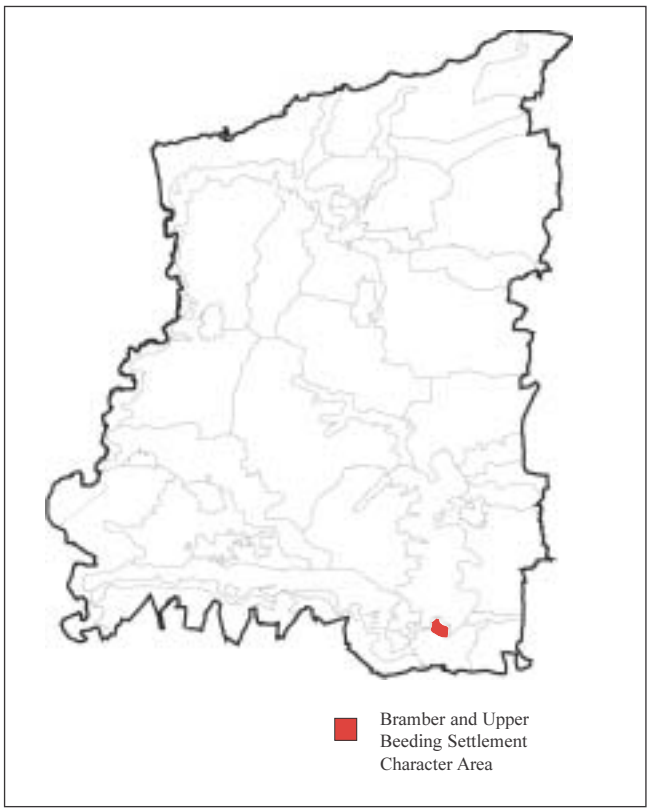


FIGURE 7.8
Steyning, Bramber & Upper Beeding Landscape Setting

Horsham District
Landscape Character Assessment

5.7 BRAMBER AND UPPER BEEDING



Key Characteristics

- Villages occupying a causeway and gravel river terrace, slightly elevated above the Adur Valley floodplain.
- Situated in the wider landscape of the gap in the chalk escarpment created by the River Adur.
- Narrow medieval village streets meeting at Beeding Bridge, and principally fronted by small cottages. Some medium to large town houses in Bramber.
- Extensive undistinguished modern development in Upper Beeding extends north of the High Street, with a formerly isolated medieval church at the north west corner of the settlement.
- The visually prominent ruin of Bramber Castle on a steepsided hill with a semi-wooded setting, dominates Bramber.

Overall Character

The historic core of the two villages follows a linear pattern along the High Street and The Street. Fronting these streets are rows of cottages and some larger town individual town houses. These are of a mixed vernacular, including jettied timber frame and plaster, and flint buildings. In Bramber the curved pattern of The Street creates an interesting sequence of views, some of which are dominated by the ruin of Bramber Castle. Many mature trees also give Bramber an overall more leafy character. In contrast, Upper Beeding's historic core is less well treed and the village as a whole has been much extended by modern residential development of diverse architectural styles, with a mixed street pattern of wide access roads and cul-de-sacs. The medieval church at the north west edge of the village is a distinctive landmark overlooking the Adur Valley. Both villages have a relatively tranquil character with major traffic flows, using the bypass further south.

Character of Landscape Setting Areas

Area 1

- Flat, open riverside meadows.
- Small scale field pattern mainly dominated by drainage ditches.
- Attractive views to Bramber Castle and up and down the Adur Valley.
- Variable settlement edge, well vegetated.

Area 5

- Small scale field pattern with some fragmented hedgerows.
- Horse paddocks.
- Poor quality modern farm buildings.

Area 6

- Rolling chalk hillslopes at the foot of the main escarpment.
- Open arable farmland.
- Harsh abrupt quality settlement edge in places.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
							Visual Prominence			Intervisibility					
	Many	Some	Few	Very Important	Partial	Very Limited	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low
1	●			●					●	●			●		
5			●			●			●			●			●
6		●			●		●			●			●		

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance open undeveloped character of the Adur Valley floodplain and distinctive landscape setting of Bramber and Upper Beeding.
- Conserve well treed character of Bramber and conserve and enhance soft settlement edges of both villages.
- Consider opportunities for tree planting in the residential estates of Upper Beeding where appropriate.
- Ensure use of streetscape materials appropriate to local character in the historic core.

Appendix H

Landscape Proposal

PLANTING SPECIFICATION

General Guidance

All plant handling to be in accordance with the HTA 'Handling and establishing landscape plants' Part I, Part II and Part III (obtainable from the Horticultural Trades Association) and the CPSE publication: 'Plant Handling' and all planting to conform to National Planting Specification Guidelines.

The individual setting-out of the plants on site shall be the responsibility of the contractor and should follow closely the locations shown on the detailed planting proposal drawings supplied by the landscape architect. Contractor to ensure that plants are equally spaced within individual planting groups.

Contractor to ensure that smaller plants are located to the front of plant species groups as shown on detailed planting plans.

Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within root protection areas (RPA) in accordance with BS5837:2012. Contractor shall not remove or relocate any tree protection fencing without prior consent of the client.

Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client / landscape architect.

All arisings shall be removed from site and the contractor shall at all times, keep the site free from rubbish and debris.

For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.

All plants should be supplied at the same size and of the same species as specified in the planting schedules on the landscape proposals plan. Any proposed replacement species or deviation from the planting schedules should be highlighted to and agreed with the client prior to installation.

All plants shall be hardened-off at the Contractor's own nursery or at the source prior to planting out.

All field grown and rootballed trees must have been transplanted or undercut in the nursery no less than 18 months prior to supply.

The Contractor shall carry out the work while soil and weather conditions are suitable. Planting is not to take place during periods of frost or strong winds.

The contractor is to ensure that adequate watering and weed control is provided at the time of planting.

Any topsoil retained on site in stockpiles for use in planting works is to be stored in accordance with the DEFRA publication; 'Code of practice for the sustainable use of soils on construction sites'

Do not use peat or peat based products.

Prior to planting, planting areas shall be cleared of grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.

All plants are to be watered thoroughly before planting stage to ensure rootball is thoroughly soaked prior to final backfilling.

Tree Planting

Generally plant trees in pits with minimum dimensions of;-

- 1000 x 1000 x 700-800mm deep for trees in soft, planted areas including; grass/shrub areas and rear gardens.

Backfill the pits in layers as specified below (from bottom up);-

Drainage layer

- 200mm layer of compacted inert free draining gravel or pea shingle, wrapped in geo-textile membrane
- 100m layer of washed medium-course sand to act as blinding layer between geotextile and soil.

Topsoil layer

- 400-500mm layer of retained site-sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam); depth dependant on size of rootball.

Depth of topsoil should only be as deep as the rootball of proposed tree to a max. depth of 400-500mm. Should the rootball be larger i.e. 800mm height, then the pit should be increased in depth to suit, but with the difference in depth from the 400-500mm topsoil layer and the drainage layer made up of quality imported free-draining subsoil to BS8601:2013 to avoid topsoil occurring at depths of greater than 500mm.

Likewise, for smaller trees i.e. feathered trees, with more limited rootballs/bare root, the depth of topsoil can be reduced to reflect the surrounding topsoil depths or to a max. topsoil depth of 350mm, with a further layer of site-sourced or imported subsoil (to BS8601:2013) below to create a total depth of growth medium of between 400-500mm i.e. 150-200mm layer of subsoil. Drainage layer should remain as above.

As stated above, the min. pit size for trees planted in newly created planting areas should be 1m x 1m, however where planting is occurring in clean, undisturbed ground, pits should be dug to approx. 200mm greater than the rootball to limit distribution of surrounding soil structure. For very large stock, pit dimensions should be increased accordingly.

Break up bottom of tree pit to a depth of 200mm and ensure ground is free-draining. Loosen edges of tree pit at time of planting by hand, using a fork to ensure good drainage. Pits should be excavated no greater than 48hrs prior to planting and dewatered as required.

Incorporate a soil conditioner/ameliorant in the form of peat-free tree and shrub compost or well rotted spent mushroom compost or 'Rootmaster' by Greentech Ltd (01423 332100) into backfilled topsoil material at the rate of min. 40L per pit.

Incorporate soil improver 'Terracottem Arbor' by Greentech Ltd (01423 332100) at a rate of 1kg per pit, mixed thoroughly into backfilled topsoil.

Backfill topsoil mix in layers of 150mm, firming at each layer and loosening the pit sides to aid drainage. The surface level of the pit should be 50mm above the surrounding ground.

Trees shall be planted in the centre of the excavated pits.

Trees in soft planted areas to be dressed with a minimum 75mm mulch layer, consisting of pine bark fines, particle size 15-50mm to a min. diameter of 1000-1200mm.

Semi-mature trees shall be secured by use of a proprietary underground guying system, incorporating guy mats to protect the upper surface of the rootball and secured to the base of the tree pit or by use of deadman anchors. Guying supports to be sized in line with the size of the tree as recommended by the manufacturers.

Extra-heavy and heavy standard trees shall be staked and supported with a low, double stake consisting of 2No. 75mm diameter x min. 2000mm length, rounded timber posts driven into the ground, 600mm above ground level and fixed to the tree by a proprietary rubber tree tie / horizontal cross support.

Standard trees shall be staked and supported with a low, single stake consisting of 1No. 75mm diameter x min. 2000mm length, rounded timber post driven into the ground at 45 degree angle to approx. 450mm above ground level and fixed to the tree by a proprietary rubber tree tie.

Trees shall be installed with proprietary flexible perforated irrigation/aeration pipe with integral cap. Pipe to be installed encircling equally around rootball to the full depth of planting pit, with the final cap section installed just above ground level and nailed securely in place to the adjacent timber stake.

All trees in grass areas to be protected by min. 450mm high (Rodent) x 38mm diam. proprietary biodegradable plastic spiral guards, by Green-tech Ltd. or equal and approved. Where trees have a basal trunk diameter greater than this, e.g. semi-mature, then two or more guards should be joined together using jointing tape and then secured in place.

Root Barrier Membranes

Where trees are proposed in close proximity to hard paved areas or proposed service runs, a root barrier membrane is to be installed as prescribed below.

For all proposed trees centred in a location within 3m of an adjacent hard standing/footpath or carriageway kerb line, a proprietary root barrier membrane will be installed to protect the hard standing and any underground services located beneath from future damage by tree roots.

Root barrier membrane(s) to be installed on the tree side along the back edge of the kerb / edging restraint to the adjacent hard standing and are to extend a minimum 3m in each direction from a point taken perpendicular from the tree trunk to the kerb/edging face.

Root barrier membranes are to extend to a depth as outlined below:-

- For trees adjacent to hard standings only (no underground services); install 'Reroot 300' by GreenBlue Urban (01424 717797) or equal and approved, ribbed root barrier membrane, to a depth of 300mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
- For trees adjacent to hard standings incorporating underground services; install the following dependant on the depth of underground services;

For services 450mm deep

- o 'Reroot 600' by GreenBlue Urban (01424 717797) or equal and approved, ribbed root barrier membrane, to a depth of 600mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For services 800mm deep

- o 'Reroot 1000' by GreenBlue Urban (01424 717797) or equal and approved, ribbed root barrier membrane, to a depth of 1000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For services deeper than 800mm

- o 'Reroot 2000' by GreenBlue Urban (01424 717797) or equal and approved, ribbed root barrier membrane, to a depth of 2000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For locations where a hard standing with or without underground services exists on both sides of the tree e.g. grass verge, then a root barrier is to be installed against both kerb / edging faces.

For trees located within hard surfaces themselves i.e. surrounded by hard paved surfaces, install 'Root Director' by GreenBlue Urban (01424 717797) or equal and approved, ref: RD1400; 1400mm x 1400mm x 450mm, plastic root director with integral ribs.

Ornamental Shrub Planting

Plant shrubs and groundcover into pre-prepared planting beds consisting of topsoil to a depth of no greater than 400mm, overlying clean, free-draining subsoil. Topsoil to be either; existing retained site sourced topsoil (free from weeds) or imported topsoil imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary.

Subsoil layer to be fully broken-up to ensure adequate decompaction and alleviate free-drainage. For light and non-cohesive subsoils, when ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm (450mm for stiff clay / cohesive soils). Remove all stones and debris greater than 50mm, including roots and tufts of grass. Top 50mm of subsoil to be reduced to a medium tilth suitable for final shaping using a grading blade.

Where applicable the use of a small tractor mounted single tine ripper to decompact subsoil layer sufficiently.

Incorporate a soil conditioner/ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost across the planting bed in a 50mm layer at a rate of 300g per m2, and incorporate to a depth of 225mm.

Install a proprietary geo-textile weed suppressant membrane onto the surface of the pre-prepared shrub planting beds with minimum 300mm laps. Once planting bed is prepared, dig planting holes for shrubs to be a depth of 200mm and a width or 150mm greater than the source pot size, ensuring that pit walls are loosened to ensure good drainage.

Ensure planting appears random / natural and not formal in accordance with the planting proposal layouts as supplied by the Landscape Architect.

All shrub areas to be dressed with a minimum 75mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm, laid directly onto weed suppressant membrane.

The contractor shall take the necessary precautions to ensure all shrub areas are protected throughout the establishment period by temporary fencing.

Ornamental Hedge Planting (incl. single species native hedges)

Plant hedges into pre-prepared planting trenches, 500-600mm wide for double rows. Planting strips to consist of topsoil to a depth of 350-400mm, mixed with soil conditioner as specified below.

Topsoil to be either; existing retained site-sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary.

Incorporate a soil conditioner/ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost along planting trench in a 50mm layer at the rate of 300g per m2, and incorporate to a depth of 225mm.

Install a proprietary weed suppressant membrane onto the surface of the pre-prepared trench, with minimum 300mm laps. Plant hedge plants into pre-prepared planting strips which are deep enough as to be 200mm greater than the root depth of the supplied plant stock.

All hedge planting areas to be dressed with a minimum 75mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm, laid directly on weed suppressant membrane.

Where not planted against an proposed fence-line or wall, hedges to be supported by min. 1000 high timber post and wire fence, consisting of min. 75mm diameter x 2000mm long, rounded timber posts, driven in at 2000mm centres with 3No. galvanised wire supports evenly spaced along the vertical axis of the post. Corner posts and/or straining posts are to be additionally supported by 45° angled, 50mm diameter timber struts.

Thicket Planting / Woodland Planting

Where existing vegetation is to be removed, clear any surface vegetation in proposed woodland and thicket areas, utilising proprietary herbicide where appropriate and install plants into isolated pre-prepared planting pits, generally 300 x 300 x 450mm deep or 200mm greater than the rootstock, whichever is greater, backfilling with either existing retained site sourced topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882:2015) or a combination of the two as necessary.

Where planting occurs into a retained sward, then planting pits shall be excavated locally for each plant, with the surface vegetation removed.

Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well-rotted spent mushroom compost into backfill material at the rate of 5L per pit, incorporating a slow release fertiliser e.g. Enmag (or similar approved) at a rate of 5g per pit.

Ensure planting conforms to planting matrix where appropriate and in all other areas appears random / natural and not formal in accordance with the planting proposal layouts.

Plant Protection

Where rabbits are a known issue, all woodland and thicket areas are to be fully enclosed by min. 900mm high rabbit proof fencing, supplied as min. 19 Gauge (1.2mm) galvanised mesh with max. 31mm openings, nailed with galvanised 20mm staples to 50-75mm diameter treated timber stakes at 1.5m centres, incorporating 3No. horizontal galvanised straining wires. Mesh fence to be heeled into ground 150mm below ground level. Straining posts of 100mm diam. timber should be installed every 50m or at every turn of direction 90 degrees or greater.

If additional deer protection fencing is required, all woodland and thicket areas are to be fully enclosed by min. 1.8m proprietary plastic mesh fencing (50mm x 45mm gauge) secured to min. 100mm rounded, treated softwood posts, driven min. 750mm below ground level at 3.5m centres. Mesh fence to be heeled into ground 150mm below ground level. NB:- In areas where rabbits are also a known problem, an additional 300mm high section of min. 19 Gauge galvanised mesh (chicken wire) with max. 31mm openings to be fixed to the lower portion of the deer fencing and attached using proprietary plastic cable ties.

Any standard trees in the woodland/thicket areas to be protected by min. 450mm high x 38mm diam. proprietary biodegradable plastic spiral guards, by Green-tech Ltd. or equal and approved.

All small / feathered trees within woodland/thicket areas to be protected by biodegradable 'Nature Tubex Tree Shelter' by Green-tech ltd. or equal and approved, and secured in place with min. 25mm square treated softwood timber stake and fixed with plastic cable ties. NB:- Should red or fallow deer reside in the locality the tree guards/shelters should be increased in height to 1.8m.

Any coniferous trees and/or beech transplants (Fagus sylvatica) within woodland/thicket areas must only be protected by open mesh tree guards.

All bushy thicket shrubs to be protected by min. 750mm high x 200mm diam, proprietary biodegradable plastic shrub shelters / spiral guards, by Green-tech Ltd. or equal and approved, and secured in place with treated softwood timber stake and plastic cable ties.

All single stem thicket transplants to be protected by min. 600mm high x 50mm proprietary biodegradable plastic spiral guards, by Green-tech Ltd. or equal and approved, secured with min. 12-14lb x 900mm long bamboo cane. Cane to be fully inserted into the ground by 300mm.

All woodland and thicket plants to be installed with a min. 500mm square, proprietary 'Treebio Biodegradable Weed Mat' mulch mat, by Green-tech Ltd. or equal and approved, securely pegged in place and weighted down with bark mulch.

Where woodland / thicket areas are created from freshly cultivated ground i.e. not into the existing sward, then the planting area should be over-seeded with a proprietary meadow grass mix ('A4' mix by Germinal Seeds Ltd) at a rate of 35gs m2 between planting stations.

Amenity Turf Planting

Areas to be turfed are to be 'dug over' or rotovated to ensure decompaction of any existing substrate and then finely graded to bring to a uniform and even grade at the correct finished level, removing all minor hollows and ridges. Light rolling may be required to consolidate any loose substrate.

All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Turfed areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary; overlying min. 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification, ensuring full decompaction and free-drainage.

Unless otherwise stated, finished levels of turfed areas to be 30mm above adjoining paving and kerbs.

Final preparation of the turfed areas shall be carried out as to create a fine tilth surface suitable for laying of turves.

Prepared areas to be watered thoroughly to a depth of 75mm and lawn establishment fertiliser should be applied at a rate of 40g/m2, 48hours prior to turfing. Fertiliser to be raked into top 25mm of the surface.

a. The area(s) are to be turfed between April and October with turf, as specified in the planting schedules (Appendix A).

b. Turves should be laid in a series of straight rows, with staggered joints. All joints are to be closely butted together. Timber planks should be used to spread the load of the installer during laying and areas are to be tamped down to ensure good contact between turves and the soil.

c. All turves should be laid within 24hours of delivery.

d. The contractor shall ensure that all turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Amenity Grass Seeding

Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Seeded areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary; overlying min. 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification, ensuring full decompaction and free-drainage.

Unless otherwise stated, finished levels of seeded areas to be 30mm above adjoining paving and kerbs; 150mm below the dpc of adjoining buildings.

Final preparation of the seeded areas shall be carried out as to create a fine tilth surface suitable for seeding.

For amenity grass areas only, a pre-seeding fertiliser shall be applied at a rate of 250kg/ha approx. 7 days prior to seeding and raked into top surface e.g. GroRight Lawn Establishment fertiliser by Rolawn Ltd, slow-release granular fertiliser, 7:10:10 NPK; or equal and approved by Landscape Architect.

The area(s) is to be seeded between April and October with approved grass seed mix, as specified in the planting schedules at the specified rate. Following seeding, areas are to be hand raked and lightly rolled.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.

The contractor shall ensure that all seeded and turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Wildflower / Wet Meadow / Meadow Grass Seeding

Kill off any existing vegetation by spraying off with proprietary herbicide and allow a time to elapse as recommended by the manufacturer before commencing any cultivation works.

If time permits, a 'stale seed bed' is to be established, by allowing the graded meadow area to colonise with weeds from the existing soil seed bank following initial cultivation / rotovation and an additional application of proprietary herbicide applied to remove any weed growth.

Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Wildflower seeded areas are to consist of min. 150mm deep existing retained topsoil (free from weeds):subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in the formation of wildflower meadows. Where feasible/practible, topsoil should be fully stripped and seeding conducted into pre-prepared subsoil layer, however subsoil analysis will be required first to determine the need for any soil enhancement or enrichment in lieu of the topsoil strip.

Final preparation of the seeded areas shall be carried out as to create a medium tilth surface suitable for seeding.

No pre-seeding fertiliser shall be applied.

Wildflower seeded is to be undertaken preferably in Spring (Early March to late June) or if not feasible in Autumn (Mid August to October). Where sowing rates are low and sowing is to be undertaken by hand broad-casting, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mixture. Seeding by this method should only be undertaken on calm days with no wind, after seeding, areas are to be hand raked and lightly rolled. Seed to the thoroughly mixed before seeding to ensure even distribution of different seed weights.

For sloped areas e.g. SuDS, consideration by the contractor should be given to the use of Hydroseeding techniques to improve establishment.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.

The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.l

Plant Sourcing

All plant and seed material will be will be UK sourced and grown and wherever feasible, sourced from local suppliers in close proximity to the Site.

All plant material to be sourced from reputable suppliers with all necessary biosecurity and phytosanitary procedures in accordance with DEFRA guidelines.

General Planting Maintenance

All soft landscape areas to be maintained to BS7370-4:1993.

Sufficient watering should be undertaken by the contractor to establish and maintain healthy plant growth.

The first cut / mow of all amenity grass seeded / turf areas should be undertaken when the established sward reaches 35-50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained at a nominal height of 25mm (March to October). All arisings are to be removed from site and composted.

The first cut / mow of all meadow and wet meadow (wildflower) areas to be undertaken when the established sward reaches 50mm in height or weeds colonise to a height of 300mm (whichever is sooner), to a nominal height of 25-35mm.

For spring sown meadows/wet meadows, the second cut should take place about 8 weeks after sowing, after which establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and September), to a nominal height of 100mm, once any wildflowers have set seed.

For autumn sown meadows/wet meadows, the second cut should take place in April, after which establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and September), to a nominal height of 100mm, once any wildflowers have set seed.

All meadow arisings should be left lying for 48hrs before being removed from site and composted.

Meadow areas should be hand-weeded or spot swiped for any perennial weeds such as docks, nettles and ragwort.

All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Bare areas and areas of dead grass which become apparent should be rectified by overseeding and/or turf re-installation at the soonest available planting season.

All amenity grassed areas and planting beds should receive an application of a proprietary slow release fertilizer twice yearly in the spring and the autumn.

All shrub planting and formal hedges shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

Dead heading of herbaceous plants including flowering marginal aquatic plants, should be undertaken following flowering.

All planting areas should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.

NB:- Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operatives in accordance with current legislation.

Tree stakes, ties and guards should be checked annually for adjustment and/or replacement/removal as required.

PLANTING SCHEDULE FOR DWG CSA/5627/104

Hedgerow

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
115	'EcoHedge' Trough-Grown Native Hedge Bags	Mixed Native Species		100-120cm	Bushy			9	B		m	1.00	1.000
115													

Herbaceous - Bulb

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
366	Narcissus 'Dutch Master'	Daffodil		10-20cm					BB	1-2L	m2	20.00	0.225
366													

Native Hedgerow Mix 1

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
103	Corylus avellana	Hazel, Cobnut	1/0	60-80cm	Transplant				B		m	5.00	0.200
155	Crataegus monogyna	Common hawthorn	1/1	60-80cm	Transplant				B		m	5.00	0.200
77	Euonymus europaeus	Spindle	1/2	60-80cm				5	B		m	5.00	0.200
77	Prunus spinosa	Blackthorn	1/1	60-80cm	Transplant			2	B		m	5.00	0.200
52	Rosa canina	Dog rose	1/1	60-80cm	Transplant			3	B		m	5.00	0.200
52	Sambucus nigra	Common elder	1/1	60-80cm	Transplant			3	B		m	5.00	0.200
516													

Shrub

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
19	Aucuba japonica 'Rozannie'		1/1	30-40cm				3	C	3L	m2	5.00	0.450
40	Cistus corbariensis	Sun roses		30-40cm	Bushy			4	C	3L	m2	5.00	0.450
46	Euonymus fortunei 'Silver Queen'	Spindle Silver Queen		20-30cm(D)	Bushy			6	C	3L	m2	5.00	0.450
60	Hebe 'Marjorie'	Hebe		30-40cm	Bushy			5	C	3L	m2	5.00	0.450
55	Lavandula angustifolia 'Hidcote'	English lavender		15-20cm(D)	Bushy			5	C	3L	m2	5.00	0.450
52	Prunus laurocerasus 'Otto Luyken'	Cherry laurel var.		30-40cm	Bushy			3	C	3L	m2	5.00	0.450
29	Sarcococca confusa	Christmas box		20-25cm				6	C	3L	m2	5.00	0.450
28	Skimmia confusa 'Kew Green'			30-40cm(D)	Bushy			3	C	3L	m2	5.00	0.450
5	Viburnum davidii	David viburnum		20-30cm(D)				3	C	3L	m2	5.00	0.450
45	Viburnum opulus 'Compactum'	Guelder rose	1/1	30-40cm	Bush			4	C	3L	m2	5.00	0.450
379													

Shrub - Climber

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
1	Chaenomeles japonica	Japanese quice		40-60				9	C	3L	nr		
1	Hydrangea anomala petiolaris	Climbing hydrangea		40-60cmcm				3	C	3L	nr		
2													

Specimen

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
1	Magnolia stellata	Star magnolia		40-60cm	Specimen			5	C	10L	nr		
3	Philadelphus lemoniei 'Belle Etoile'	Mock Orange		80-100cm				7	C	25L	nr		
1	Viburnum bodnantense	Arrowwood 'Dawn'	1/2	80-100cm	Specimen			3	B	25L	nr		
5													

Thicket Mix 1

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
36	Crataegus monogyna	Common hawthorn	1/1	60-80cm	Transplant				B		m2	0.69	1.200
36	Ilex aquifolium	Holly		40-60cm					C	3L	m2	0.69	1.200
28	Ligustrum vulgare	Common privet		60-80cm				4	C	3L	m2	0.69	1.200
28	Viburnum lantana	Wayfaring tree	1/1	30-40cm	Transplant			2	B		m2	0.69	1.200
14	Viburnum opulus	Guelder Rose	1/1	40-60cm	Transplant			2	B		m2	0.69	1.200
142													

Tree

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
10	Acer campestre	Field maple	2x	300-350cm	Standard	10-12cm	175-200cm	4	B		nr		
5	Acer campestre	Field maple	3x	350-425cm	Standard (Heavy)	12-14cm	min 200cm	5	B		nr		
2	Acer campestre 'Elsrijk'	Field maple	2x	300-350cm	Standard	10-12cm	175-200cm	4	RB		nr		
2	Amelanchier lamarckii	Snowy Mespilus	2x	300-350cm	Standard	10-12cm	min 200cm	4	RB		nr		
8	Betula pendula	Silver birch	2x	300-350cm	Standard	10-12cm	175-200cm	4	RB		nr		
1	Betula pendula	Silver birch	3x	300-350cm	Standard (Heavy)	12-14cm	175-200cm	5	RB		nr		
3	Betula utilis jacquemontii (Multi-stem)	West Himalayan birch	3x	250-300cm	Multi-stemmed			3	RB		nr		
3	Crataegus monogyna	Common hawthorn	2x	300-350cm	Standard	10-12cm	175-200cm	3	B		nr		
1	Liquidambar styraciflua	Sweet gum	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	7	RB		nr		
1	Prunus 'Accolade'	Cherry	2x	300-350cm	Standard	10-12cm	175-200cm	4	RB		nr		
6	Prunus avium	Gean, Wild cherry	2x	300-350cm	Standard	10-12cm	175-200cm	5	RB		nr		
3	Pyrus calleryana 'Chanticleer'	Callery pear var.	2x	300-350cm	Standard	10-12cm	175-200cm	4	RB		nr		
2	Quercus robur	Common, English oak	2x	300-350cm	Standard	10-12cm	175-200cm	4	RB		nr		
2	Quercus robur	Common, English oak	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	5	RB		nr		
49													

Woodland Mix 1

Qty	Name	Common Name	Age	Height	Form	Girth	ClrStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
93	Acer campestre	Field maple	1/1	100-125cm					B		m2	0.44	1.500
124	Carpinus betulus	Hornbeam	1/2	100-125cm					B		m2	0.44	1.500
124	Crataegus monogyna	Common hawthorn	1u1	60-80cm	Seedling (undercut)				B		m2	0.44	1.500
124	Fagus sylvatica	Common beech	1/2	100-125cm	Transplant (seed-raised)				B		m2	0.44	1.500
61	Quercus robur	Common, English oak	2x	125-150cm	Feathered			2	B		m2	0.44	1.500
93	Tilia cordata	Small-leaved lime	1/2	100-125cm	Transplant (seed-raised)				B		m2	0.44	1.500
619													
2193													

0 5 10 metres

N

LEGEND

Existing

EXISTING TREES/VEGETATION

TREES/VEGETATION REMOVED

Proposed - Softworks

EXTRA-HEAVY STANDARD TREE PLANTING

HEAVY STANDARD TREE PLANTING

STANDARD TREE PLANTING

MULTI-STEM TREE

WOODLAND MIX (WD1)

NATIVE THICKET MIX (TH1)

NATIVE HEDGE PLANTING

SPECIES-RICH TROUGH GROWN NATIVE HEDGE 'EcoHedge' trough-grown hedgerow by Robin Tacchi Plants Ltd, to include a mixture of 9 native woody species (not all 9 may feature within each trough, refer to suppliers website for full details), to be grown, provided, and shipped in 1m long bags, to a variable heigh of 100-120cm, or equal and approved.

SHRUB PLANTING

SPECIMEN SHRUB PLANTING

CLIMBING SHRUB PLANTING

BULB PLANTING

AMENITY GRASS SEEDING (AG-s) - 'A22 (Low Maintenance) seed mix by Germinal Seeds Ltd or equal and approved. 50g / m^2, overseed rate; 20g / m^2.

AMENITY GRASS TURF (AG-t) - 'Medallion' turf by Rolawn or equal and approved.

WILDFLOWER MEADOW MIX (WF1) - 'WFG8 Hedgerows and Shaded Areas Mix' by Germinal Seeds Ltd or equal and approved. 5g / m^2

Proposed - Hardworks

SURFACE DRESSED MACADAM - to private driveways
6-10mm buff colour loose aggregate laid over single layer of hot-applied bitumen emulsion, lightly rolled once laid with rubber drum. Finished level to be flush with adjacent level. Kerb to be 'Conservation' kerb (255mm x 145mm) by Marshalls Ltd, silver grey colour; laid flush either side of access road.

CONCRETE PAVING SLABS - to main carriageway 'Tegula' concrete sett paving by Marshalls Ltd, 160x120mm, 160x160mm, 160x240mm, all 80mm thick, Brindle colour, offset herringbone pattern, laid 90 degrees to kerb.

CONCRETE PAVING SLABS - to Dwelling Access 'Pendle Riven Utility' concrete paving slabs by Marshalls Ltd, 450 x 450 x 32mm thick, buff colour, riven finish, laid stack bond.

Proposed - Boundary Treatments

BRICK WALL - 1800mm high, 215mm wide brick wall, brick on edge coping, incorporating creasing tiles, brick type to match adjacent dwellings.

POST AND 3 RAIL FENCING - 1100mm high timber post and 3 rail fence

MAINTENANCE GATE

Rev	Date	By	Description
G	20/03/26	AC	Redline boundary removed
F	13/03/26	TM	Vista accounted for in buffer planting
E	06/03/26	AC	Additional planting north of Site boundary
D	11/12/25	AC	Updated redline boundary and minor plot changes
C	28/11/25	AC	Updated landscape scheme inline with revised site layout
B	04/06/24	AL	Minor change to hedge planting specification
A	11/04/22	TV	Updated redline boundary

Drawing Status
FOR PLANNING

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Church Farm, Upper Beeding
Title	Landscape Proposals
Client	Fairfax Properties

Scale	1:250 @ A1	Drawn	TV
Date	April 2024	Checked	CA
Drawing No.	CSA/5627/104	Rev	G

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix I

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

M1 In landscape and visual impact assessment, a distinction is normally drawn between ***landscape/townscape effects*** (i.e. effects on the character or quality of the landscape (or townscape), 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, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.

M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:

- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
- 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
- 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
- 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

LANDSCAPE/TOWNSCAPE EFFECTS

M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).

M4 GLVIA defines susceptibility to change as '*the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.*'

Landscape susceptibility can vary with:

(i) existing land uses;
(ii) the pattern and scale of the landscape;
(iii) visual enclosure/openness of views, and distribution of visual receptors;
(iv) relationship to neighbouring settlement;
(v) the scope for mitigation, which would be in character with the existing landscape; and
(vi) the condition and value placed on the landscape.

M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*…in a manner commensurate with their statutory status or identified quality in the development plan*'.

M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

Table LS1: Landscape / Townscape Sensitivity	
Very High	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
High	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
Medium	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
Low	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.

M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.

M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.

M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.

M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M14 In describing the content of a view the following terms are used:

- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:

- *'The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*

M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.

M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*

M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.

M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.

M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.

M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.

M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:

Type 1 - annotated viewpoint photographs;
Type 2 - 3D wireline / model;
Type 3 - photomontage / photowire;
Type 4 - photomontage / photowire (survey / scale verifiable).

M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.

M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.

M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.

M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.

M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

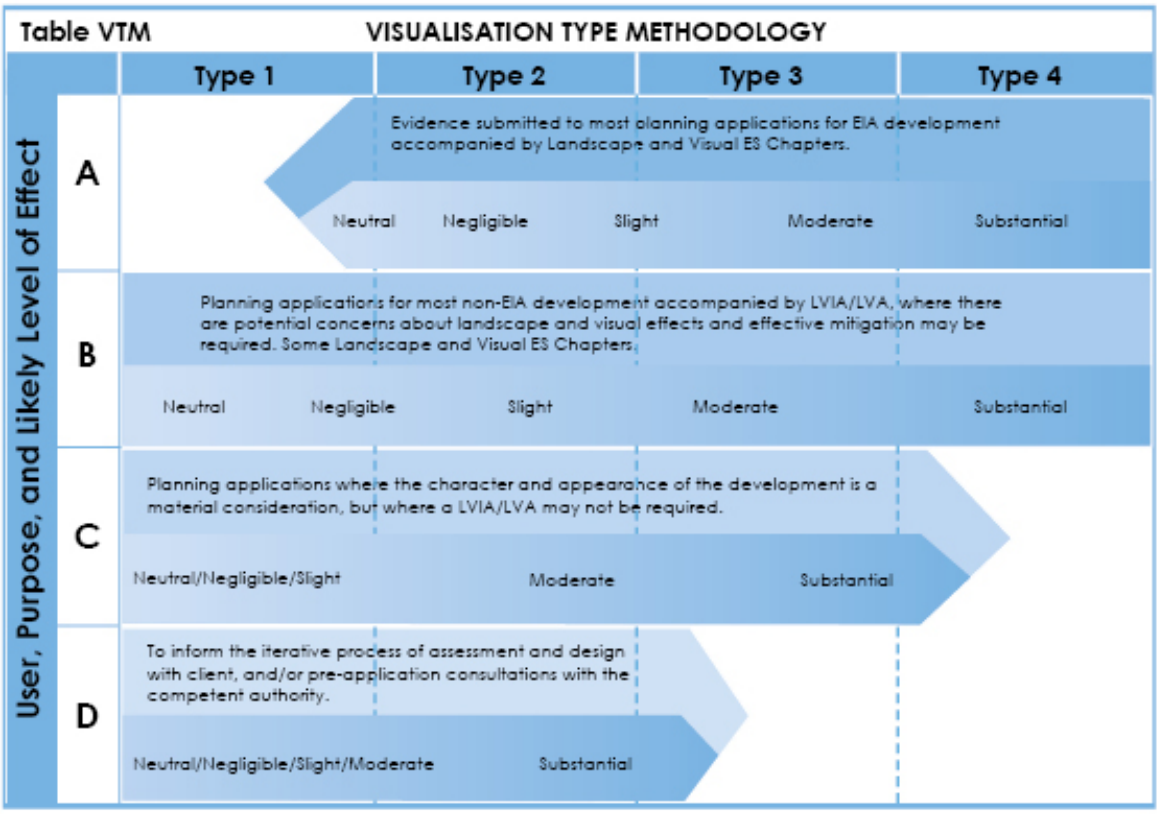


Table VTM
VISUALISATION TYPE METHODOLOGY
Type 1
Type 2
Type 3
Type 4
User, Purpose, and Likely Level of Effect
A
Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.
Neutral
Negligible
Slight
Moderate
Substantial
B
Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.
Neutral
Negligible
Slight
Moderate
Substantial
C
Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.
Neutral/Negligible/Slight
Moderate
Substantial
D
To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.
Neutral/Negligible/Slight/Moderate
Substantial

Table LE 1 LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

Description of Landscape/Townscape Quality and Value	Very High	High	Medium	Low
	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. **Townscape Quality:** A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site **Value:** Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	**Landscape Quality:** A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. **Townscape Quality**: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area **Value:** High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	**Landscape Quality:** Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. **Townscape Quality**: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. **Value:** An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	**Landscape / Townscape Quality:** Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. **Value:** Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.

CSA environmental

Table LE 2 **LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY**

	Very High	High	Medium	Low
Description of Susceptibility	Highly distinctive landscape, / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.	Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.	Relatively commonplace landscape /townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.	Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.

CSA environmental

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

Description of the Change predicted	Substantial	Moderate	Slight	Negligible	Neutral
	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

Description of the Effect	Substantial	Moderate	Slight	Negligible	Neutral
	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposals: • noticeably change the character, • scale and pattern of the landscape/ townscape; • may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticable element in key views; • not possible to fully mitigate.	The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	The proposals: • change is neither better nor worse; • maintain existing landscape/ townscape character; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.

CSA environmental

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of benefical landscape effects.

Table VE 1

VISUAL SENSITIVITY

Description of the Receptor	High	Medium	Low
	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.		
		Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	
			People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

CSA environmental

Table VE 2 VISUAL MAGNITUDE OF CHANGE

Description of the Change predicted	
Substantial	Large and dominating changes which affect a substantial part of the view.
Moderate	Clearly perceptible and noticable changes within a significant proportion of the view.
Slight	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).
Negligible	Very minor changes over a small proportion of the view(s).
Neutral	No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

Description of the Effects	
Substantial	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.
Moderate	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.
Slight	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visable element within the view, or a greater effect on a view from a receptor of lower sensitivity.
Negligible	The proposals would result in a negligible change to the view but would still be discernible.
Neutral	No change in the view.

CSA environmental

Footnote:
1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/TOWNSCAPE EFFECTS						
Direct effects on landscape features	**Quality & Sensitivity**	**Existing Conditions**	**Impact and Mitigation**	**Magnitude of Change**	**Effect Year 1**	**Effect Year 15**
Trees	Low	The tree survey identified approximately 29 trees on site, the majority are assessed as category C, and of low arboricultural value. 3 trees are assessed as Category U and therefore unsuitable for retention.	A small number of category C trees will be removed to accommodate the new homes. These include elder, blackthorn and sycamore, all of which are generally considered to be of low landscape and arboricultural value. The landscape proposals include new tree planting, woodland and thicket planting at the Site boundaries and within the development.	Low	Slight Beneficial	Slight to Moderate Beneficial
Public footpaths and public access	High	There are no public footpaths within or adjacent to the Site. The Site is not publicly accessible.	NA	NA	NA	NA
Land Use – scrubland / grassland	Medium	At the time of the Site visit the Site comprised bramble scrubland which had recently been cutback.	The existing scrub / ruderal vegetation will be replaced by four houses and associated access roads and gardens.	Moderate	Moderate Adverse	Moderate Adverse
Heritage Assets	High	The Site is not covered by any designations for heritage value.	NA	NA	NA	NA
Indirect effects on landscape / townscape character	**Quality & Sensitivity**	**Existing Conditions**	**Impact and Mitigation**	**Magnitude of Change**	**Effect Year 1**	**Effect Year 15**
Landscape character the Site	Medium	The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises part of an area of scrubland / grassland on the north western edge of Upper Beeding. It lies at the edge of the River Adur floodplain, but it is bordered by housing to the south, a park homes site to the east and is partially bordered by the curtilage of the Church of St Peter to the west. The Site forms part of a wider area of floodplain farmland which extends north of Upper Beeding. It contains	The proposals would result in the loss of an area of bramble scrub / grassland which is not particularly characteristic of the wider floodplain pasture found north of Upper Beeding. Given the Site's close relationship with existing settlement, the new homes would relate well to the established settlement pattern, and would not intrude materially into the wider farmland north of the settlement. New hedgerow, woodland, thicket and tree planting to the north and north west will	Substantial	Substantial to Moderate Adverse	Moderate Adverse

		few notable landscape features, and is in relatively poor landscape condition and its character is influenced by its edge of settlement location.	enclose the new homes once established.			
Landscape character of immediate surroundings	Medium	The Site forms part of a field of scrubby pasture which extends north from the settlement edge. This field is bordered by outgrown hedgerows, scrub and trees which restrict inter-visibility with the wider farmland to the north.	The new homes will be visible from the public footpath which crosses this field, seen in the context of the adjacent residential area to the east and north.	Moderate	Moderate Adverse	Slight Adverse
Townscape Character of Immediate Surroundings	Medium (post war residential Area) High (Listed buildings at the Church of St Peter and The Priory)	The Site lies adjacent to an area of post war estate housing and park homes. The Church of St Peter and The Priory occupy an elevated location to the west of the Site, set within well vegetated grounds.	The proposed development of four new homes would be well related to the existing settlement edge and would not extend northwards of the existing settlement edge. It would form an extension to the existing housing area at Church Farm Walk. The proposals are for a low density scheme, which is considered appropriate given the Site's location at the edge of the built up area. There is very little inter-visibility between the Site and the neighbouring historic grouping of buildings at the Church of St Peter, which is enclosed by mature vegetation.	Low	Slight Adverse	Negligible Adverse
Wider Landscape Character: LCA O3 Steyning and Henfield Brooks	Medium – High (Quality) High (Sensitivity)	The wider landscape to the north of Upper Beeding comprises the meadows and pastures associated with the floodplain of the River Adur. It contains a patchwork of low-lying fields, sub-divided by generally outgrown hedgerows and criss-crossed by a network of small watercourses. It is in relatively good landscape condition, and forms part of the wider landscape setting to the South Downs National Park to the south. It is assessed as being of high landscape sensitivity away from the existing settlement edges.	There will be limited inter-visibility between the new homes at the Site and the wider floodplain farmland which extends north of Upper Beeding. Where views of the new homes are available the houses will be seen alongside or adjacent to existing homes.	Low	Negligible Adverse	Neutral

Wider Landscape: South Downs National Park	Very High	The South Downs National Park lies to the south of Upper Beeding and comprises a rolling landscape of chalk downland. It is a landscape of National importance.	There is some inter-visibility with the South Downs National Park. However, given the scale of the proposed development and its close relationship to existing settlement, any change to the setting of the designated landscape would be barely perceptible.	Low	Negligible Adverse	Neutral
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	High	The impact of the proposals on the setting of designated heritage assets is assessed within the Heritage Statement.	NA	NA	NA	NA
Other Effects						
Cumulative impacts	We are not aware of any significant developments that are approved or allocated, within the vicinity of the Site which would affect this assessment.					
Lighting	The Site is currently unmanaged pasture / scrubland and is unlit. The neighbouring farmland to north is similarly unlit. The residential area to the immediate south and east of the Site has background lighting from properties. The proposal is for a low density residential development of four homes with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from Church Farm Walk (Photographs 01 and 02)	Medium	There are near distance views from the end of Church Farm Walk, over the field gate at the southern Site boundary. Views from the entrance to Church Farm Walk are prevented by the alignment of the intervening houses.	In views from Church Farm Walk the new homes will be visible from the northern end of the existing access road and will form a continuation of the existing housing area. The two houses to the south will be located to the east of the proposed access and partially screened by the retained vegetation to the east of the new access point.	Moderate	Moderate Adverse	Moderate to Slight Adverse as proposed planting matures
Views from the grounds of the Church of St Peter and The Priory (Photograph 03)	High	Views of the Site from the grounds of The Priory and the Church of St Peter, are largely screened by the vegetation within the curtilage of the church, although there is partial view to the north of the Site seen to the rear of the properties on Church Farm Walk.	Views of the new houses from the grounds at the Church of St Peter will largely be screened by intervening evergreen vegetation. However, there will be a glimpsed view of the northernmost house beyond the housing on Church Farm Walk. Views will remain largely screened in winter months.	Slight	Moderate to Slight Adverse	Slight Adverse as proposed planting matures
Views from Public Footpaths west of the Site (Public footpaths 2777, 2776, 3203, 3204, 2731), (Photographs 04, 05 and 12)	High	In views from the public footpaths which cross the river valley to the west of the Site the interior of the Site is screened by the vegetation within the churchyard and surrounding the Church of St Peter.	The new homes will be screened by vegetation in views from the rights of way which cross the river floodplain to the west of the Site.	Neutral	Neutral	Neutral
Views from public footpath 2776 (Photograph 06)	High	Public footpath 2776 crosses the wider field to the north of the Site. The Site is visible in views south from the path, adjacent to park homes at Countryside Farm Park. To the east of the Site, the church and The Priory are largely screened by the vegetation at the boundary of the churchyard, although the top of the church tower is visible. The houses on Church Farm Walk are also largely screened, although the northern elevation of the northernmost house is visible.	The new homes will be visible from public footpath 2776 which crosses the field to the north of the Site. In these views the new houses will be seen alongside the park homes to the east, and housing on Tudor Drive and the Driftway. The adjacent historic buildings at Church of St Peter are well contained in views from this footpath, although the very top of the church tower is visible above the established vegetation at the boundary of the church. New hedgerow, woodland, thicket and tree planting on the northern Site boundary will soften views of the new homes as it matures.	Moderate	Moderate Adverse	Moderate to Slight Adverse as proposed planting matures

Views from public footpaths north of the Site (Photographs 07 – 11)	High	The interior of the Site is screened in views from the footpath network which crosses the floodplain north of public footpath 2776, by intervening field boundary vegetation. However, there are intermittent views of the upper parts of a small number of houses on the northern edge of Upper Beeding. The mature vegetation within the grounds of the church is visible in these views forming a notable outcrop at the edge of the settlement, with the South Downs in the back drop. However, the historic buildings are screened in the majority of these views, becoming increasing visible as the viewer transitions to the north west of the Site.	The new homes will be screened in the majority of views from the footpath network to the north by intervening vegetation within the river floodplain. However, there will be occasional glimpsed views of the upper parts of the new homes, but these will be seen alongside existing housing and park homes at the edge of the settlement. The trees within the curtilage of the Church of St Peter are visible in views from the north, occupying an elevated location at the north western edge of the settlement, with the church tower intermittently discernible amongst the tree cover. Where the new homes are visible they will be located to the east of the church, at a lower elevation and seen adjacent to and in the foreground of the existing housing.	Slight	Slight Adverse	Negligible Adverse as proposed planting matures
Views from the South Downs National Park (Photographs 13 – 16)	High	There are panoramic views across the Low Weald and the settlements at Upper Beeding, Bramber and Steyning from the higher ground at the edge of the South Downs National Park. In views from the South Downs Way at Annington Hill, the interior of the Site is screened by intervening housing in Upper Beeding. The Site is partially discernible from the South Downs Way on Beeding Hill, including Representative Viewpoint 41. In this view the Site can be perceived beyond housing in Upper Beeding and in the immediate foreground of the mature vegetation within the grounds of the Church of St Peter. There are similar views from parts of Windmill Hill to the east of Upper Beeding. Although this view point lies closer to the Site, it is less elevated, and the majority of the Site is screened by intervening housing.	In views from Annington Hill to the south west of Upper Beeding, the new homes will be largely screened by intervening housing and trees in the settlement. The rooflines of the new homes may be discernible but these would read as part of the wider townscape and there would be little change in the existing vista. In views from the South Downs Way on Beeding Hill, including Representative Viewpoint 41, the new homes would be visible at the north western edge of Upper Beeding. This would result in a very small increase in built development within the wider townscape, and would form a very small component of a much wider panoramic view. There will be a similar but slightly closer view of the new homes from Windmill Hill to the east of Upper Beeding.	Negligible	Negligible Adverse	Neutral as proposed planting matures
Residential Views						
Views from Properties on Church Farm Walk	Medium	There are near distance views from the end of Church Farm Walk, over the field gate at the southern Site boundary. Views from the entrance to Church Farm Walk are prevented by the alignment of the intervening houses.	There will be oblique views of the new access and dwellings from the properties at the northern end of Church Farm Walk.	Moderate	Moderate Adverse	Slight Adverse as proposed planting matures

Views from The Rectory on Church Lane	Medium	Views from the adjacent property on Church Lane are heavily filtered by the deciduous and evergreen vegetation at the southern Site boundary.	Heavily filtered views through the established boundary vegetation, mainly from first floor windows.	Slight	Slight Adverse	Slight Adverse
Views from the Parks Homes at Countryside Farm Park	Medium	There are views of the Site from the western part of the adjacent park home site over the boundary fences.	The new homes will be visible from the curtilage of the park homes located alongside the eastern Site boundary, and from the access road to the park homes site to the east. Views will be seen over the existing perimeter fence and will be softened by new tree planting at the Site boundary as it matures.	Substantial	Substantial – Moderate Adverse	Moderate Adverse as proposed planting matures
Seasonal Variation						
The above assessment is based upon an appraisal of summer views. In winter when the vegetation is out of leaf views from the footpaths north and west of the Site will be slightly less filtered.						

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire
SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Office 20, Citibase,
95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

9 Hills Road,
Cambridge,
CB2 1GE

t 07713 468300
e cambridge@csaenvironmental.co.uk
w csaenvironmental.co.uk

3 Ripple Court,
Brockeridge Park, Twyning,
Tewkesbury GL20 6FG

t 01386 751100
e tewkesbury@csaenvironmental.co.uk
w csaenvironmental.co.uk

Wizu Workspace, 32 Eyre St,
Sheffield City Centre,
Sheffield S1 4QZ

t 07838 290741
e sheffield@csaenvironmental.co.uk
w csaenvironmental.co.uk

Worting House,
Church Lane, Basingstoke,
RG23 8PY

t 01256 632340
e basingstoke@csaenvironmental.co.uk
w csaenvironmental.co.uk