



LAND AT
MUNTHAM DRIVE
AND CHAPEL ROAD,
BARNES GREEN,
HORSHAM,
RH13 0PS

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



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1.0 Non-Technical Summary

- 1.1 ACD Environmental has been commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed development 'Chapel Road, Barns Green, Horsham, RH13 0PS' ("the site") in 2026, to inform planning proposals and accompany the planning application for the site.
- 1.2 The proposals are for the provision of 31 units with associated car parking and an attenuation basin.
- 1.3 In compiling this baseline information for the report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, local landscape character assessments and National Character Assessment (NCA) information. ACD then undertook field assessments which include a photographic survey of the landscape and using photography from several representative viewpoints.
- 1.4 The site does not fall within any land that has formal designations however within the study area there are scatterings of Ancient Woodland. There are 6 listed buildings near the site. These are cottages, a farm, village shop and pub from the 16th and 17th century which gives Barns Green a traditional style. Itchingfield Conservation Area is within the study area which is 1.8km to the north of the site. The site is located within National Character Area Low Weald (NCA121).
- 1.5 To the north of the site is Muntham Drive which has several large properties overlooking Barns Green Village Hall and playing field to the north. To the south is Smugglers Lane (ITC-1600) a Bridleway which continues along the western boundary of the site and travels west towards Bashurst Hill. To the east is Chapel Road which has properties that have a village character. The Listed Buildings including Queens Head Public House and a village shop which are along this road. There is a network of footpaths going in all directions in close proximity to the site.

- 1.6 A recent housing development of 32 dwellings has been constructed 300m to the south of the development. It was approved in 2022 and is called Sumner Fields. Another development has been validated directly to the south of the site.
- 1.7 The current Local Plan is the 'Horsham District Planning Framework' (HDPF) adopted November 2015 which is being reviewed. The site is within the 'Area Outside Built Up Area Boundary (Policy 3/26): Whilst the area directly east of the site is Barns Green which is within the 'Built Up Area Boundary (Policy 3). Barns Green is a rural village with Primary School, properties and shop.
- 1.8 The emerging Local Plan for 2023-2040 has identified the site as land for allocation as 'BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)'.
- 1.9 Itchingfield Parish Council has a Neighbourhood Plan 2015-2031 for the area which includes several policies including the protection of open spaces and Green Infrastructure.
- 1.10 In terms of visual amenity, the site as a whole is visually enclosed from roads surrounding the site due to existing vegetation and housing.

2.0 Introduction, Purpose and Methodology

Introduction

- 2.1 ACD Environmental has been commissioned by Shanley Homes to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed development 'Chapel Road, Barns Green, Horsham, RH13 0PS' ("the site") in 2026, to inform planning proposals and accompany the planning application for the site. The purpose of this document is to outline the methodology of the Landscape and Visual Impact Assessment.
- 2.2 The current proposals are for the provision of 31 units with associated car parking and an attenuation basin. This is outlined in the appendices of this report.
- 2.3 The site lies to the west of Barns Green and connects to Chapel Road and Muntham Drive. An ordnance survey plan showing the site location is included in the appendices of this report on **Figure 1**. The site level falls gently from the northeastern corner to southwest of the site.
- 2.4 To the west and south of the site is the Bridleway (ITC-1600) which is a muddy track along the boundaries with a line of vegetation between the path and the site.
- 2.5 An aerial photograph of the site is included in the appendices of this report and is shown on **Figure 2**.
- 2.6 The site does not fall within any land that has any formal designations. There are six Listed Buildings in close proximity to the site. A Landscape Designations Plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.7 The proposed development has considered the relevant policies of the National Planning Policy Framework (NPPF) and the Horsham District Planning Framework, the relevant policies of which can be found within **Appendix G**.

Purpose

- 2.8 LVIAAs can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.9 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance.
- 2.10 In compiling this baseline information for this report, ACD have undertaken the following:
- A desktop study of relevant background documents, maps and databases. The desktop study included reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information.
 - A field assessment which includes a photographic survey of the landscape, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
 - Providing the baseline conditions with respect to landscape character and receptors visual amenity.

Methodology

- 2.11 This proposal is not subject to an Environmental Impact Assessment (EIA). However, this LVIA has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA) as this document is relevant to non-EIA schemes. Reference was also made to 'An Approach to Landscape Character Assessment' (Second Edition), published by Natural England (2018).

- 2.12 Potential receptors were identified within the study area and the assessment identifies the sensitivity of receptors, the magnitude of change and the level of effect. The methodology of assessment is included within **Appendix A**.

Study Area

- 2.13 The study area was set to a radius of approximately 2.5km from the centre of the site (N51°01'58, W0°23'48) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible. The 2.5km study area is shown on the designations plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.14 The baseline information focused on identifying national and local landscape and other associated designation within 2.5km of the site and providing a general understanding of the site, its location within the landscape and context.

3.0 Policy

Landscape Planning Policies

- 3.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 3.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:

- The Countryside and Rights of Way Act 2000;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Hedgerow Regulations 1997;
- Environment Act 1995;
- Countryside Act 1968; and
- The National Parks and Access to the Countryside Act 1949.

National Planning Policy

- 3.3 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development running through both plan-making and decision-taking. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any harm to the land resource with the benefits of the scheme in other respects. This balance is to be undertaken by the decision makers and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report and as detailed in the Planning Statement accompanying this application. The policy framework is supported by the National Planning Guidance (NPPG) where relevant.

Local Planning Policy

- 3.4 The Horsham District Planning Framework 2015 (HDPF) is the current overarching planning document for Horsham district outside the South Downs National Park (SDNP). A new Local Plan (2023-2040) is being prepared to replace this but is not yet adopted.
- 3.5 The relevant adopted policies in HDPF 2025 are included in **Appendix G** and a summary of the relevant policies are outlined below:
- **Policy 2** - To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:
 - **Policy 3** - Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.
 - **Policy 4** - The growth of settlements across the district will continue to be supported in order to meet identified local housing, employment and community needs.
 - **Policy 17** - In exceptional circumstances limited amounts of greenfield land, that would not otherwise be released for general market housing, may be released for the development of affordable homes provided that:
- 3.6 A development to the south of this site called 'Land North of Little Slaughterford, Chapel Road, Barns Green' has been validated under Planning ref DC/25/2057. This is for 68 dwellings, open space, hard and soft landscaping and drainage works.

Emerging Local Plan

3.7 The emerging Local Plan was published for consultation in 2024 and will cover the period from 2023 to 2040. Examination re-opened in 2026 and the date for adoption is likely to be late 2026 or 2027. A full list of relevant policies within the emerging Local Plan are included in **Appendix G** and a summary of the relevant policies are outlined below:

- **Strategic Policy 2:** Development Hierarchy identifies Barns Green as a medium village. 'These settlements have a moderate level of services, facilities and community networks, together with some access to public transport. These settlements provide some day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.'
- **Strategic Policy 11:** Environmental Protection. The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to, and the emission of, pollutants including noise, odour, vibration, air and light pollution arising from all stages of development.
- **Strategic Policy 13:** The Natural Environment and Landscape Character. The Natural Environment and landscape character of the district, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape led from the outset so that they clearly inform the design and layout.

- **Strategic Policy 15:** Settlement Coalescence. Landscapes will be protected from development which would result in the coalescence of settlements in order to protect local identity and a sense of place.
- **Strategic Policy 17:** Green Infrastructure and Biodiversity. Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure, the Nature Recovery Network, natural capital and biodiversity. Proposals will be expected to retain and enhance existing freshwater features, hedgerows, trees and deciduous woodland and the provision of additional hedgerow and tree planting will be sought subject to appropriate consideration of local and wider context, habitats and species.
- **Strategic Policy HA6:** Barns Green. This policy identifies the following housing allocations on the Policies Map for the provision of at least 95 homes in Barns Green:
 - BGR1: Land South of Smugglers Lane, 3.3 hectares (50 homes)
 - BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)
 - BGR3: Land at the Old School Site, Itchingfield, 0.8 hectares (20 homes)

3.8 The site is BGR2 within the housing allocations Policies Map. This policy includes consideration of adjacent ancient woodland and the Grade II Listed Buildings.

4.0 Baseline Information: Character

- 4.1 This section identifies potential receptors within the study area and provides a description of the site, study area and landscape context. Desktop and field analysis has been used to scope out sensitive receptors within the 2.5km study area.
- 4.2 Landscape related designations are shown in the appendices of this report and are shown on **Figure 5**.

Conservation Area

- 4.3 There is one Conservation Area within the study area called Itchingfield Conservation Area which is 1.8km to the north of the site. This Conservation Area is designated to protect architectural and historic character. There is no visibility of this Conservation Area near the site due to a combination of existing vegetation, built form and distance from view.

Long Distance Walking Paths

The West Sussex Literary Trail is just outside the western and southern boundary of the site along Bridleway (ITC-1600) and has glimpse views into the site. This Bridleway is part of the 'West Sussex Literary Trail' which is a 55-mile-long distance walking route between Horsham to Chichester. It connects landscapes with major writers such as William Blake. Barns Green sits early on the route and represents Wealden countryside.

Public Rights of Way

- 4.4 There are a number of Public Rights of Way (PRoW) which transect the landscape and are shown on the Ordnance Survey Plan which is included in the appendices of this report and is shown on **Figure 1**.

4.5 West Sussex County Council has an online resource which provides a map of Public Rights of Way within the council's area (iMap). This resource was utilised to provide reference numbers to identify footpath routes.

- Path number 1600 is a Bridleway along the southern and western boundary. Viewpoints 1, 2 and 3 are representative of potential views from this Bridleway close to the site. Viewpoint 4 is from further west of the site along this route.
- Path number 1605 is located to the north of the site in the Recreation Ground. Viewpoints 7 and 8 are representative of this view.
- Path number 1620 is located 1.69km to the north of the site where the land rises. Viewpoint 9 is representative of potential views from this PRoW.
- Path number 1615 is a footpath to the northeast of the site where the land rises. Viewpoints 10 and 11 are representative of potential views from this PRoW.

Heritage Designations

4.6 Within the study area there are six Listed Buildings within 500m of the site which are shown on Figure 5. There are a cluster of four Listed Buildings to the east of the site on Chapel Road. The closest is Bennetts which is a dwelling just north of the eastern side of the site. It is a 16th Century timber framed building with red infilling. Opposite this is Blacksmiths Cottage (Image C) which is also a timber framed building. It has a gabled porch. The Queens Head pub is south of the cottage, which is 17th Century approximately and has casement windows. Barns Green Village Store is next to the pub which was previously 19th Century cottages which were turned into a local shop.



Image C - Blacksmith Cottage is Grade II Listed

- 4.7 Further south from the site is 'Little Slaughterford' which is a 17th Century timber framed building. And further north from the site along Chapel Road near the Recreation Ground is 'Old Homes' which is a 17th Century house with red brick and ironstone.

Nature Reserves

- 4.8 There are no Nature Reserves in the study area. The closest is Warnham Local Nature Reserve which is 7.6km north of the site. This includes a 17-acre millpond, marshes, grassland, reed beds, hedges and woodland. Viewpoint 9 is representative of the views from the nature reserve looking north towards the site.

Area of Outstanding Natural Beauty

- 4.9 The closest point of the High Weald AONB is in Horsham which is 4.7km northeast of the site and not highlighted in the zone of theoretical visibility and has therefore been scoped out of this assessment.

Ancient and Replanted Woodland

- 4.10 The closest area of Ancient Woodland is around Ribbon Lake which is 367m southwest of the site and visible in viewpoint 7. There are many corridors of Ancient Woodland on parcel boundaries in the study area.

Registered Parks and Gardens

- 4.11 Warnham Court Gardens is located 6.75km to the north of the site. The estate includes the principal building, part of which is grade II listed, surrounded by terraced ornamental and kitchen gardens and wooded pleasure grounds. Routes around the park were visited however due to a combination of existing vegetation, the A24 and relative flat topography, views of the site could not be appreciated.

Landscape Elements

- 4.12 The site has mature broadleaved trees on the eastern and southern boundary, a mix of scrub and a wire fence. Trees around the site are a mixture of oak, ash, field maple and birch. There are areas of the southern boundary where the vegetation is thicker than others. There is a slight ditch between the boundary and Bridleway on the southern boundary and the path is at a lower level. The vegetation on the eastern boundary is very dense even in winter. Ivy has mixed with deciduous trees to create a wall of vegetation. To the north of the site there is an existing gate access which does not look like it is regularly used and a fence. The deciduous trees are mature and more naturally spaced along this boundary. Trees create a corridor of vegetation on both sides of Muntham Drive. There are also scrub species along this boundary which create enclosure.

Landscape Character

- 4.13 A review of site and local landscape character has been undertaken as part of this report and includes a review of the National Character Assessment, Landscape Character Assessments and site assessment.

National Character Assessment

- 4.14 Natural England has published a study entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development.
- 4.15 The site lies within the Low Weald National Character Area (NCA) 121. While the description is broadly representative of the wider landscape, many characteristics are exhibited in the site and study area, including:
- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
 - The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
 - Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
 - Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes. Frequent north–south routeways and lanes, many originating as drove roads, along

which livestock were moved to downland grazing or to forests to feed on acorns.

- Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also, significant historic houses often in parkland or other designed landscapes.
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated water meadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

Local Landscape Character Assessment

- 4.16 A Landscape Character Assessment was prepared by Chris Blandford Associates for Horsham District Council in October 2003 which offers guidance on the sub regional level character. Within the study area there are three landscape character areas, as illustrated on Figure 6. The application site falls within Character Type G - Wooded Small-Scale Farmlands.

The key characteristics of this landscape type are:

- Small scale field patterns
- Mainly pasture
- Strongly wooded character provided by medium to large size woodlands and shaws.

- 4.17 Using the Landscape Character Type, the study then identified Landscape Character Areas. These are unique areas, with a recognisable pattern of landscape characteristics, both physical and experiential that combine to create a distinct sense of place.
- 4.18 Within the Wooded Small Scale Farmlands Landscape Character Type G, three different Landscape Character Areas have been identified; the application site is situated within G2 Itchingfield and Barns Green Wooded. The key characteristics are as follows:
- Undulating ridges and valleys;
 - Strong linear field and woodland pattern;
 - Strong sense of enclosure;
 - Mainly horse grazed and set aside fields
 - Narrow country lanes with wide grass verges
 - Varied settlement pattern of dispersed medieval historic farmsteads/hamlets, and some modern suburban development.
 - Local mix of traditional building materials, including timber framing, weatherboarding, brick and tile hanging.
- 4.19 This area has a moderate sensitivity to change due to intrinsic landscape qualities. Development should be integrated into the surrounding landscape.
- 4.20 The land to the west of Barn Green is Landscape Character Area H1 Southwater & Christs Hospital Farmlands. The key characteristics of this landscape character type are:
- Low ridge and plateau, with prominent rounded knoll of Sharpenhurst Hill
 - Largely open character
 - Relatively few woodlands and hedgerows
 - Lanes with wide grass verges

- Extensive open views
- Imposing brick buildings of Chris's Hospital School set in parkland surroundings.

4.21 The land which is southwest of the site below the railway line is Landscape Character Area G4 Southwater & Shipley Wooded Farmlands. The key characteristics of this landscape character type are:

- Gently undulating, strongly wooded landscape.
- Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields
- Small hamlets and isolated farms
- Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs.
- Large historic parklands of Knepp Castle and West Grinstead Park.
- Visual and noise intrusion from the A24/A272.

West Sussex Landscape Character Assessment

4.22 The site falls within LW6 Central Low Weald. This is a large Character Area and Barns Green is central within it. It comprises pastoral landscape with well-wooded character. Many small farms and cottages are concentrated along lanes and a few historic linear villages are often located at crossroads.

The key characteristics of this landscape character type are:

- Gently undulating landform.
- Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
- Some larger arable fields.
- Local concentrations of horse grazed paddocks and golf course development.
- Dense cover of ancient broadleaved woodlands and conifer plantations.
- Small stream valleys draining to the Adur and the Arun.
- Some large country houses and parkland.
- Green lanes and driveways.
- Many scattered, traditional Wealden farmsteads and cottages and a few linear villages.
- Crossed by major transport links north south, both road and rail

4.23 Management Guidelines for LW6 Central Low Weald are to conserve the wooded character of the area and its existing tranquil, rural qualities and ensure that new development is well-integrated within the landscape:

- Maintain the historic character of the area, including the pattern of small fields
- Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels
- Encourage the development of hedgerow trees through tagging especially on roadsides.
- Replant and manage isolated trees in pasture.
- Conserve and reinstate small scale hedgerow cover and pasture wherever possible. Assess the potential for transferring marginal yield arable to pasture.
- Conserve and encourage sound management of all woodlands.
- Support and promote woodland industries.
- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.
- Conserve and manage streamside vegetation and ponds.
- Encourage management of streamside vegetation to perpetuate conservation and landscape interests.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks.
- Encourage landscape enhancements to existing village edges and road approaches.
- Increase tree cover to enhance village approaches and fringes. Plant amenity trees in villages. Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Conserve existing green lanes and drove roads, and conserve and enhance rights of way network.

- Reduce nitrate inputs to increase floral diversity in meadows and re-instate hay cutting regimes.
- Encourage removal of visually and ecologically intrusive conifer plantations and leylandii hedge and tree planting.
- Encourage dredging of old silted up ponds and creation of new ones

Horsham District Landscape Capacity Study - 2021

4.24 Land to the west and north of Barns Green village was included in the capacity study. The Barns Green capacity map which was produced in 2012 shows the site area as Landscape Study Area BG2 with 'low-moderate capacity'.

4.25 *Landscape Character Sensitivity*

- Moderately sloping landform rising from valley floor to small ridgeline to the west
- Mostly small-scale irregular field pattern of pastures divided by thick hedgerows
- Strong wooded shaw and tree belt on the ridgeline.
- The landscape is in moderate condition due to some horsiculture and the suburbanising influence of an adjacent recreation area. There are also some views towards modern housing development in the village.

Assessment Summary

4.26 The site would be 'small scale housing' and therefore within Landscape Study Area BG2 has been given a Combined Landscape Sensitivity of Moderate-high, a landscape value of low-moderate and an overall landscape capacity of low moderate.

Landscape Character

- 4.27 The site falls gently from the northeastern corner at 45m above ordnance datum (AOD) down to 35 AOD in the southwest of the site. The site is currently a grassed field used as a paddock.
- 4.28 Directly to the north of the site is Muntham Drive which runs east to west and does not have heavy traffic as it leads to Muntham House School. There is a large car park to the north of Muntham Drive opposite the site, which is for Barns Green Village Hall (**Image A**). A bund has been created to the north of the car park and the land then steps up to Barns Green Recreation Ground and rises towards the northwestern corner. Along Muntham Drive are five large properties directly to the east of the site.



Image A - Barns Green Village Hall and car park to the north of the site

- 4.29 To the west and south of the site is the Bridleway (ITC-1600) which is a muddy track just outside of the boundary with a line of vegetation between the path and the site. This Bridleway is part of the 'West Sussex Literary Trail' which is a 55-mile-long distance walking route between Horsham to Chichester.
- 4.30 To the east of the site is Chapel Road and adjacent to the road is the pub 'The Queens Head' which is a 17th Century Grade II Listed Building (**Image B**) with low ceilings and exposed oak beams. The Village shop next to the pub is also a 19th Century Grade II Listed Building and this gives Chapel Road a rural village character.



Image B -The Queens Head to the west of the site

Conclusion of site, representative of the Character Guidance

- 4.31 The site lies within the Low Weald National Character Area (NCA) 121 and is typical of these characteristics such as field boundaries, woodland, rural lanes, grass verges, ponds and watercourses. The site does not have heathland which is another characteristic of this area.
- 4.32 The application site falls within the 'Wooded Small Scale Farmlands' Landscape Character Type and the site is typical of this characteristic, which is wooded patterns, strong senses of enclosure, horse grazed fields and local traditional building materials.
- 4.33 Within the West Sussex Landscape Character Assessment, the site falls within LW6 Central Low Weald. This character again mentions historic character, woodlands, streamside vegetation, horse grazing and villages which is similar to the site.
- 4.34 Management of the LW6 Central Low Weald is to conserve the wooded character of the area and rural qualities through good planting, linkage of trees and woodland and creating new woodlands and tree belts. It also mentioned conserving rights of way networks.

5.0 Baseline Conditions: Visual

Introduction

- 5.1 From the results of the initial desk study and site appraisal it is clear that the proposed development will only be visible from locations immediately along the site boundaries.
- 5.2 A Zone of Theoretical Visibility (ZTV) was prepared and included in the appendices of this report and is shown on **Figure 3**. Viewpoints are included within **Appendix D** of this report and locations are shown on **Figure 4**, within the report appendices.
- 5.3 This section identifies those visual receptors that have the potential to view the site, their distribution, character and sensitivity to change.
- 5.4 The photographic study to support this application was undertaken in March 2026. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 5.5 The following viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development.

Table 1: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Bridleway ITC-1600	0.01km, E	51°01'59"	0°23'52"	Close view from Bridleway near western boundary of the site
2	Bridleway ITC-1600	0.01km, N	51°01'57"	0°23'52"	Close view from Bridleway near southern boundary of the site
3	Bridleway ITC-1600	0.01km, N	51°01'56"	0°23'48"	Close view from Bridleway near southern boundary of the site
4	View from Chapel Road	0.01km, W	51°01'54"	0°23'43"	Users of road and proposed access
5	Muntham Drive	0.08km, SW	51°01'59"	0°23'45"	Close view into northern boundary of site
6	PRoW along Muntham Drive	0.25km, E	51°02'03"	0°24'00"	View from PRoW to the west of the site
7	PRoW on Recreation Ground	0.02km, S	51°02'04"	0°23'46"	Elevated location, open views
8	PRoW on Recreation Ground near Sandhills Road	0.03km, SW	51°02'01"	0°23'36"	View from PRoW
9	PRoW with open views	0.93km, SW	51°02'26"	0°23'30"	Elevated location
10	PRoW across long distance	1.04km, SW	51°02'16"	0°23'03"	Elevated location
11	PRoW from long distance	1.19km, SW	51°02'16"	0°22'57"	PRoW from elevated location across long distance

5.6 The findings of the site appraisal show that viewpoint 1, 2 and 3 along the Bridleway close the site have glimpse views into the site. This is to be expected due to the location of these viewpoints. Viewpoint 4 is from Chapel Road and is heavily screened however an access will be added which will change this view Viewpoint 5 is from Muntham Drive looking north where there are glimpse views of the site through vegetation. Viewpoints 6, 7 and 8 would have very minor visibility of the site from a long-range distance. Longer range views (viewpoints 9, 10 and

11) would not appreciate any change due to the distance and site being enclosed by woodland.

Visual Receptors

Public Rights of Way Users

- 5.7 Users of PRow, Bridleway and Long Distance Walking Paths are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis on the visual effects of this user group.

Residential Properties and Users

- 5.8 Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected planning regulations, policies or guidance. There are limited adjacent residential properties, many of which are however set within a strong landscape framework and have limited visibility of the site.

Road Users

- 5.9 Road users are less sensitive than residential receptors or users of PRow due to the speed in which they experience and perceive the landscape; however road users are notable receptors. Viewpoints 4 and 5 are views from road users. Viewpoint 4 is on Chapel Road where there will be an access created and viewpoint 5 will on Muntham Drive where there are glimpsed views of the site.

6.0 Proposals and Mitigation

The Proposed Development

6.1 The development proposals are laid out in a Feasibility Study. The illustrative sketch is shown in **Figure 7**.

6.2 The proposals include the following:

- Site access from Chapel Road
- 31 residential units
- Associated car parking
- Attenuation pond

Landscape Mitigation

6.3 The conclusions of the Landscape and Visual Impact Assessment have influenced the illustrative sketch layout through an iterative process. The proposals therefore include a degree of mitigation already as to avoid or reduce the potential effects. These include:

- Retaining the existing site boundary vegetation and include additional native species on the northern boundary which are prevalent in the local area to create a strong tree belt.
- Retention of existing trees within the site, to maintain a mature landscape setting,
- Careful placement and design of the access from Chapel Road to keep the historical character of the area and to have housing set back from the road.
- Inclusion of proposed tree planting throughout the proposals to visually break up the roofscape and to subtly blend the proposals into the surrounding landscape.

- Incorporate materials which reflect the surrounding site context, both within the soft and hard landscape design.
- Proposed planting species should be partly reflective of those already found within the context of the site but also reflective of the historical heritage. A native species palette should be utilised throughout in order to visually blend with the surrounding landscape.
- The scale of the development should retain the same scale of development that exists within adjacent residential properties.
- Planting or fencing will be added for viewpoints 1, 2, 3, 4 and 5 to reduce the visual effects and create a visual barrier between the development and the road. These viewpoints are all from Bridleway ITC-1600, Chapel Road or Muntham Drive.
- Conserve the Bridleway network close to the site. The development should be softened next to the Bridleway with a native hedgerow and post and rail fence.

6.4 In adopting the above measures, the proposals will reduce the magnitude of potential landscape and visual effects on the identified receptors.

6.5 After a period of 10-15 years the above mitigation measures will have weathered and planting will have become established to further reduce the visual impact.

7.0 Assessment of Effects

Introduction

- 7.1 Predicted effects on receptors are assessed at operation. The assessment of landscape and visual effects considers the site in its current baseline condition and judges the type and level of effects of the proposals. The site layout is shown in **Figure 7**.
- 7.2 The landscape strategy is to provide a high-quality mixed use development set within a site that has a strong, mature landscape framework. This includes the retention of the existing vegetation, to maintain a similar visual baseline. New planting will provide visual barriers. The assessment of effects is outlined in **Appendix C** (character) and **Appendix D** (visual).
- 7.3 It is considered that there is the potential for effects on the following receptors:

Landscape

- Landscape elements such as trees, hedgerows, watercourses and the agricultural landscape.
- The landscape character of the site and the local area surrounding the site.

Visual

- Public Rights of Way in the local area;
 - Roads adjacent to and surrounding the site.
 - Residential receptors adjacent to site boundaries
- 7.4 The sensitivity of the visual receptors in the viewpoints is outlined in **Table G** within **Appendix A** of this report.

Effects upon the Receiving Landscape

7.5 Effects on the landscape is considered as a multi-stage process:

- Effects on the character of the site, that includes the direct effects on the different elements that make up the site character;
- The receiving landscape character, as defined in the Landscape Character Assessments; and
- Effects on the local landscape context which includes the indirect effects on the defined landscape character that surrounds the site.

7.6 In 2003 the Landscape Character Assessment evaluated the landscape condition and the sensitivity to change of each local landscape character area. The results are summarised below:

a) Character Area G2: Itchingfield and Barns Green Wooded:

Landscape Condition: Overall condition is declining

Sensitivity to Change: Sensitivity to change is moderate due to moderate intrinsic landscape qualities and the extent of change that has affected the area. Key sensitivities are to large scale development and Further small-scale incremental erosion of character e.g. introduction of suburban features.

7.7 There is a Neighbourhood plan for Barns Green and Itchingfield. The site itself is not mentioned in the report. Jubilee Fields to the north of the site is mentioned under Policy 4 for protection of open spaces. Policy 5 is for the protection of Green Infrastructure and Policy 3 is for Heritage Assets which are relevant to the development.

7.8 Itchingfield Parish Neighbourhood Plan has a Landscape Character Assessment. The site falls within Landscape Character Area L – Barns Green Village. The Key Characteristics of the area are:

- Historic buildings along Sandhills Road and Chapel Road include a number of listed cottages, the Queens Head Pub, village store and post office.
- Suburban developments between Chapel Road and Two Ash Road with most recent development north of Two Mile Ash Road which has been built using some traditional materials and styles. Front gardens, driveways, and roadside parking contribute to a suburban character.
- Important small pastoral fields on rising ground to north and west provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside.

- Views north to Muntham Estate wooded ridge line gives the sense of an enclosed village.
- Train line creates clear boundary between village and Parson's Brook Valley Plain LCA to the south. Two main roads pass through the village as well as suburban residential side roads.

Effects on the Receiving Landscape

- 7.9 Effects on the landscape are a multi-stage process. This is the effects on the character of the site, landscape character and the local landscape context including indirect effects that surround the site.
- 7.10 The quality of the site, including the trees and grassland within it and Bridleway ITC-1600 has been assessed as having an overall **medium** landscape quality. Some landscape elements remain intact and in good repair. Some buildings are in the local vernacular and materials.
- 7.11 The value of the site is assessed as **low**, since the site is lacking a coherent and aesthetically pleasing composition. The local area has mixed land use. The site is not within a National Landscape or National Park.
- 7.12 The landscape elements of the site are judged to have a **medium** susceptibility to change since the site is of medium quality and there is presence of man-made elements near the site. The Bridleway is an important landscape element.
- 7.13 The visual sensitivity of the site is assessed as **medium**. The land to the west of the site has few built features while land to the east is more populated. There are settlements of moderate size and a degree of focus on the landscape.
- 7.14 The magnitude of the landscape impacts of the development on the site is assessed as **medium** since the field will be converted into residential properties, roads and parking areas. The layout of the site has been designed to minimise the impact on trees.

- 7.15 The overall landscape character effect when looking at magnitude and sensitivity would be a **moderate** effect on the site.

Visual Impacts

- 7.16 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 7.17 A summary of the visual effects at each viewpoint location is shown in **Table 2**.

Table 2: Summary and comparison of Overall Residual Visual Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
1	Bridleway ITC-1600	Users of Bridleway	High	Medium	Major/moderate	Medium	Moderate
2	Bridleway ITC-1600	Users of Bridleway	High	Medium	Major/moderate	Medium	Moderate
3	Bridleway ITC-1600	Users of Bridleway	High	Small	Moderate	Small	Moderate
4	View from Chapel Road	Users of road	Medium	Large	Major/moderate	Large	Moderate
5	Muntham Drive	Users of road	Medium	Medium	Moderate	Medium	Moderate
6	PRoW along Muntham Drive	Users of PRoW	High	Small	Moderate/minor	Small	Moderate/minor
7	PRoW on Recreation Ground	Users of PRoW and Recreation Ground	High	Small	Moderate/minor	Small	Moderate/minor
8	PRoW on Recreation Ground near Sandhills Road	Users of PRoW	High	Negligible	Minor	Negligible	Minor
9	PRoW with open views	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
10	PRoW across long distance	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
11	PRoW from long distance	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

Conclusion of Overall Residual Visual Effects

- 7.18 Table 2 considers the sensitivity to change for visual receptors within the study area and the magnitude of change associated with the introduction of the proposed development. The overall visual effects during operational stage were found to be **major/moderate** from viewpoints 1 and 2 due to their location on the Bridleway and set near open countryside further west. To soften the development next to the Bridleway a native hedgerow with a post and rail fence would be a suitable boundary treatment.
- 7.19 The visual effect from Viewpoint 4 is also **major/moderate** due to this being a proposed access. The magnitude of change was found to be large from viewpoint 4. The overall visual effects during residential stage was **moderate** from viewpoints 4 by following the mitigation strategy of keeping the access in the style of the surrounding landscape character.

Residential Receptors

- 7.20 Residential receptors are considered to have a high level of sensitivity, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from residential receptors, due to the limited number within the local landscape, however Viewpoint 5 is along Muntham Drive within the residential area. From this viewpoint the built forms would be in keeping with the local area.

Users of Public Rights of Way / Bridleway

- 7.21 Users of Public Rights of Way are considered high in that receptors' attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes, and the landscape is considered an important component to their overall experience. The following PRoW's have been assessed as follows:

Viewpoints 1, 2 and 3 are taken from Bridleway ITC -1600 close to the southern and western boundary. The magnitude of change for users of this location is Medium/Small as the development will have visibility from this location. The

layout shows these boundaries as being back gardens which would have fence boundaries. This would change the boundaries as being semi-natural with filtered views to a manmade structure. The magnitude could be lowered if the fence is softened with hedgerow planting along the Bridleway.

Viewpoint 6 is taken from further west of Bridleway ITC-1600 where there are long range views towards the site from a higher terrain. The tops of the trees are visible, but the lower part of the site is covered by the hedgerow boundary along Muntham Drive. There would be small glimpse views through the trees which would be a minor overall visual effect.

Viewpoints 7 and 8 are taken from the Recreation Ground. The magnitude of change for users of this location is Very Small/Negligible as there are built forms between the footpath and the site.

Viewpoints 9, 10 and 11 are taken from high points at long distance views across grass fields. The development was not visible from these viewpoints, so the magnitude is negligible.

Road Users

- 7.22 Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed through which they travel through the landscape. Road users' attention may also not be focused on the landscape.

Viewpoint 4 is taken from Chapel Road where the vegetation creates a visual barrier to the eastern boundary of the site. This will be where the entrance to the site is created and the magnitude of change for users of the road is large. The magnitude could be lowered by giving the access a similar village landscape character to other properties on Chapel Road such as neat hedgerows, brick or chestnut rail fencing and five bar gates.

Viewpoint 5 is taken from Muntham Drive looking south into the site. There are more manmade elements in this area such as the village hall and car park to

the north of the road. There are also properties to the left of the view. For this reason, the magnitude of change for road users is small.

Summary of Visual Impacts

- 7.23 In terms of visual amenity, the site as a whole is visually enclosed by existing trees and vegetation along all boundaries. The Bridleway to the west and south of the boundary have a high level of sensitivity and these paths create a semi-natural vegetated corridor with filtered views of the site. A fenced boundary would create a manmade structure which should be softened with planting.
- 7.24 The boundary with Chapel Road has a dense hedgerow boundary which creates a strong visual barrier. An access will create a large magnitude for road users. The access should use local materials and style to be in keeping with the village landscape character of Chapel Road.
- 7.25 The magnitude from Muntham Drive is medium as there are other built forms on the northern side of the development. The layout will have the parking and housing set back from this road and would be in keeping with the properties and village hall in the surrounding area.
- 7.26 Views from all other viewpoints were negligible due to the topography, existing built form and vegetation which form strong visual barriers even in the winter months when trees have lost their leaves.

8.0 Conclusions and Discussions

- 8.1 This report provides a Landscape and Visual Impact Assessment for the site at Chapel Road, Barns Green, Horsham to inform planning proposals and accompany the planning application for the site.
- 8.2 In compiling this baseline information for this report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information. ACD then undertook field assessments which includes a photographic survey of the landscape and using photography from a number of representative viewpoints.
- 8.3 The site does not fall within any land that has any formal designations. However the study area contains areas of Ancient Woodland and 6 Listed Buildings close to the site. The closest Listed Building is Bennetts which is 25m from the east of the site. Blacksmiths Cottage, The Queens Head and Barns Green Village Store are located on the eastern side of Chapel Road.
- 8.4 The emerging Local Plan for 2023-2040 has identified the site as land for allocation as 'BGR2: Land South of Muntham Drive, 1.85 hectares.
- 8.5 The site is located between a rural location to the west and a village to the east with heritage features. These features have an impact on the character of the area. The 'G2 Ichingfield and Barns Green Wooded' landscape character of valleys, woodland pattern, enclosure and mixed traditional building materials such as timber framing is similar to the surrounding site area.
- 8.6 Due to the change in baseline characteristics (i.e. introduction of a residential development into grassland field) a change in the landscape character will be appreciated, but this will be similar to the impacts of the housing to the west and south of the site.
- 8.7 When considering the landscape quality, value, character and visual sensitivity, the overall weighted assessment of landscape sensitivity of the site has been

assessed as **High**, and the magnitude of landscape impacts on the extent of the site is **Medium**.

- 8.8 The overall landscape character effect of the development on the site is assessed as **Major/moderate**. This is outlined in **Table F** in **Appendix A** of this report.
- 8.9 The site currently has a degree of enclosure and containment of views within the landscape from the existing hedgerows and trees which restrict views. In terms of visual amenity, the site as a whole is enclosed from all boundaries. The existing vegetation along these site boundaries provides visual barriers.
- 8.10 Views from all other viewpoints were **negligible** due to the topography and existing built form and vegetation forming visual barriers.
- 8.11 The overall visual impact of the development on the local landscape has been assessed as **medium** with reference to the criteria in **Table H**, giving an overall visual effect of **major/moderate**.
- 8.12 Following the implementation of the landscape strategy and mitigation planting, the residual overall visual effects of the proposed development will be moderate. From Muntham Drive the main receptors will be road users, and due to the speed in which they experience and perceive the landscape they are less sensitive to change. Muntham Drive has low traffic levels and along the boundary are mature trees. Additional planting could be added to soften the view over time. From this road the proposed parking and housing will be set back from the boundary and behind vegetation which would blend the development into the surroundings. There is existing housing to the east of the development which is set back from Muntham Drive in a similar way to the proposed housing. The development would be adjacent to the existing house as a continuous pattern of development.
- 8.13 The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in **Table I**.

9.0 Appendices

Appendix A – Methodology

Appendix B- Zone of Theoretical Visibility Methodology

Appendix C- Landscape Effects

Appendix D- Visual Assessment

Appendix E- Glossary of Terms

Appendix F - Sources of information

Appendix G - Policy

Appendix H - Published Landscape Character Areas

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Zone of Theoretical Visibility

Figure 4- Viewpoint Locations

Figure 5- Designations Plan

Figure 6- Landscape Character Area

Figure 7 – Feasibility Study

Appendix A- Methodology

Quality

- 9.0 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table A. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 9.1 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape

character areas and designations has been determined using the criteria described in the following table.

Table B. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Susceptibility to change

- 9.3 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, considering key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table C. Susceptibility to change

Susceptibility of Change	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, overall, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

- 9.4 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 9.5 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table D. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High		Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low		Where, on the whole, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 9.6 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.
- 9.7 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.
- 9.8 For the purposes of this assessment greater weight is attributed to Landscape Value and susceptibility to change since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 9.9 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table E: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high-quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Overall Landscape Character Effect

9.10 The overall landscape character effect is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in the table below.

Table F: Overall Landscape Character Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/ minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

9.11 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the thresholds, using informed and well-reasoned professional judgement supported by thorough

justification for their selection, and explanation as to how the conclusions for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

Visual Receptor Sensitivity

- 9.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 9.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table G: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 9.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 9.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may

include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 9.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table H: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Overall Visual Effect

- 9.17 The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in **Table I**.

Table I: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

9.18 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location considers the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

9.19 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

9.20 These preliminary viewpoint locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

- 9.21 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals.
- 9.22 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, considering the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 9.23 The photographic study was undertaken in October and December 2020. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 9.24 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 9.25 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 9.26 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

- 9.27 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.
- 9.28 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

APPENDIX B – Zone of Theoretical Visibility Methodology

- 9.29 Following an initial desk-based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 9.30 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.
- 9.31 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 9.32 The extent of study area and viewpoints were selected as being representative and having the potential to offer a degree of landscape and visual effects.

APPENDIX C- Landscape Assessment

LOCAL CHARACTER AREA

The site lies to the west of the village of Barns Green between Muntham Drive and Chapel Road. The site is relatively flat and consists of a paddock field with tree lined boundaries.

The north of the site is Muntham Drive with large properties to the north east. Muntham Drive which runs east to west and does not have heavy traffic as it leads to Muntham House School. There is a large car park to the north of Muntham Drive opposite the site, which is for Barns Green Village Hall. A bund has been created to the north of the car park and the land then steps up to Barns Green Recreation Ground and rises towards the northwestern corner. Along Muntham Drive are five large properties directly to the east of the site.

To the south and west is Smugglers Lane which a Bridleway (ITC-1600 which is a muddy track just outside of the boundary with a line of vegetation between the path and the site. This Bridleway is part of the 'West Sussex Literary Trail' which is a 55-mile-long distance walking route between Horsham to Chichester.

To the east is Chapel Road and adjacent to the road is the pub 'The Queens Head' which is a 17th Century Grade II Listed Building (Image B) with low ceilings and exposed oak beams. The Village shop next to the pub is also a 19th Century Grade II Listed Building and this gives Chapel Road a rural village character.

There are a network of footpaths going in all directions close to the site. There are scatterings of ancient woodland in the study area.

Assessed Landscape Sensitivity of the Site		
Criteria	Indicator Description	Assessed Result
Quality	Most of the landscape elements remain intact and in good repair, the Bridleway has glimpse views into the site.	Medium/High
Value	This type of landscape is relatively common within Horsham	Medium
Landscape susceptibility to change	The introduction of housing and roads into the site will reduce the amount of grassland and boundary features will be cut through to create access.	High
Landscape visual sensitivity	Smugglers Lane is a Bridleway, it does not have extensive views over surrounding countryside; there are many vegetative features which interrupt views.	Medium
	Overall, Weighted Landscape Sensitivity.	High

Assessed Landscape Sensitivity of the Surrounding Area (as defined in paragraph 7.15)		
Criteria	Indicator Description	Assessed Result
Quality	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident.	Medium
Value	There are valued landscape components in a pleasing composition to the west of the site. The area to the north has recreational value.	Medium
Landscape susceptibility to change	Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.	Medium
Landscape visual sensitivity	The majority of the surrounding area is within the zone of theoretical visibility of the site; however the density of tree cover considerably reduces the openness of the landscape. There are woodlands and built areas but they are not particularly conspicuous in the landscape. Belts of woodlands create enclosure from distant views.	Low
	Overall, Weighted Landscape Sensitivity.	Medium

APPENDIX D- Visual Assessment



Vp1	Type 1: Panoramic View (Distance 0.01 km looking east)	
Baseline Description	This is a view from the Public Right of Way (ref ITC-1600 West Sussex County Council online map) close to the western boundary of the site. This path continues south and along the southern boundary of the site. There is a scattering of natural woodland along the boundary. The site is relatively flat and gently falls to the east. There are filtered views along this wooded corridor. The land to the west of the Bridleway is open countryside and has sheep grazing.	
Predicted change	From this viewpoint there is visibility of the site through boundary vegetation of tree trunks and low branches.	
Type of effect	The introduction of the proposed housing would be similar to development to the east of the site. The development would be visible from this PRow through gaps in the vegetation.	
Magnitude of Change	The development would result in a partial loss of the characteristics of the landscape and introduce man made elements which are at odds with the local pattern.	
Assessment	Sensitivity Magnitude	Users of PRow - High Medium – residual magnitude of the built form would be uncharacteristic of the receiving landscape.
Overall Visual Effects		Major/moderate – residual impact would be major/moderate



Vp2	Type 1: Panoramic View (Distance 0.01km looking north)	
Baseline Description	This is a view from the Public Right of Way (ref ITC-1600 West Sussex County Council online map) close to the southern boundary of the site which is Smugglers Lane. This path is part of the 'West Sussex Literary Trail' which is a 55 mile long distance walking route.	
Predicted change	The vegetation is mainly native deciduous species located along the boundaries. The topography falls to the east which is visible in this view. There is a horse grazing in the field. From this viewpoint there is more visibility of the site through the vegetation on the site boundary. This winter view demonstrates that there are gaps in the vegetation. There is vegetation on the southern side which makes the Bridleway enclosed along this side.	
Type of Effect	The development would be visible from this PRow through gaps in the vegetation.	
Magnitude of Change	The development would result in a partial loss of characteristics of the baseline and landform from this Bridleway.	
Assessment	Sensitivity Magnitude	Users of PRow - High Medium - residual magnitude of the built form would be uncharacteristic of the receiving landscape.
Overall Visual Effects		Major/moderate - residual impact would be major/moderate



Vp3	Type 1: Panoramic View (Distance 0.01km looking north)	
Baseline Description	This is another view from Public Right of Way (ITC-1600) further east from Viewpoint 2. There are intermittent views into the site from this location but the site is less visible than viewpoint 1 and 2 and the ground level begins to drop and the vegetation creates enclosure on both sides of the Bridleway.	
Predicted change	The photograph demonstrates that there are glimpse views of the site from this location.	
Type of Effect	The development would be partially visible from this viewpoint.	
Magnitude of Change	The development would result in a minor loss of characteristics of the baseline and landform from this Bridleway.	
Assessment	Sensitivity Magnitude	Users of Public Right of Way - High Small – Minor loss to the elements and baseline
Overall Visual Effects		Moderate - residual impact would be moderate

Viewpoint 4: View from Chapel Road

The Site



Vp4	Type 1: Panoramic View (Distance 0.01km looking west)	
Baseline Description	This is a view from Chapel Road looking west across the road towards the boundary of the site. There is a dense hedgerow boundary which creates a thick visual barrier. This photo is taken close to the Public Right of Way (ITC-1611) which leads to Barns Green Primary School. Chapel Road has Listed Buildings such as the pub ‘The Queens Head’ and Village Store which are opposite this view which create rural village character.	
Predicted change	A road access is proposed in the centre of this vegetation which will create a gap in the vegetation and change the view from Chapel Road. There are other properties along this road which will have similar access to their properties. There is also parking for the pub. The road would not be out of keeping for the area. There is a strong historic character on Chapel Road and the should be reflected in the style of the access.	
Type of Effect	The proposed layout of the development includes an access road and pavement from Chapel Road entering the site.	
Magnitude of Change	The development would result in a loss to a valued element of the baseline and introduction of elements considered prominent to the receiving landscape. There are other properties on Chapel Road with access, so this type of element is characteristic on this road. The traditional materials and styles of the road should be considered.	
Assessment	Sensitivity Magnitude	Users of road -Medium Large – Major alteration to valued elements of the baseline
Overall Visual Effects		Major/Moderate - residual impact would be major/moderate



Vp5	Type 1: Panoramic View (Distance 0.08km looking southwest)	
Baseline Description	This is a view from Muntham Drive to the south of Barns Green Village Hall and car park. This is a view into the northeast corner of the site from the road. There are properties next to the site which can be seen through trees on the left of the photograph. The road has low traffic levels.	
Predicted change	From this viewpoint the proposals will include a proposed road with parking and housing set back from the road would be in keeping with the existing properties to the west. There is a car park and Village Hall on the other side of the road so the built forms will be in keeping with the character of the receiving landscape.	
Type of Effect	The development would be visible from this viewpoint through the boundary vegetation and would be in keeping with the build form to the west of the site. .	
Magnitude of Change	The development would be visible in this location and result in partial loss of the characteristics of the baseline and introduction of housing. The housing will be similar in style to the built form close by.	
Assessment	Sensitivity Magnitude	Users of road - Medium Medium - residual magnitude of the built form would be uncharacteristic of the receiving landscape.
Overall Visual Effects		Moderate - residual impact would be moderate

Viewpoint 6: View from Public Right of Way (ITC-1600) Muntham Drive



Vp6	Type 1: Panoramic View (Distance 0.25km looking east)	
Baseline Description	This is a view from the Public Right of Way (ref 1600 West Sussex County Council online map) on Muntham Drive. It is representative of distant views from the west of the site. The dense boundary hedgerow along the road has been cut back at this time of year. The tops of the trees along the western side of the site are visible. The field below the site is more visible from this view. The woodland in the south of the lake in the view is ancient woodland. In the middle view is gently rolling rural landscape.	
Predicted change	From this viewpoint the proposals will be set beyond the hedgerow in the foreground with glimpse views.	
Type of Effect	The roofs of the proposed properties on the western side of the development would have minor visibility from this view.	
Magnitude of Change	The development would have some visibility through the trees from this location. This would result in a minor loss of features of the baseline and introduction of elements. It would not quite if into the landform of the landscape.	
Assessment	Sensitivity Magnitude	Users of PRow - High Small – Minor loss to features of the baseline
Overall Visual Effects		Moderate/minor - residual impact would be moderate/minor

Viewpoint 7: View from Public Right of Way (ITC-1605)

The Site



Vp7	Type 1: Panoramic View (Distance 0.02km looking south)	
Baseline Description	This is a view taken from Barns Green Recreation Ground where a footpath crosses the grassed field from east to west. In the view is Barns Green Village Hall and car park. To the left is Barns Green Sports and Social Club and playground between the buildings. The road beyond the car park is bordered along the horizon by a continuous line of mature trees which is more visible in Viewpoint 5. This is a wide view across the Recreation Ground with tree belt along the eastern boundary.	
Predicted change	From this viewpoint there would be small glimpses of the development through the mature trees in the background. In the summer these trees will be covered in leaves and the views will be limited. The bund in front of the parking creates a visual barrier.	
Type of Effect	There would be glimpses of the top of the development from this viewpoint.	
Magnitude of Change	The development would result in a minor alteration to the characteristic of the landscape.	
Assessment	Sensitivity Magnitude	Users of PRow and Recreation Ground- High Small – Minor loss to features of the baseline
Overall Visual Effects		Moderate/minor - residual impact would be moderate/minor

Viewpoint 8: View from Public Right of Way (ITC-1605)



Vp8	Type 1: Panoramic View (Distance 0.03km looking southwest)	
Baseline Description	This is a view from the Public Right of Way (ref ITC-1605 West Sussex County Council online map) which is accessed from Sandhills Road where the cars are parked. It is representative of views from the Public Right of Way and the road. Barns Green Sports and Social Club is the building which is prominent in this view with the playground further to the right of the photograph. There is a strong village character to this part of Barns Green.	
Predicted change	From this viewpoint the proposals will be set beyond the buildings. Between the two buildings the mature trees are visible which line the boundary of the site. There would be very minor visibility of the development from this location.	
Type of effect	The development would have some minor visibility from this part of the PRow. The built form creates a visual barrier.	
Magnitude of Change	The development would be similar to the housing further along Muntham Drive and is similar to other built forms in the view. There would be a very minor loss to the baseline elements.	
Assessment	Sensitivity Magnitude	Users of PRow and Recreation Ground - High Negligible – Very minor loss to features of the baseline
Overall Visual Effects		Minor - residual impact would be minor

Viewpoint 9: View from Public Right of Way (ITC-1620)

The Site



Vp9	Type 1: Panoramic View	(Distance 0.93km looking southwest)
Baseline Description	This is a view from a high point on Public Right of Way (ITC-1620). There is an open view across the grassed field. The landform is gently sloping to the south towards the site. The field is enclosed with boundary mature trees and hedgerows. The mix of trees in the background are semi-natural. The level descends quickly on the eastern side of the footpath. The footpath has a quiet countryside character. The mature trees in the background create a visual barrier towards the site.	
Predicted change	From this viewpoint, the proposals will be set beyond the boundary vegetation. Views into the site are not possible due to the existing woodland and distance between the site and this viewpoint location.	
Type of Effect	The development would not be visible from this viewpoint.	
Magnitude of Change	The development would not alter the features of the baseline landscape from this location.	
Assessment	Sensitivity Magnitude	Users of PRow - High Negligible – Maintain existing landscape quality.
Overall Visual Effects		Negligible - residual impact would be negligible

The Site

Viewpoint 10: View from Public Right of Way (ITC-1615)



Vp10	Type 1: Panoramic View (Distance 1.04km looking southwest)	
Baseline Description	This is a long distance view from Public Right of Way ITC-1615 across rolling grassland fields. The landform slopes gradually towards the middle distance to the south. There are a network of hedgerows and post and wire fencing which form parcels of land. To the right of the photograph is a wooden field gate. There is a prominent mature tree in the centre of the view. There are no built forms in the centre of the view with a farm building to the far right. The view has a rural and scenic quality.	
Predicted change	From this viewpoint, the proposals will be set beyond the trees in the far distance. Views into the site are not possible due to the existing trees, vegetation and distance between the site and this viewpoint location.	
Type of Effect	The development would not be visible from this viewpoint.	
Magnitude of Change	The development would not alter the landscape from this location.	
Assessment	Sensitivity Magnitude	Users of the Public Right of Way - High Negligible – Maintain existing landscape quality.
Overall Visual Effects		Negligible - residual impact would be negligible

Viewpoint 11: View from Public Right of Way (ITC-1615)

The Site



Vp11	Type 1: Panoramic View (Distance 1.19km looking southwest)	
Baseline Description	This is another wide long distance view from Public Right of Way ITC-1615 from further east.	
Predicted change	From this viewpoint, the trees to the south and west make it difficult to see beyond this vegetation.	
Type of Effect	The development will not be visible from this view.	
Magnitude of Change	The development would not impact upon the landscape from this location.	
Assessment	Sensitivity Magnitude	Users of Public Right of Way- High Negligible – Maintain existing landscape quality.
Overall Visual Effects		Negligible - residual impact would be negligible

APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.

Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process

Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

9.33 The following sources of information were obtained or consulted during the course of the assessment:

- Guidelines for Landscape and Visual Impact Assessment (2013).
- An Approach to Landscape Character Assessment (2018).
- Technical Advice Note 06/19: Visual Representation of Development Proposals (2019).
- National Planning Policy Framework (2019).
- Consultations with the client regarding the development proposals;
- Natural England published national landscape character assessment;
- Horsham District Council published landscape character descriptions (2015);
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

APPENDIX G – Policy

The site falls within the Horsham District Planning Framework 2015 (HDPF). The relevant landscape policies which have been considered during the design development and assessment of the scheme include:

Policy 2

Strategic Policy: Strategic Development

To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:

- 1. Focus development in and around the key settlement of Horsham, and allow for growth in the rest of the district in accordance with the identified settlement hierarchy.*
- 2. Recognise and develop Horsham town's role as the primary town for the District, promoting its historic function as a market town and safeguarding its compact and attractive character, and complemented by rationalisation and redevelopment at Broadbridge Heath Quadrant.*
- 3. Bring forward three strategic development areas of at least 2,500 dwellings immediately to the north of Horsham Town, around 600 dwellings West of Southwater, and around 150 dwellings South of Billingshurst to meet the strategic requirement for new homes, and to provide access to new employment, health, educational and recreational opportunities.*
- 4. Bring forward a strategic mixed used opportunity at the former Novartis site in Horsham for employments, education and specialist housing at the equivalent of around 200 units.*
- 5. Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.*

- 6. Manage development around the edges of existing settlements in order to prevent the merging of settlements and to protect the rural character and landscape.*
- 7. Guide development form and provide access to strategic green space and recreational opportunities in and around the built-up urban areas.*
- 8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*
- 9. Identify existing sites of important employment use, and to safeguard their function through flexible policies and designation of Key Employment Areas, together with supporting the rural economy, to allow people the opportunity to work close to where they live.*
- 10. Provide for the varied housing needs of the community in terms of tenure, affordability, care and other support needs and the specific temporary and permanent needs of the Gypsy and Travellers and Travelling Show people.*
- 11. Support the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need.*
- 12. Retain and enhance natural environmental resources, including landscapes and landscape character, biodiversity, and retaining and enhancing environmental quality including air, minimises energy and resource use and provides flood mitigation.*
- 13. Support development which protects, conserves and enhances the district's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the district's carbon emissions.*
- 14. Monitor delivery of the Strategy and associated infrastructure in conjunction with partner organisations, developers and landowners.*

Policy 3

Strategic Policy: Development Hierarchy

Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy below:

Settlement Type	Settlement Characteristics and Function	Settlements
Main Town	Settlement with a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Strong social networks, with good rail and bus accessibility. The settlement meets the majority of its own needs and many of those in smaller settlements.	Horsham
Small Towns and Larger Villages	These are settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements.	Billingshurst Bramber and Upper Beeding Broadbridge Heath Henfield Pulborough and Codmore Hill Southwater Steyning Storrington & Sullington
Medium Villages	These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.	Ashington Barns Green Cowfold Partridge Green Rudgwick and Bucks Green Slinfold Warnham West Chiltington Village and Common
Smaller Villages	Villages with limited services, facilities, social	Christ's Hospital Lower Beeding

	networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.	Mannings Heath Rusper Small Dole Thakeham (The Street and High Bar Lane)
Unclassified settlements	Settlements with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residents	All other settlements

Policy 4

Strategic Policy: Settlement Expansion

The growth of settlements across the district will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;

- 1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.*
- 2. The level of expansion is appropriate to the scale and function of the settlement type.*
- 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.*
- 4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and*
- 5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.*

Policy 17

Exceptions Housing Schemes

In exceptional circumstances limited amounts of greenfield land, that would not otherwise be released for general market housing, may be released for the development of affordable homes provided that:

- 1. There is an identified local need for such homes and no suitable alternatives exist within the locality to meet that need;*
- 2. The development would solely meet the needs of a particular parish (or that parish plus its immediately adjoining parishes within Horsham district) and that the needs identified comprise housing for:*
 - a. Existing residents of the parish in unsuitable accommodation or needing separate accommodation in the area (excluding existing owner occupiers).*
 - b. People whose work provides important services and who need to live in the parish.*
 - c. People who may no longer be resident in the parish but have longstanding links with the local community.*
 - d. People with the offer of a job in the parish who cannot take up the offer because of a lack of affordable housing.*
- 3. The development would provide subsidised housing in perpetuity which will normally be managed by a provider that is registered with the Homes and Community Agency.*

The new Local Plan will cover the period 2023-40 and is due to be adopted in late 2026/2027. The relevant landscape policies which have been considered during the design development and assessment of the scheme include:

Strategic Policy 2: Development Hierarchy

- 1. Development will be permitted within towns and villages that have defined built-up area boundaries, as defined on the Policies Map, including on any suitable previously developed land. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy below.*
- 2. Development will be permitted in secondary settlements, provided also that it falls entirely within the secondary settlement boundary as defined on the Policies Map, and meets all of the following criteria: a) the site is infilling a gap or plot within an otherwise built-up or cohesive settlement form; b) the proposal is limited in scale to reflect the existing scale and character of the settlement function and form;*

Medium Villages – Barns Green.

These settlements have a moderate level of services, facilities and community networks, together with some access to public transport. These settlements provide some day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

Strategic Policy 11: Environmental Protection

The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning and Technical Guidance Documents, developments will be expected to minimise exposure to, and the emission of, pollutants including noise, odour, vibration, air and light pollution arising from all stages of development. Development proposals must ensure that they:

- 1. Address land contamination by promoting the appropriate re-use of sites and deliver the required remediation. Proposals where contamination is known or suspected, or the site is within the vicinity of contaminated land, must be accompanied by a Land Contamination Assessment.*
- 2. Are appropriate to their location, taking account of ground conditions and land instability.*
- 3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off to surface water sewers, taking into account the Water Framework Directive and South East River Basin Management Plan or any subsequent updates.*
- 4. Minimise the impact of lighting on neighbouring uses, the wider landscape and biodiversity, including potential glare and spillage, particularly with regard to the South Downs International Dark Sky Reserve designation. Proposals where illumination is to be installed must be accompanied by a Lighting Assessment.*
- 5. Demonstrate that users of residential and other noise sensitive development will not be exposed to unacceptable noise disturbance from existing or future users. Development proposals which are known or suspected to be noise generators, or to be sensitive to noise from nearby sites, must be accompanied by a Noise Assessment.*
- 6. Minimise air pollution and greenhouse gas emissions in order to protect human health and the natural environment.*
- 7. Contribute to the implementation of local Air Quality Action Plans and do not conflict with their objectives.*
- 8. Maintain or reduce human exposure to odour and poor air quality, with specific consideration given to development that will result in new public exposure, particularly vulnerable people (e.g. the elderly, care homes or schools); and*

9. *Ensure that the cumulative impact of all relevant permitted and allocated developments, is appropriately assessed.*

Proposals for new development within the vicinity of an existing business or community facility will not be supported where it is considered that the current use could have a significant adverse environment impact on the new development, unless it can be demonstrated that suitable mitigation will be implemented prior to the occupation or use of the new proposal.

Strategic Policy 13 - The Natural Environment and Landscape Character

The Natural Environment and landscape character of the district, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape led from the outset so that they clearly inform the design and layout. Proposals will also be required to:

Protect, conserve and enhance the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintain settlement separation;

Maintain and enhance the Green Infrastructure Network, the Nature Recovery Network and, where practicable, help to address any identified deficiencies in the district.

Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and secure net gains in biodiversity;

Incorporate SUDS into a scheme in an optimal location for their purpose whilst also securing landscape enhancements and good quality spaces. Proposals will be expected to provide details to demonstrate that the whole life management and maintenance of the SUDS are appropriate,

deliverable and will not cause harm to the natural environment and/or landscape; and

Where applicable, conserve and, where possible, enhance the setting of the South Downs National Park and the High Weald Area of Outstanding Natural Beauty.

Policy 15 - Strategic Policy: Settlement Coalescence

Landscapes will be protected from development which would result in the coalescence of settlements in order to protect local identity and a sense of place. Development between settlements will be resisted unless it can be demonstrated that:

There is no significant reduction in the openness and 'break' between settlements;

It does not generate urbanising effects within the retained 'break' between settlements, including artificial lighting, development along and/or the widening of the roads between the settlements and increased traffic movements.

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

Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.

Policy 17 - Strategic Policy: Green Infrastructure and Biodiversity

Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure, the Nature Recovery Network, natural capital and biodiversity. Proposals that would result in the loss of existing green infrastructure or part of the Nature Recovery Network will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

Proposals will be expected to retain and enhance existing freshwater features, hedgerows, trees and deciduous woodland and the provision of additional hedgerow and tree planting will be sought subject to appropriate consideration of local and wider context, habitats and species.

Where the felling of a tree is necessary, for example due to disease, replacement planting with a suitable species and location to retain the link with the wider network of habitats and Green Infrastructure, will be required.

Development proposals will be expected to remove invasive species and will be required to contribute to the enhancement of existing biodiversity and deliver, as a minimum, a 10% net gain through the delivery of appropriate on-site biodiversity net gain or, where this is not practicable, to off set the delivery to the Nature Recovery Network.

Proposals should create and manage appropriate new habitats, taking into account pollination, where practicable. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity, and where appropriate the Nature Recovery Network, through the creation of green spaces, and linkages between habitats to create local and

regional ecological networks and allow the movement of wildlife through development sites.

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

Special Protection Area (SPA) and Special Areas of Conservation (SAC)

Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNRs)

Local Wildlife Sites (LWS), Local Nature Reserves (LNRs) and any areas of Ancient Woodland, traditional orchards, local geodiversity or other irreplaceable habitats not already identified in a & b above.

Where development is anticipated to have a direct or indirect adverse impact on sites or features of importance to nature conservation, development will be refused unless it can be demonstrated that:

The objectives of a site's designation, where applicable, and integrity of the area will not be undermined;

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

That appropriate mitigation and compensation measures are provided.

Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a Habitats Regulation Assessment to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy HA6 - Strategic Policy: Barns Green

- 1. The following sites are allocated, as shown on the Policies Map, for the provision of at least 95 homes:*

- BGR1: Land South of Smugglers Lane, 3.3 hectares (50 homes)*

- *BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)*
- *BGR3: Land at the Old School Site, Itchingfield, 0.8 hectares (20 homes)*

2. In addition to meeting national and Local Plan requirements, development will be supported where proposals:

BGR1

- a) Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and*
- b) Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queen's Head Public House).*

BGR2

- a) Shall be carefully sited and include an appropriate buffer from adjacent ancient woodland; and 177*
- b) Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (The Queens Head Public House, Blacksmiths Cottage and Bennetts). BGR3 a) Comply with any policies, including site-specific policies, in a Made Itchingfield Neighbourhood Plan.*

APPENDIX H - Published Local Landscape Character Areas

9.34 Natural England has published a set of National Character Areas, which classifies landscape character on a national scale. It should be noted that this level of character guidance sets the broad scene for the study area. In this case, the sub regional character assessment provides the local context for understanding the landscape character of the site. However, the key characteristics for this NCA (121: Low Weald) that can be seen as relevant to the site would be as follows:

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

- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also, significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated water meadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

9.35 The key opportunities from this character assessment are as follows:

- *SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.*
- *SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.*

- *SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.*
- *SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.*
- *Additional Opportunity 1. Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.*

Horsham District Landscape Character Assessment

- 9.36 A Landscape Character Assessment was prepared by Chris Blandford Associates for Horsham District Council in October 2003 which offers guidance on the sub regional level character. The application site falls within Narrow Clay Vale Farmland District Landscape Character Type K.
- 9.37 Within the Narrow Clay Vale Farmland District Landscape Character Type K, two different Landscape Character Areas have been identified; the application site is situated within the Warnham & Faygate Vale Landscape Area K2. The landscape characteristics of area K2 are defined as follows:

Overall Character

- *This area comprises a narrow vale on Weald Clay, with a medium-large scale field pattern of mainly arable farmland. The traditional hedgerow field pattern has become fragmented or lost, and only small, isolated patches of woodland occur. Much of the area retains a low-density settlement pattern with a few scattered farmsteads, and small hamlets. However, in the south significant large scale urban development around Broadbridge Heath has eroded character. Major road and rail routes truncate the area. There is also localised intrusion from sand and gravel works. The large areas of historic parkland at Warnham with its prominent tree clumps in grassland, extensive boundary tree belts and avenue tree features provide a distinct contrast to the west of the character area.*

Historic Features

- *Motte and Bailey Castles*
- *Historic north-south drove roads*
- *Historic parklands at Warnham Court*

- *Mix of irregular historic and straighter more recent field boundaries*

Biodiversity

- *Both thick hedgerows and low/degraded hedgerows*
- *Small isolated field corner copses and pockets of streamside woodland*
- *Ecological character weakened by intensive arable farmland*

Key Issues

- *Progressive loss of hedgerows and hedgerow trees*
- *Pressure of traffic on rural lanes*
- *Pressure for further urban development*

Landscape Condition

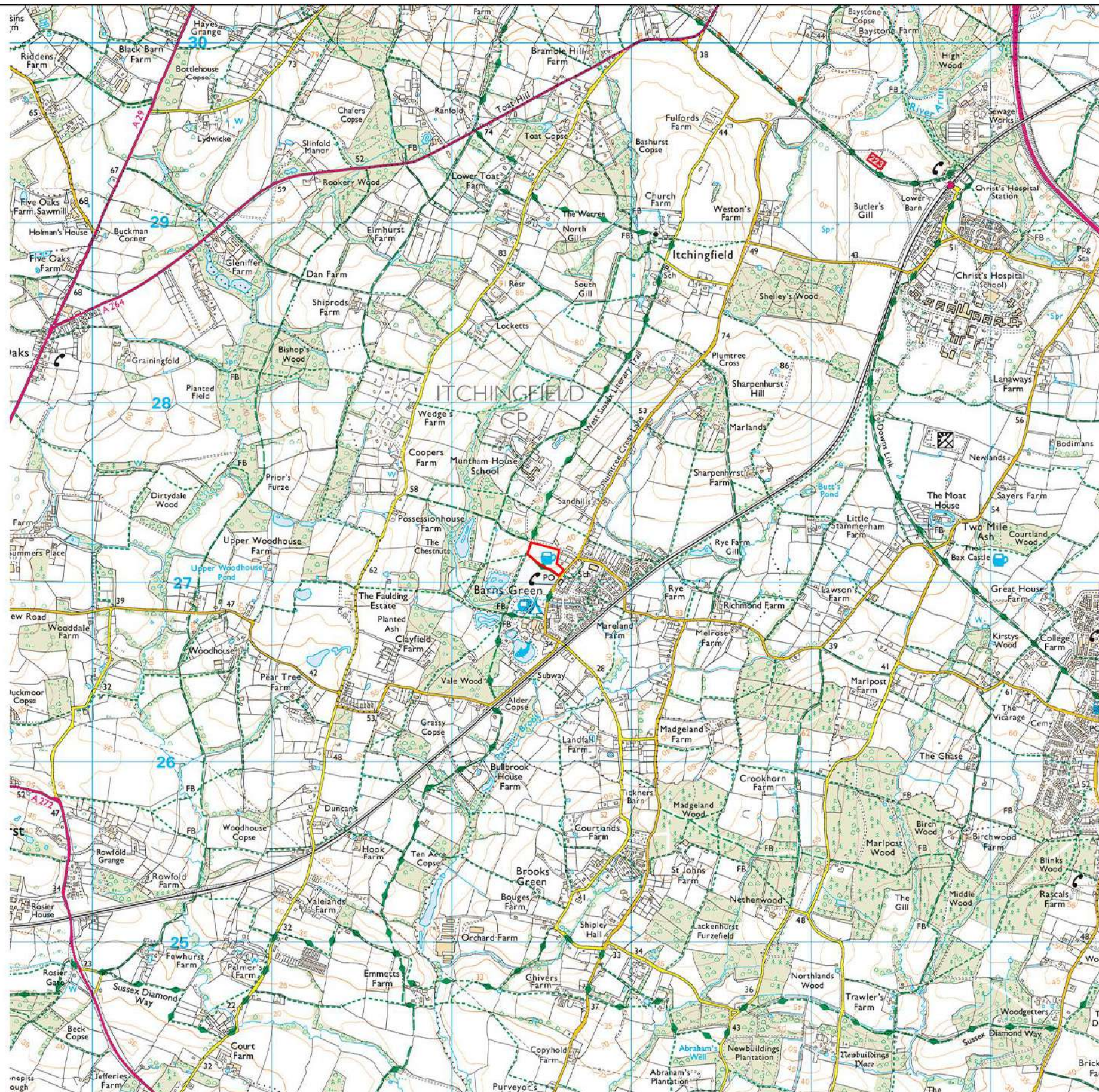
- *Condition is considered to be overall declining, locally poor, due to intensive arable agriculture, visual and noise intrusion of major traffic routes, and visual impact of industrial/retail areas in the Broadbridge Heath area.*

Sensitivity to Change

- *Overall, the area has made a moderate sensitivity to change reflecting its most moderate intervisibility and only moderate intrinsic landscape qualities. Key sensitivities are to:*
- *Large scale commercial development*
- *Minor and major road improvements*
- *Any change that would result in loss of existing woodlands, hedgerows and hedgerow trees, historic parkland*

Planning and Landscape Management Guidelines

- *Ensure any further built development expansion around Horsham and Broadbridge Heath is integrated with existing landscape patterns by bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.*
- *Reduce the visual impact of the A264 by additional planting, integrated with the existing hedgerow pattern.*
- *Encourage sound management of existing woodlands.*
- *Restore/create new streamside woodlands and marsh.*
- *Conserve and strengthen existing hedgerows and plan plant new hedgerows.*
- *Establish arable field margins.*



LEGEND



Site Boundary



Client: Shanly Homes		
Scheme: Chapel Road, Barns Green, Horsham		
Drawing: Ordnance Survey Plan		Figure No: 1
ACD Ref: SH25104		
Scale: NTS@A3	Drawn: ACG	Checked: LS





LEGEND



Site Boundary



Image supplied by Google Earth
Accessed 2nd March 2026

Client: Shanly Homes

Scheme: Chapel Road, Barns Green, Horsham

Drawing: Aerial Photograph

Figure No: 2

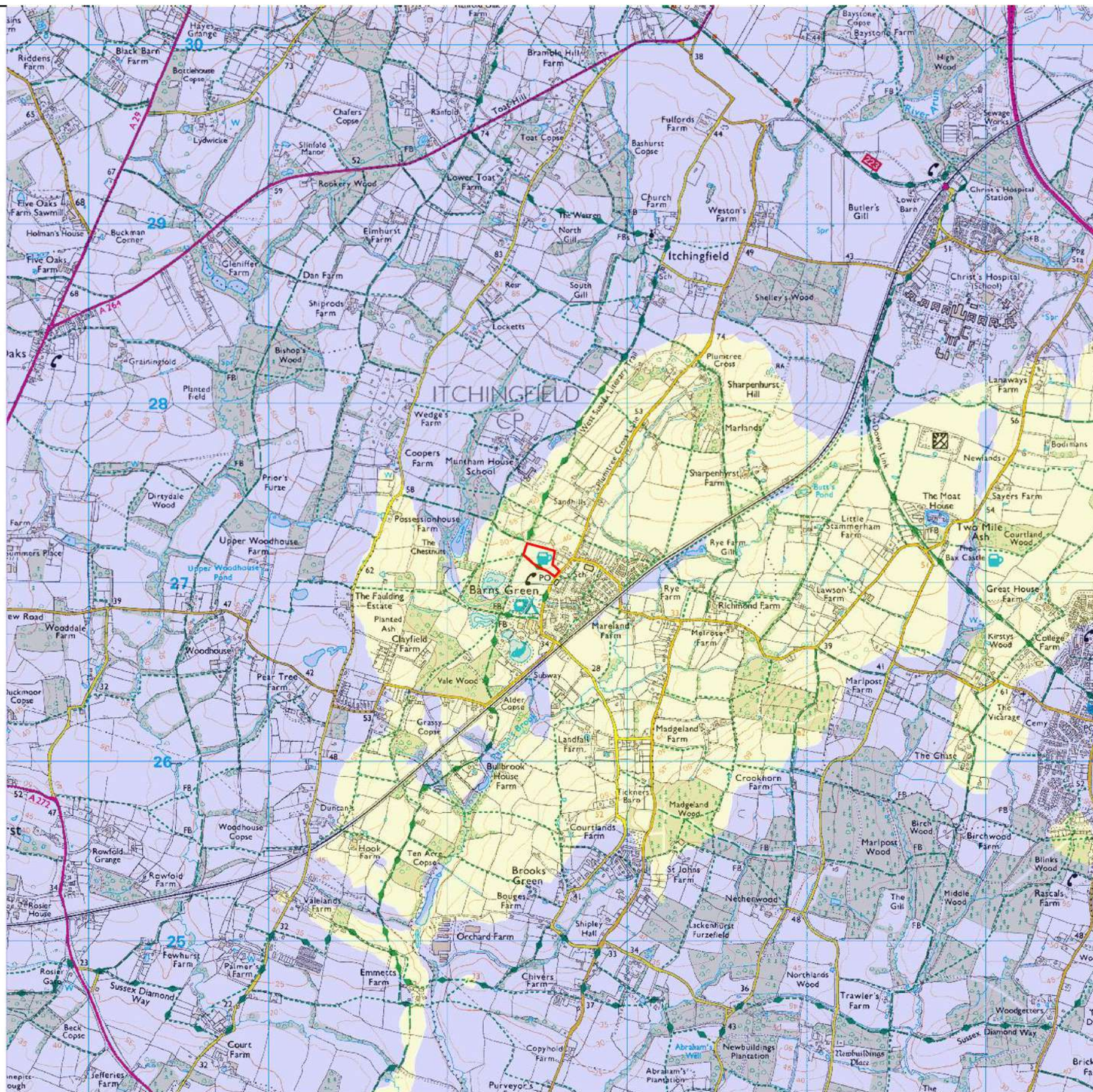
ACD Ref: SH25104

Scale: NTS@A3

Drawn: ACG

Checked:LS





LEGEND



Site Boundary

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



Client: Shanly Homes

Scheme: Chapel Road, Barns Green, Horsham

Drawing: Zone of Theoretical Visibility

Figure No: 3

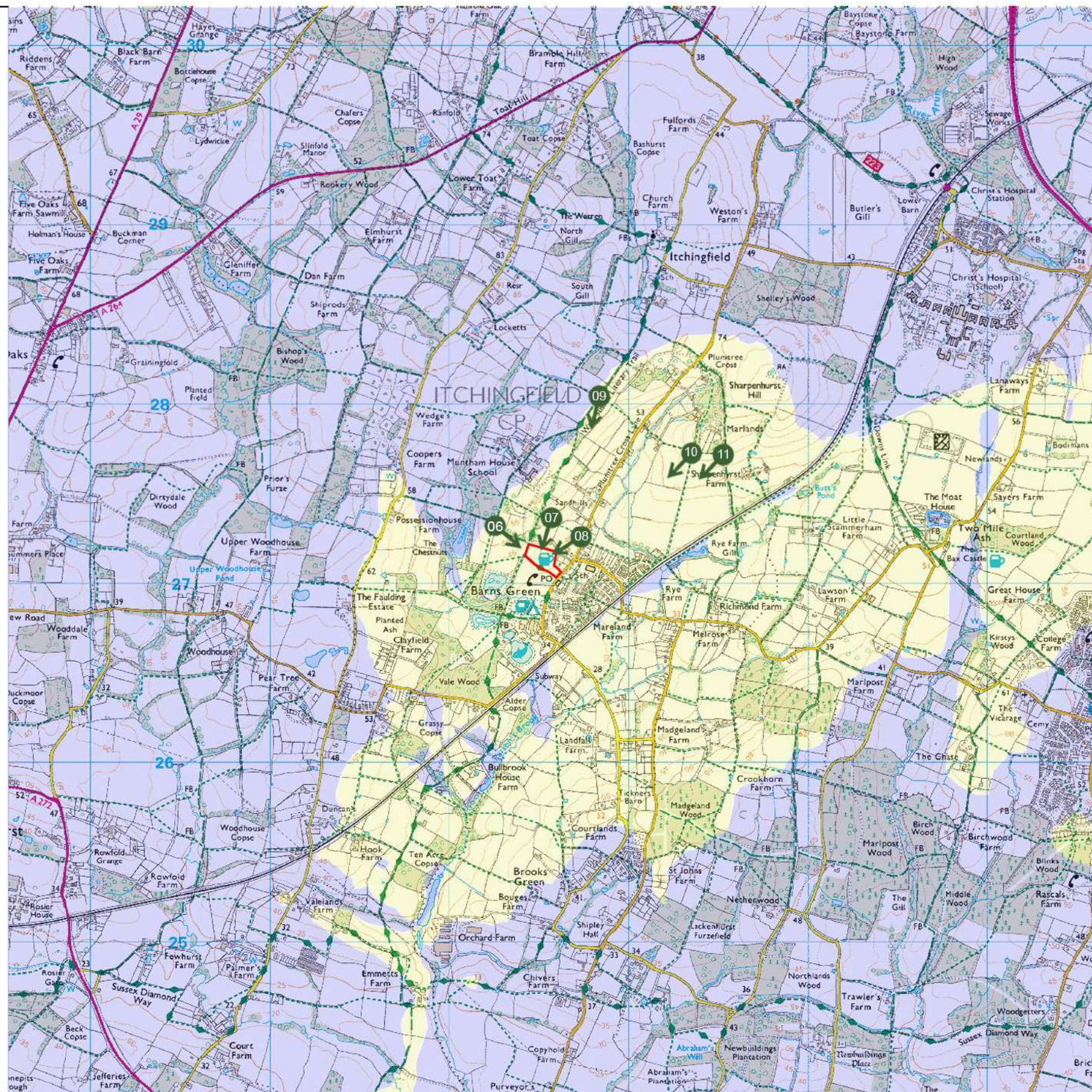
ACD Ref: SH25104

Scale: NTS@A3

Drawn: ACG

Checked: LS





LEGEND



Site Boundary



Viewpoint Location

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



Client: Shanly Homes

Scheme: Chapel Road, Barns Green, Horsham

Drawing: Viewpoint Location Plan

Figure No: 4

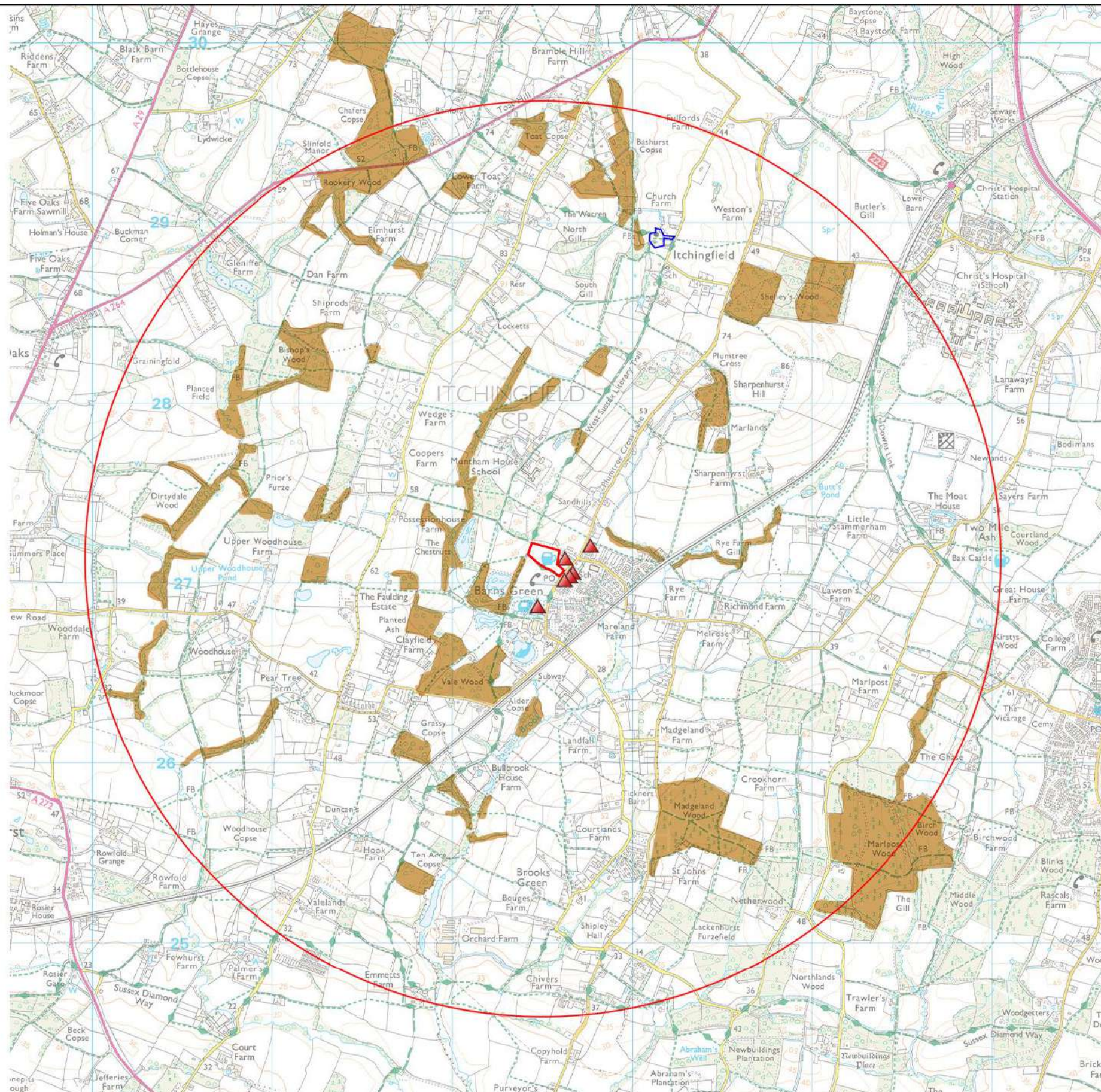
ACD Ref: SH25104

Scale: NTS@A3

Drawn: ACG

Checked: LS





LEGEND



Site Boundary



2.5km Radius



Itchingfield Conservation Area



Listed Buildings within 500m



Ancient woodland



Client: Shanly Homes

Scheme: Chapel Road, Barns Green, Horsham

Drawing: Designations Plan

Figure No: 5

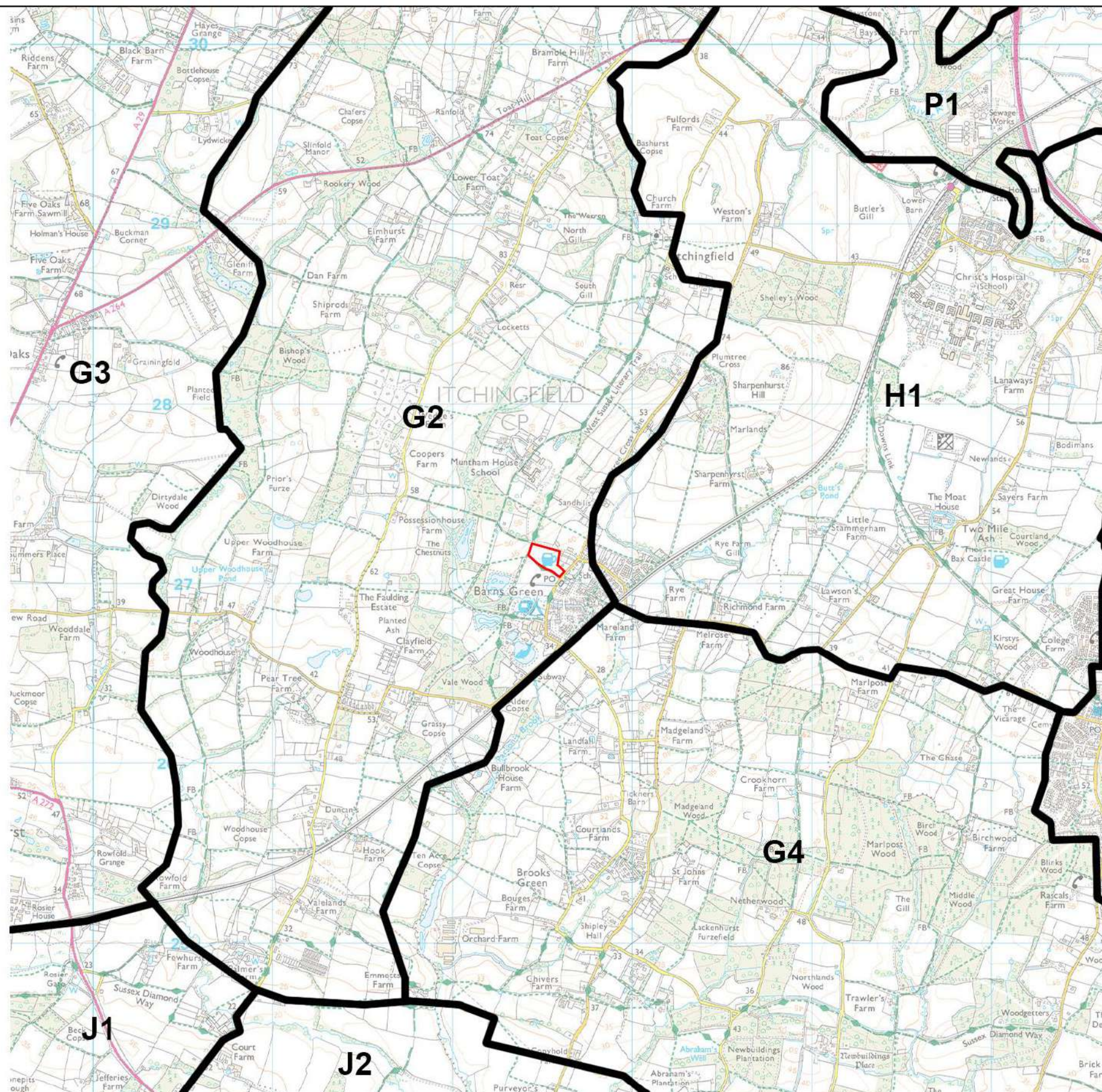
ACD Ref: SH25104

Scale: NTS@A3

Drawn: ACG

Checked: LS





LEGEND



Site Boundary

Landscape Character Areas:

G Wooded Small Scale Farmlands

- G2 Itchingfield & Barns Green Wooded Farmlands
- G3 Slinfold & Five Oaks Wooded Farmlands
- G4 Southwater & Shipley Wooded Farmlands

H Plateau Farmlands

- H1 Southwater & Christs Hospital Farmlands

J Broad Clay Vale Farmland

- J1 Billingshurst & North Heath Farmlands
- J2 Broadford Bridge to Ashington Farmlands

P Minor River Valley

- P1 Upper Arun Valleys



Client: Shanly Homes

Scheme: Chapel Road, Barns Green, Horsham

Drawing: Landscape Character Areas

Figure No: 6

ACD Ref: SH25104

Scale: NTS@A3

Drawn: ACG

Checked:LS





Rev	Date	Description
SHANLY HOMES		
Project		
Chapel Road		
Barns Green		
Planning		
Drawing		
Site Layout		
Date		
20.04.26		
Scale @ A1		
1:500		
Drawn		
CE		
Drawing number		
1425/Pln/101		
Revision		



Client: Shanly Homes		
Scheme: Chapel Road, Barns Green, Horsham		
Drawing: Site Proposal Plan		Figure No: 7
ACD Ref: SH25104		
Scale: NTS@A3	Drawn: ACG	Checked: LS



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