

From: Ines.Watson [REDACTED]
Sent: 24 June 2026 14:00
To: Matthew.Porter [REDACTED]; Andrew.Clout [REDACTED]
Cc: Stephanie.Bryant [REDACTED]; Landscape Heritage [REDACTED]
Subject: DC/26/0322 Steyning School comments

Hi Matt,
I have discussed this site this morning with the tree officer and he will review and provide an update on my point 5, with regards the proposed 'no dig' areas towards the southern part of the site.

With regards the western tree mitigation planting suggested at point 2, (noted since by the applicant that it is outside the red line), please refer to the 'whole site plan' where the proposals indicate the planting of new hedgerow, see extract below. My request is to simply add hedgerow trees within this proposed hedgerow. This has also been identified as part of the mitigation measures and would be considered positively to further mitigate the findings of Viewpoint 2, findings as follows:

8.3.3 People in Vehicles

Road users general have low sensitivity. One exception is viewpoint 2 where road users are on the approach to Steyning and so the view forms part of the 'gateway' to both Steyning and the National Park. In viewpoint 2 proposed buildings will be visible above hedgerows, generating Moderate adverse effects in the short term, reducing to Moderate/Minor with planting.

Viewpoint 2

Location of viewpoint: View taken from Horsham Road adjacent field gate, on the approach to Steyning from the A283.

Description of view: Looking down Horsham road. The view is closed by vegetation either side, although to the left the low hedge row gives views to open sky.

Visual receptor and sensitivity: Medium - road users on the approach to Steyning.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Low	Medium	Construction activity will be visible above the hedgerow for much of the construction programme	Medium	Moderate	Temporary	Moderate/Minor	Adverse
1 year following completion	Low	Medium	The proposed building will be visible above the hedge on the approach into Steyning. This will block the view to some distant trees but will still allow for views to open skies above the roofline.	Medium	Moderate	Permanent	Moderate	Adverse
15 years following completion	Low	Medium	Trees planted to the north of the car park and west of the site will partially buffer, but not block, views to the proposed building	Low	Moderate	Permanent	Moderate/Minor	Adverse

Mitigation: Tree planting is proposed on the existing boundary to buffer views to the building and set buildings within a landscape context in keeping with the local character. Buildings step down in height from north to south. Building materials are appropriately selected to be in keeping with local character and provide adequate interest to the facade.

Without the additional tree planting, residual effects on this particular viewpoint would remain at a moderate/minor adverse effect, albeit closer to moderate than the minor adverse. Nevertheless, these would not be considered of a level that would amount to unacceptable harm.

Otherwise, I have no further changes to make, and I am happy for these to be added as an addendum if you think the clarification is helpful to others.

Thanks,
Inês



Existing trees retained



Proposed standard trees.



Proposed multi-stem trees.



Proposed shrub planting.



Proposed hedge planting.



Memorial tree to be reinstated



Existing paving retained



Existing vegetation retained



Existing fence retained



2.4m high weldmesh fencin

Inês Watson

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