

Appeal 6012367

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, RH20 1DA
Agent contact details	Ben Kirk [REDACTED] [REDACTED]
Local planning authority	Horsham District Council
Application number	DC/25/1371

Interested party 1

Comments

I am writing to request that the Planning Inspector dismiss this appeal and uphold the Local Planning Authority's decision to refuse planning permission. The unauthorised development represents a severe breach of planning control that undermines the integrity of the local plan and causes demonstrable harm to the rural community.

By circumventing the standard planning application process, the appellant has bypassed critical statutory environmental assessments. No rigorous evaluations have been conducted regarding flood risk, protected wildlife habitats, or wastewater and sewage management. Introducing unmanaged infrastructure into a sensitive rural ecosystem poses a direct risk of pollution and ecological degradation prior to this site being established. There have been numerous planning applications although they have been changed slightly on each occasion. This Practice now happens regularly and especially on Bank Holiday Weekends throughout Sussex with complete disregard for planning legislation, which are in turn in place to protect our community.

Supporting documents	No documents
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Interested party 2

Comments

Dear Sir /Madam

I am writing on behalf of the residents of Toat and Pythingdean, Pulborough, West Sussex (The Toat and Pythingdean Preservation Society) to make this third party representation to request that planning appeal ref number: 6012367 is dismissed. Our objections to their previous very similar application (DC/25/0317) remain. There

has been no public support for these applications.

We believe the case officer was incorrect in recommending this retrospective application for approval as at that time he did not appreciate the close proximity of the PROW to the West or the South Downs National Park. Therefore the planning committee were correct in their refusal.

The applicant may be proposing to remove the American Barn, hard standing and close boarded fencing on the Western boundary but there is nothing on their statement about the removal of the close boarded fencing down the Eastern boundary, They have erected close boarded fencing around the entire site and also three pairs of very large metal gates. There is no location shown as to where the two touring caravans would be sited.

When moving on to this field the appellant chose to leave a permanent gypsy/traveller site and ignore the legal planning process entirely showing total disregard for planning regulations. The Inspector at the Enforcement Notice Appeal (upheld) stated this was a carefully planned Intentional Unauthorised Development and a breach of planning control.

We therefore ask you to apply significant negative weight to this appeal in line with the updated (August 2026) NPPF policy concerning Intentional Unauthorised Development. If the applicant cannot comply with clearly laid out planning laws ignoring the Stop and Enforcement notices then we have no confidence in them complying with a myriad of conditions which would do nothing to make this development any more acceptable.

The NPPF requires all development in the countryside to recognise its intrinsic character and beauty - this development does neither. The NPPF also says any development should contribute positively to the areas identity. The amount of damage done to the ecology of this field that borders ancient woodland and a Public Footpath on the Western boundary is unknown. The urbanisation of this field is nothing short of environmental vandalism. (Local plan policy 26) The permanent landscape harm that has been carried out significantly and demonstrably outweighs any benefit of two extra pitches.

There is no muck heap facility shown on the plan. Parsons Field has a history of flooding and in heavy rain last year water flowed across Pickhurst Lane with the ditches overflowing. According to Horsham's Landscape Officer the existing mature trees on the Western boundary are likely to suffer possible future loss due to the RPAs having been heavily disturbed.

The absence of a dormouse survey is at odds with Government Standing advice updated in April 2025. The potential impact on dormouse would have been direct habitat loss due to the removal of a large amount of the hedgerow to create the new access from Pickhurst Lane. Five other species are listed as being recorded locally adder, grass snake, slow worm, common lizard and toad. This area is also designated as being of high quality for several species of bat. Light spillage from this site is considerable.

This site is in the amber zone for Great Crested Newt and there are

five ponds within 500 metres of this field. Nature Space said in their email to the council in October 2025 that they could not comment regarding Great Crested Newt as the majority of the work on this site had already been carried out so if there had been suitable habitat it no longer existed.

Their planning application dated 24.8.25 says the site CAN be seen from a PROW but their current appeal statement states it CANNOT. It can clearly be seen in its entirety by the entrance even more so in the winter months when there are no leaves on the trees or hedges. Their appeal statement (page 6) states it is not readily visible from Stall House Lane - this is a mistake the agent means Pickhurst Lane and it is highly visible.

This development has a much larger impact in reality than it appears on the plan even with the intended removal of the American Barn. Local residents and those who use the lane regularly believe the urbanisation of this field has caused unacceptable harm to Pickhurst Lane.

We objected to the application (DC/19/2105) which requested that the original Parsons Field Stables with temporary permission for two pitches be made permanent. This was refused but was won at appeal in 2023, in spite of the previous decision of an Inspector that concluded Parsons Field Stables in its entirety should be returned to its original use as a grazing field by the end of 2019. Indeed Horsham council wrote in their refusal that 'it is in an unsustainable location and has resulted in significant harm to the area'. This must mean this appeal site is also in an unsustainable location as it was originally part of the land at Parsons Field Stables.

We believe that this site together with the nine pitches in Blackgate Lane and the Hill Farm Lane site a short distance away has a cumulative effect that creates a negative impact on the local area and any further pitches here are unacceptable. .

The appellants appeal statement says that the removed hedging at the entrance has been 're-established'. This is incorrect. A few maple whips have been planted not a mixed hedge that was there prior to this development and the poisonous Cherry laurels still remain.

We realise there are children on this site as there usually are but we understand this should not be a determinative factor. We consider the harm caused to the countryside, environment and loss of amenity outweigh the human rights of the Appellant and others on the site.

This Intentional Unauthorised Development has been a blot on the landscape for over eighteen months. We hope you will respect the decision overwhelmingly made by the members of the planning committee together with the objections from local residents and dismiss this appeal.

Yours Faithfully

Interested party 3

Comments	Pickhurst Lane is a narrow lane off Blackgate Lane both without pavements. The first two properties on Pickhurst Lane are Grade two listed. The other few properties on the lane are of a similar style. My water supply has been variable. The appeal site is a mess with unsuitable gates. The posters on the gates are unnecessary as is the amount of lighting overnight affecting my stables. We now suffer from increased traffic noise both private cars and commercial vehicles and motorbikes which disturb our sleep and safety of access to our property. This development has had a big negative impact on the adjacent footpaths.
Supporting documents	No documents

Interested party 4

Comments	Added as a document
Supporting documents	Letter of Objection 11 09 26_compressed.pdf (/published-document/8f5519a5-7557-4433-874f-0a8021d425b0) Appeal Reference 6012367 - Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA.msg (/published-document/7092ebbd-0daf-4ad4-9e02-18dee1330de8)



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11 September 2026

The Planning Inspectorate
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Dear Sir / Madam

Planning Inspectorate Reference – 6012367
Horsham District Council Reference – DC/25/1371
Site – Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West
Sussex RH20 1DA

We write on behalf of a neighbouring landowner, Sir John Ritblat, to object to the above appeal and respectfully request that it be dismissed.

We previously objected to planning application reference DC/25/1371 by letter dated 12 September 2025. The proposal now before the Inspector is amended from the development originally carried out on the land, principally through the proposed removal of hardstanding and the American barn from the western part of the site, changes to fencing and further native planting. Those amendments do not overcome our client's objections.

There have also been material changes since the application was determined. In particular, the National Planning Policy Framework (NPPF) was replaced on 17 August 2026, the district-wide position on traveller pitch provision has materially improved, and the appeal must now be determined against the current policy and evidential position.

Our objections are organised under the following principal themes:

- Principle of the development
- Landscape harm
- Ecology
- Arboriculture
- Drainage
- Outstanding Deficiencies



Principle of the Development

The appeal site is outside a settlement boundary and is not allocated for traveller development. The starting point is therefore Policy S5 of the August 2026 NPPF, read with Policies S3 and H012.

Importantly, development outside settlements does not benefit from a general presumption simply because it would provide traveller accommodation. The relevant route under Policy S5 (g) depends upon there being an evidenced unmet need, the criteria of Policy H012 being met and the benefits of the development not being substantially outweighed by any adverse effects.

In relation to the need, on the evidence presently available, permissions granted since 1 April 2023 amount to 48 pitches against the identified requirement for 50 pitches in the first five years of the submitted Local Plan period. The scale of any residual numerical shortfall is therefore very substantially reduced. Moreover, a further 4 pitches are presently awaiting determination. Accordingly, whatever weight is attached to unmet need, it cannot reasonably carry the same weight as it might have done when the application was originally considered.

Further, the Appellants have not provided evidence of any personal circumstances which require them to be located in this particular location.

There is also an important interaction with the protected landscape policies. The appeal site lies within only a few metres of the South Downs National Park and Policy N4 requires development within the setting of a Protected Landscape to be sensitively located and designed so as to avoid or minimise adverse impacts on the designated area. This point is considered further below.

The retrospective history is also now more significant. Policy DM8 of the NPPF provides that, where it is concluded on the evidence that unauthorised development was intentional, that fact should be given substantial weight when considering whether planning permission should be granted. The development is substantially retrospective and the chronology includes the formation of the access, removal of hedgerow, importation of material and extensive hardstanding, erection of fencing and buildings, enforcement intervention/Stop Notice, continuation of works, stationing of caravans and subsequent pursuit of retrospective permission. Our September 2025 objection recorded that works continued despite Horsham District Council serving a Stop Notice, with caravans subsequently being brought onto the site.

The enforcement evidence clearly demonstrates that the unauthorised development was intentional. Policy DM8 requires substantial weight to be given to that fact.

In addition, the proposed removal of some hardstanding, the American barn and other elements of the unauthorised development should not be double-counted as freestanding planning benefits. Those measures principally reduce harm created by the unauthorised works themselves.

Landscape Harm

The Council's sole reason for refusal was that the development has a significant adverse impact and that the proposed mitigation would not address the significant landscape harm in this location contiguous to the South Downs National Park, contrary to Policies 23, 25, 30 and 33 of the Horsham District Planning Framework.



The context in which Members reached that decision is important, particularly in the context of the appellant's costs claim. The officer report to Committee contained a significant factual error concerning the relationship between the appeal site, the public rights of way and the National Park. It stated that Public Right of Way 1983/2 passed the site at a distance of 160 metres to the west and that this distance also correlated with the boundary of the South Downs National Park. In fact, Public Right of Way 1983/2 runs immediately alongside the western side of the appeal site and the National Park boundary lies immediately beyond it (please see Appendix A). Our measurement places the National Park boundary within approximately 6 metres of the site at the nearest point. There is also a public right of way approximately 70m to the south which was not mentioned at all.

That was not a minor error. It materially understated the sensitivity of the site and appears to explain why the South Downs National Park Authority was not consulted on the application, despite having routinely been consulted on other applications in this locality which are further from the National Park boundary. Nor did the Landscape Officer's consultation response acknowledge the true proximity of the National Park.

The error was brought to Members' attention at Committee. Once Councillors were aware of the correct physical relationship, they resolved to refuse the application on landscape grounds notwithstanding the officer recommendation. The difference between the officer recommendation and the Committee decision should therefore not be portrayed as an unexplained departure from professional advice. Members were making their decision with an important factual matter before them which had not been properly reflected in the officer assessment or consultation process.

The Inspector is respectfully invited to afford limited weight to the positive officer recommendation insofar as it proceeded on that erroneous factual basis.

The correct landscape baseline is also important. Before the unauthorised works the site was a grassed field used for grazing horses. The subsequent works included hedgerow removal, close-boarded fencing, excavation and extensive hardstanding. The appeal should therefore be assessed against the lawful pre-development rural condition, rather than by comparing the amended scheme only with the more intensive unauthorised development already carried out. The submitted "existing" plans are problematic in this respect because they depict the site after unauthorised development rather than its lawful pre-development condition.

The appellant places considerable reliance upon existing and proposed vegetation. Screening, however, is not synonymous with absence of landscape harm. The permanent residential use, static and touring caravans, day rooms, parking, hard surfaces, domestic activity, fencing, stable building, lighting and associated paraphernalia introduce an urbanising and domesticating influence into countryside immediately adjoining the National Park. Screening is seasonal, depends upon the health and retention of vegetation, and does not remove effects on landscape character or the experience of users of the adjoining public right of way.

Policy N4 of the 2026 NPPF specifically addresses development within the setting of Protected Landscapes. Policies 25 and 30 of the Horsham District Planning Framework likewise require the setting and natural beauty of the South Downs National Park to be conserved and, where possible, enhanced. The issue is therefore wider than whether individual caravans can be seen from a particular viewpoint within the Park.

There are therefore two related but distinct considerations. First, the effect of the development upon landscape character, which is not removed merely because built development is screened from

particular viewpoints; and second, its visual effect upon receptors, including users of the adjoining public rights of way. Both considerations are addressed in the accompanying Landscape and Visual Appraisal

To assist the Inspector, Studio Loci has been commissioned to undertake an independent Landscape and Visual Appraisal (LVA), which accompanies this representation. The LVA (attached at Appendix B) has been prepared by a Chartered Member of the Landscape Institute with regard to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and assesses the effects of the development against the historic, pre-development baseline as well as the amended appeal scheme.

The LVA confirms that, prior to the unauthorised development, the appeal site formed part of pastoral agricultural fields, a characteristic of the J1 Billingshurst and North Heath Farmlands Landscape Character Area. The development has introduced built form, hardstanding, fencing and residential use into a site which previously contributed to the rural and pastoral character of the locality. This represents a permanent change from the historic landscape baseline and is particularly sensitive given that the boundary of the South Downs National Park lies approximately 6 metres from the appeal site.

The LVA identifies significant adverse visual effects notwithstanding the degree of enclosure provided by existing vegetation. At the site entrance from Pickhurst Lane (Viewpoint 2), the effect is assessed as major adverse at Year 1, reducing only to moderate adverse at Year 15. The same major adverse Year 1 and moderate adverse Year 15 effects are identified at the junction of Pickhurst Lane and PUL1983 (Viewpoint 3), while moderate adverse effects also remain at Year 15 at Viewpoints 8 and 9. The assessment therefore demonstrates that adverse effects persist even after allowing for the proposed mitigation to mature.

Importantly, that mitigation does not remove the underlying landscape harm. The amended scheme would remove some of the more intrusive elements of the unauthorised development, but the residential caravans and associated development would remain and the former pastoral character of the site would not be restored. The effectiveness of the proposed mitigation is itself uncertain, particularly where new hedging is proposed beneath existing tree canopies, and the LVA also identifies the importance of retaining the existing boundary trees. Taken as a whole, the LVA provides independent professional evidence that the amended scheme would retain a permanent urbanising and domesticating influence in this sensitive countryside location and would not overcome the significant landscape harm identified by the Council, particularly having regard to the site's immediate relationship with the South Downs National Park.

There is also relevant appeal history on the adjoining traveller site. In appeal APP/Z3825/A/14/2218650 an Inspector endorsed earlier conclusions that a modern mobile home appeared out of place in attractive open countryside and that the rural character of the locality was seriously harmed, with the harm to the character and appearance of the countryside described as "considerable". Although each appeal turns on its own facts, that history is relevant evidence of the sensitivity of this landscape to the urbanising effect of caravan development. The present proposal must also be considered cumulatively with the existing and recently permitted traveller development on the adjoining site, including the two further pitches permitted under DC/24/0256. The issue is therefore not simply the effect of the appeal development viewed in isolation, but whether its retention would consolidate and intensify an existing concentration of caravan-related development and its associated domesticating influence upon this sensitive rural landscape.

Ecology

Our September 2025 objection identified substantive ecological concerns arising not simply from the proposed use, but from works which had already taken place. The Preliminary Ecological Appraisal pre-dated much of the development and identified constraints and precautionary measures which, on the evidence available to us, were not followed.

In particular, the ecological appraisal required a Construction Environmental Management Plan before works began, but no such CEMP had been provided before the works were undertaken. It identified dormouse potential within the existing hedgerow and woodland and recommended avoidance of works in those areas, yet hedgerow was removed to form the site access. It also recommended a 20 metre buffer between the hedgerow/woodland and development works, which was not reflected along the western and northern boundaries.

The appraisal also identified an amber risk in relation to Great Crested Newts and recommended further pond/DNA investigation and appropriate safeguards. Our objection recorded concern that works had proceeded without the recommended protection being demonstrably in place. Vegetation clearance was also undertaken during the nesting bird season despite a recommendation to avoid that period.

We acknowledge that further ecological information and mitigation was submitted with the second application. However, because this is a substantially retrospective development, later mitigation does not erase ecological effects which may already have occurred. The Inspector should therefore be satisfied, on up-to-date evidence, that the development as carried out and as now proposed has not caused unacceptable harm to protected species or habitats and that any outstanding mitigation is both adequate and deliverable. The ecological history is also relevant to the Inspector's assessment under Policy DM8 where recommended safeguards were known before works proceeded.

Arboriculture

The arboricultural position remains a separate concern and is particularly important because the appellant relies upon trees, woodland and hedgerows to screen and assimilate the development.

The applicant's Arboricultural Statement identified fence posts within the root zones of woodland trees, possible concrete within tree-rooting areas and the construction of the stable building within the root protection areas of three mature English oak trees. Our September 2025 objection also noted that the assessment did not address the effects of the established hedgerow removal and referred to a separate arboricultural report dealing with the effects of drainage works on trees and ancient woodland which had not been submitted.

These are not merely technical tree-protection matters. The mature trees, woodland and hedgerows are integral to the rural character of the site and to the physical and visual relationship between the appeal site, the public right of way and the National Park. Any damage to, or uncertainty over the long-term retention of, that vegetation directly undermines the appellant's landscape mitigation case.

The application includes no information about existing tree root protection areas (RPAs) so it is not possible to be confident about the effect of the proposals.



Drainage

The proposed drainage arrangements also raise significant concerns. Both foul and surface water are proposed to discharge to a ditch close to the Ancient Woodland to the south of the site. However, the submitted drainage plan incorrectly shows the ditch as running alongside the site's south-western boundary. In fact, the ditch lies approximately 5 metres to the south of the appeal site (see Attachment C). Accordingly, the proposed connection would require drainage infrastructure to be installed across land outside the Appellant's ownership.

There is also a material discrepancy between the red line boundary shown on the drainage plan and that shown on the submitted location plan. On the drainage plan, the red line extends further west at the south-western corner so as to encompass the proposed connection to the incorrectly identified route of the ditch. This inconsistency calls into question whether the drainage proposals can be implemented within the land properly identified as forming part of the appeal site and whether the necessary rights exist to construct, access and maintain the proposed connection across third-party land.

This is not merely a matter capable of being left to detailed drainage design. On the submitted information there is a fundamental uncertainty as to whether the proposed drainage solution can lawfully and practically be delivered at all, because the identified receiving ditch lies outside the appeal site and the proposed connection appears to require works on third-party land.

If a connection were to be made into the ditch, works would be necessary within 5 metres of Ancient Woodland. The ditch also runs alongside the Ancient Woodland, potentially within it, and the potential effects of discharging additional foul and surface water flows in such close proximity to irreplaceable habitat do not appear to have been assessed. In particular, there appears to be no assessment of the potential effects upon the woodland arising from changes in flows, water quality or drainage conditions.

These shortcomings are particularly concerning given the apparent problems with the existing foul drainage arrangements. Foul water which appears to be untreated, or inadequately treated, has been observed discharging onto the public footpath to the west of the site.

We understand that this discharge has been reported to the Environment Agency. However, the existence of a separate regulatory regime does not remove the need for the planning system to be satisfied that an adequate, deliverable and environmentally acceptable means of foul drainage can be provided. The adequacy, capacity and location of the proposed drainage infrastructure, the ability to construct and maintain it, and the feasibility and environmental effects of the proposed discharge arrangements are all directly relevant to the acceptability of the development.

Taken together, the incorrect identification of the ditch, the inconsistency in the red line boundaries, the apparent reliance on third-party land, the proximity of the proposed drainage route and discharge to Ancient Woodland, and the existing evidence of potentially inadequate foul drainage raise substantial doubt as to whether a satisfactory and deliverable drainage solution has been demonstrated.

Outstanding Deficiencies

Consultees identified a number of amendments and additional information requirements which do not appear to have been fully addressed in the submitted plans. In particular, the Landscape Officer requested that the root protection areas (RPAs) of existing trees be shown on the Block Plan so that the relationship between the proposed development and retained trees could be properly assessed.



The Officer also requested that the fencing along the eastern boundary be repositioned outside the RPAs. Although the annotation on the revised Block Plan has been amended to state that the fence would be offset, the alignment of the fence itself appears unchanged. In the continued absence of the RPA information from the submitted plans, it is not possible to demonstrate that the fencing would avoid harm to retained trees. Indeed, the plans indicate that the proposed fence line is likely to pass through the RPAs of a number of trees.

In addition, the further information requested in respect of woodland understorey seeding, the specification for the proposed green areas and details of the eight proposed new trees does not appear to have been provided. The landscaping and arboricultural implications of the development therefore remain insufficiently resolved, particularly given the importance of the existing and proposed vegetation to the appellant's case that the development can be satisfactorily assimilated into its sensitive landscape setting.

Planning Balance

Any unmet need for traveller pitches and the contribution which the proposal would make towards meeting that need are material considerations in favour of the appeal. However, the scale of the district-wide shortfall has materially reduced since the application was determined and there is no evidence before us of personal circumstances requiring accommodation at this particular location.

Against those benefits must be weighed the permanent landscape and visual harm identified by the LVA, the site's particularly sensitive relationship with the South Downs National Park and adjoining public rights of way, the uncertainty surrounding the effectiveness and deliverability of the proposed landscape mitigation, and the outstanding ecological, arboricultural and drainage concerns identified above. If the Inspector concludes that the unauthorised development was intentional, substantial weight must additionally be given to that consideration in accordance with Policy DM8.

In our view, the limited benefits arising from the provision of additional traveller accommodation do not outweigh those adverse effects. The amendments made to the scheme principally reduce elements of harm arising from the unauthorised development itself; they do not make this an appropriate location for the development.

Conclusion

The appeal should be dismissed. The proposal is not an allocated traveller site and its acceptability in principle under the 2026 NPPF depends upon the current evidence of unmet need and upon the environmental effects of this particular location. The district-wide pitch position has materially improved and the current identified numerical shortfall is only two pitches, substantially reducing the weight that can be attached to the scale of unmet need asserted in the appellant's July 2026 statement.

More fundamentally, the appeal site lies alongside the South Downs National Park. The officer report misstated that relationship by describing the relevant public right of way and National Park boundary as approximately 160 metres away. The National Park Authority was not consulted, and the Landscape Officer's response did not acknowledge the true proximity of the designation

The accompanying Landscape and Visual Appraisal provides independent professional evidence supporting the Council's reason for refusal. It confirms that the development has resulted in a permanent change from the site's historic pastoral character and identifies major adverse visual effects at representative viewpoints, with moderate adverse effects remaining in a number of locations even



after 15 years. The proposed mitigation would reduce some effects but would neither restore the former rural character of the site nor remove the urbanising and domesticating influence of the retained residential development. Its effectiveness is also dependent upon the successful establishment of new planting in locations where the LVA identifies constraints upon its growth. These effects are particularly important given the site's immediate relationship with the South Downs National Park.

The ecological, arboricultural and foul drainage concerns provide further reasons why the Inspector should not conclude that the development is environmentally acceptable. In addition, the enforcement chronology demonstrates that the unauthorised development was intentional and Policy DM8 of the NPPF requires that fact to be given substantial weight.

We therefore respectfully request that the appeal be dismissed.

Yours faithfully

Batcheller Monkhouse



Appendix A

Reference	Site Address	Decision Date	Decision	No. Pitches
DC/19/2105	Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex	07/08/2023	Allowed	3
DC/21/1796	Pear Tree Farm, Furners Lane, Woodmancote, Henfield	29/02/2024	Allowed	5
DC/24/0273	Redgates, Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN	26/04/2024	Application Permitted	1
DC/24/0367	Land Parcel At 520128 116244, Stonepit Lane, Henfield, West Sussex	21/11/2024	Allowed	3
DC/24/0256	Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex	05/06/2025	Application Permitted	2
DC/25/0150	Peacocks Paddock, Stall House Lane, North Heath, Pulborough, West Sussex, RH20 2HR	08/08/2025	Application Permitted	1
DC/25/0982	Land at Marches Road, Warnham, West Sussex	18/11/2025	Application Permitted	2
DC/25/0055	Greenfield Farm, Valewood Lane, Barns Green, West Sussex, RH13 0QJ	24/11/2025	Allowed	5
DC/25/1581	Oldfield Stables, Fryern Road, Storrington, West Sussex, RH20 4BJ	27/11/2025	Application Permitted	4
DC/24/1409	Land North West of Junipers, Harbolets Road, West Chiltington, West Sussex	27/11/2025	Application Permitted	2
DC/25/0318	Rose View, Park Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BW	09/12/2025	Application Permitted	2
DC/24/1502	Sussex Topiary, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU	18/12/2025	Application Permitted	4
DC/25/1416	Land East of Coolham Road, West Chiltington, West Sussex, RH20 2LT	19/12/2025	Application Permitted	1
DC/25/1901	Hillybarn Farmhouse, The Mount, Ifield, RH11 0LF	03/04/2026	Application Permitted	2
DC/25/1996	Downsview Paddock, New Hall Lane, Small Dole, West Sussex, BN5 9YJ	01/05/2026	Application Permitted	1
DC/25/1700	The Slips, West End Lane, Henfield	18/06/2026	Application Permitted	4
DC/25/1727	Long Wells Vineyard, Marches Road, Warnham	24/07/2026	Application Permitted	6
DC/25/2079	Cotlands Paddock, Horsham Road, Cowfold	Awaited	Awaited	4

48 pitches approved

4 awaiting determined (excluding the appeal scheme)







Landscape and Visual Appraisal

Land west of Parsons Field Stables, Pickhurst Lane

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September 2026

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REVISIONS:

Date	Rev	Description	Initials
10.09.26	-	First Issue	DP
11.09.26	A	Text amendments	DP

1 INTRODUCTION

1.1 This Landscape and Visual Appraisal (LVA) has been prepared by a Chartered Member of the Landscape Institute.

1.2 This landscape and visual appraisal (LVA) report has been prepared to accompany a planning appeal in respect of the refusal of planning permission (Council planning ref: DC/25/1371) for:

“Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable building and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding and American barn.

Land west of Parsons Fields Stables, Pickhurst Lane, Pulborough”

1.3 The appeal site is located within the administrative area of the Horsham District Council.

1.4 In line with the guidelines of Guidelines for Landscape and Visual Impact Assessment (3rd Edition) GLVIA 3, this landscape appraisal takes a ‘proportionate’ approach, taking into consideration the scale, extent and nature of the appeal scheme and the anticipated sphere of influence and effect the appeal scheme are considered to have upon the surroundings. As required, the LVA has been undertaken objectively.

Instruction

1.5 Studio Loci instruction was to consider the landscape and visual effects of the refused development in the context of the Reasons for Refusal outlined in the Decision Notice and prepare this LVA. The LVA has been prepared to assist the Inspector to understand

the effects on the character and appearance of the appeal site and its contextual area with the appeal scheme in place on the appeal site.

Reasons for Refusal

- 1.6 This LVA has been prepared mindful of the single Reason for Refusal. Reason for Refusal 1 (RfR1) states:

“The proposed development has a significant adverse impact, and the proposed mitigation will not address the significant harm to the landscape in this location that is contiguous to the South Downs National Park, contrary to policies 23, 25, 30 and 33 of the Horsham District Planning Framework (2015).”

- 1.7 It is noted that effects on visual amenity are not part of RfR1. A visual assessment has been undertaken as part of this LVA to ascertain the level to which the appeal scheme will affect the appearance of the host landscape.

Objective of the LVA

- 1.8 The objective of the LVA is to assess the baseline landscape and visual character of the site and study area, and the potential landscape and visual effects that would arise from the appeal scheme, including the proposed access and landscaping.

- 1.9 The LVA considers the potential effects of the appeal scheme on:

- Landscape elements and features such as vegetation, topography and water bodies etc.,
- Visual amenity; and
- Landscape character.

- 1.10 The primary objectives of the LVA are as follows:

- To identify, describe and evaluate the current landscape character of the site and its surrounding area;
- To identify, describe and evaluate any notable individual landscape elements and/or features within the site;
- To determine the sensitivity of the landscape to the type of development proposed;
- To identify potential visual receptors (i.e. people who would be able to view the proposed development) and to evaluate their sensitivity to the type of changes proposed; and

- To identify and describe any effects of the appeal scheme in so far as they affect the landscape and/or views and to evaluate the magnitude of change owing to those effects.

Site Visit

- 1.11 The visual assessment was undertaken in September 2026 when foliage was fully present. Consideration has also been given to the effect on visibility in winter months due to the absence of foliage.

Caveats

- 1.12 It is acknowledged that by virtue of carrying out the 'visual' element of this assessment, the author when carrying out the site visit and taking photos from the chosen viewpoint locations (from publicly accessible areas and vantage points), is actively and deliberately 'looking' for the 'site' within the local landscape.
- 1.13 In reality, visual receptors such as users of the public rights of way network and motorists alike will not 'actively' be 'looking' for the site whilst traversing the public rights of way and road network. Whilst each visual receptor will have a varying degree of appreciation for their surroundings, depending on what they are doing (playing sport, walking, driving), their efforts will typically not be concerned with 'actively' and 'deliberately' looking for any given 'site' or 'proposed development'.
- 1.14 The photoviews were accurate at the time they were taken. Site conditions can be subject to change, for example garden and field boundary hedgerows can be cut/trimmed by landowners/farmers, trees can be felled by landowners or blown over by adverse weather, and new trees can be planted. Therefore, the extent of visibility can potentially increase or decrease since the photoviews were taken. Such eventualities are not within the control of the report's author. The assessment of visibility within photoviews is accurate at the time of writing.

2 METHODOLOGY

- 2.1 This LVA has been undertaken with regard to the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – Landscape Institute/Institute of Environmental Management and Assessment (IEMA);
 - TGN 06/19 Visual Representation of development proposals - Landscape Institute/Institute 2019
- 2.2 As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately. A detail methodology is provided at Appendix 1 (see **Appendix 1 – Methodology**).
- 2.3 For the purposes of this assessment, unless otherwise stated, changes to landscape and visual amenity as a result of the proposed development are considered to be permanent and non-reversible.

Format of Report

- 2.4 After the first section of the report sets out the baseline scenario and includes a policy review, the second part (the assessment part) of the report will focus on two key elements of landscape and visual assessment.
- 2.5 There are two important ways any proposed development can affect the landscape.
- Visually, or
 - Physically.

Visual Assessment

- 2.6 Of the two ways, how the appeal scheme is perceived, visually in the landscape is perhaps the most important consideration and has a bearing upon mitigation by

design, such as any proposed planting recommendations, the siting of the appeal scheme, the scale and materials used.

Landscape Character and Quality of the Appeal scheme/Design

- 2.7 Once the visual amenity of the site is understood, the focus then lies with the character, the physical being and quality of the design of the appeal scheme. A site not widely visible with the surroundings is no excuse for bad design and appeal scheme that do not emulate local character and anchor themselves to their setting.

3 PLANNING POLICY CONTEXT

National Planning Policy Framework

- 3.1 The latest iteration of the NPPF was published in August 2026. The NPPF sets out the government's policies for plan making and for making decisions on development proposals in England. The NPPF is careful to mention in paragraph 8 that 'plan-making policies should not be used when making decisions on development proposals'.
- 3.2 The NPPF highlights that 'the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.'
- 3.3 The NPPF consists of a series of thematic chapters. In Chapter 14, Achieving well designed places, policy DP3 establishes a series of key principles for well-designed places. These include the need for a proposed development to respond to the character and features of their site and its setting.
- 3.4 Chapter 19 is entitled 'Conserving and enhancing the natural environment'. National decision making policy N2 'Improving the natural environment' lists a number of requirements for developments. Item a) states that development should, 'Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced'.
- 3.5 Item d) states that development should 'conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings.'
- 3.6 N2 recognises the use of green infrastructure to provide benefits including for climate change and recreation etc.

- 3.7 National decision making policy N3 recognises the benefits of 'Trees in new development' stating that 'trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment...' Tree lined streets, trees in general and community orchards are necessitated.
- 3.8 National decision making policy N4 'Protected Landscapes' states in paragraph 1 that,
- 3.9 "Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads..."
- 3.10 'Major development' within Protected Landscapes is discouraged.
- 3.11 The NPPF has been of material consideration as part of our assessment of the site and its setting. The proposed development is deemed to have taken into consideration the overall framework guidance and principles contained within the NPPF.

Local Plan Policies

- 3.12 RfR1 cites policies 23, 25, 30 and 33 of the Horsham District Planning Framework (2015).
- 3.13 Policy 23 states:

Policy 23 Strategic Policy: Gypsy and Traveller Accommodation

1. The following criteria will be taken into consideration when determining the allocation of land for Gypsies, Travellers and Travelling Show people and any planning applications for non-allocated sites:

- a. There must be no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable;*
- b. The site is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users;*
- c. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas;*
- d. The site is located in or near to existing settlements, or is part of an allocated strategic location, within reasonable distance of a range of local services and community facilities, in particular schools and essential health services;*
- e. The development will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties and is sensitively designed to mitigate any impact on its surroundings.*

2. In assessing sites for Travelling Show people or where mixed-uses are proposed, the site and its surrounding context must be suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.

3.14 Policy 25 states:

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

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.

3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

4. Conserve and where possible enhance the setting of the South Downs National Park.

3.15 Policy 30 states:

Policy 30 Protected Landscapes

1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

2. Proposals should have regard to any management plans for these areas and must demonstrate:

a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary, providing mitigation or compensation measures.

b. How the public enjoyment of these landscapes will be retained.

c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

3.16 *3. In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.*

3.17 **Policy 33 states:**

Policy 33 Development Principles In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must

relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality. Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

10. Contribute to the removal of physical barriers; and,

11. Make a clear distinction between the public and private spaces within the site.

Response to Policy

- 3.18 The above national and local plan policies have been considered, in respect of landscape and visual matters, when preparing this LVA.

4 LANDSCAPE AND VISUAL BASELINE

- 4.1 This report takes a considered and 'proportionate' approach to the assessment of likely landscape and visual effects associated with the appeal scheme.

Site Location

- 4.2 The site is located to the south of Pickhurst Lane (see **Appendix 2 – Site Location Plan**), from which the appeal site gains access, and approximately 315metres west of the junction of Pickhurst Lane and Black Gate Lane.
- 4.3 By the nature of the site's location and considering the scale and extent of the appeal scheme, the anticipated influence of the appeal scheme will be localised and well contained from by a combination of existing vegetation and built form.
- 4.4 Effects upon character will be limited to the appeal site's immediate environs, as this appraisal will confirm.

Scale of the appeal site

- 4.5 It is useful to identify the scale of the appeal site area, to better understand how this relates to its surroundings, and what the potential scale of the appeal scheme could be in relation to the appeal site.
- 4.6 The appeal site is to be a small-scale parcel of land in the context of the surrounding landscape. The present arrangement of the appeal site is shown on the existing site plan (see **Appendix 3 – Existing Site Plan**).

Scale of the appeal scheme

- 4.7 It is useful to identify the scale of the appeal scheme in relation to the site, to better understand how the appeal scheme relate to the appeal site itself, how much of the appeal site is being developed, and what the potential visual sphere of influence is anticipated to be, in respect of the appeal scheme.

- 4.8 The appeal site is already developed and represents a notable change from its original state as a pastoral field. The appeal scheme is a retrospective one.
- 4.9 The appeal scheme would actually reduce the amount of built form and hard standing on the appeal site but will retain the developed nature of the appeal site. However, the scale of development relative to the appeal site would reduce from large to medium.

Scale of visual influence upon surroundings

- 4.10 The appeal site is considered small scale. The site visit and visual assessment confirm and support the author's judgement that the sphere of influence of the appeal scheme upon its surroundings is quite localised owing to intervening vegetation as shown in the viewpoints taken as part of the visual appraisal and the location and orientation of publicly accessible vantage points.
- 4.11 Having identified the anticipated sphere of influence the scale of the appeal scheme is likely to have on its surroundings, the focus of this appraisal can be narrowed to an area of study 'proportionate' to the scale, extent and nature of the appeal scheme.

Scale of physical and perceptual influence upon surroundings

- 4.12 Landscape effects are assessed as part of this appraisal. It is prudent to note, however, that the scale of the appeal scheme is considered unlikely to have any effect greater than negligible upon the character of the published national and local character areas in their entirety, given these are large geographic areas by comparison.

Historic baseline

- 4.13 As evidenced by historic aerial images and Google Street View (see **Appendix 4 – Historic Imagery**), the appeal site, prior to the introduction of the existing development, was previously part of two pastoral agricultural fields divided from one another by a fence line. There appears to have been no obvious entrance into the appeal site from Pickhurst Lane. Development on the appeal site does not appear to have taken place until after 2022.

Individual elements, attributes, and key characteristics of the appeal site and local landscape as existing

4.14 The following section describes the individual elements, attributes, and key characteristics of the existing appeal site and local landscape, which together contribute to an understanding of the landscape character.

4.15 The following physical landscape attributes will be described;

- Topography and Landform
- Hydrology and Water Features
- Landscape Framework – Tree and Vegetation Cover
- Public Rights of Way
- Public Highways and Transport Corridors
- Settlement Pattern and Built Form
- Landscape Designations
- Landscape Character

Topography/Landform

4.16 The appeal site falls from approximately 23m along its northern boundary to approximately 19m on its southern boundary. Within the appeal site, the landform has a broadly level profile.

4.17 The wider topography is gently undulating. To the north, the topography varies between approximately 25m and 36m. To the south, the topography varies between approximately 14m and 26m.

Hydrology and Water Features

4.18 There are no obvious water features on the appeal site. A small tributary watercourse is located to the south of the appeal site, at a distance of approximately 30m. The watercourse flows to the west.

Landscape Framework – Tree and Vegetation Cover

- 4.19 The area of the appeal site that is not hardstanding or built form is covered by managed grassland. Trees and understorey are predominantly confined to the site's northern and western perimeter. Internally, the appeal site contains several non-native Cherry Laurel (*Prunus laurocerasus*) hedge plantings. The latter are immature and do not form a contiguous hedgerow.
- 4.20 A belt of mature native trees and under storey, including Holly, runs parallel to the appeal site's western boundary. Tall native species hedgerows, predominantly Hawthorn, and an off-site access track separate the appeal site from Pickhurst Lane to the north.
- 4.21 In the wider landscape, a large belt of woodland extends from the west of the appeal site to the south, following the tributary watercourse both east and west. Blocks of woodland and shaws are a frequent feature of the local landscape.

Public rights of way

- 4.22 There are no public rights of way on the appeal site, which is entirely private. Several rights of way are present in the surrounding landscape. PUL1983 passes along a track adjacent to the appeal site's western boundary. PUL1988 passes through woodland to the south of the appeal site and the tributary watercourse and PUL1987 passes across a pastoral field to the east of the appeal site.

Public Highways and Transport Corridors

- 4.23 The appeal site is now accessed off Pickhurst Lane. There are no other highways in close proximity to the appeal site.

Settlement and Built form

- 4.24 Settlement in the host landscape surrounding the appeal site, is generally dispersed. To the east, several large residential properties in substantial grounds are located on

the northern side of Pickhurst Lane. The appeal site is adjoined by Parsons Field Stables. The latter consists of static caravans and timber stable blocks.

- 4.25 To the north, on the opposite side of Pickhurst Lane, is Bert's Farm consisting of numerous informal structures and buildings.
- 4.26 To the south, Wiltshire's Farm is a comparatively isolated residential property.

Landscape Designations

- 4.27 The appeal site is not within, nor does it contain any landscape designation.
- 4.28 The appeal site is, however, adjacent to the South Downs National Park – a Protected Landscape in terms of the National Planning Policy Framework (NPPF). The boundary of the latter comes to within approximately 6m of the appeal site boundary at its closest point but varies in distance, with the separation becoming greater in distance. The boundary of the national park broadly, though not absolutely, follows the track alignment of public right of way PUL1883.

Landscape Character

- 4.29 Landscape character assessments are documented at national, regional and local levels, and vary greatly in their level of detail, dependant on the scale and complexity of the landscape to which each assessment relates.
- 4.30 Landscape character assessments at national level for example provide more high level and generic descriptions for much wider geographic areas, compared to more local level assessments which provide more detailed descriptions and recommendations for much smaller local areas.
- 4.31 Therefore, to provide a robust assessment in respect of landscape character in relation to any proposal/development, it is of key importance to carry out a bespoke character assessment of any given project site and the local 'receiving' landscape within which the site is located and has the potential to affect as a result of the appeal scheme being implemented.

4.32 The following have therefore been carried out to better understand the landscape character of the site and local landscape:

- Review of relevant national, regional, local landscape character assessments and identify characteristics of the site and local landscape;
- Photographic record of the appeal site.

Review of National, Regional and Local Landscape Character Assessments

4.33 The appeal site and the surrounding landscape have previously been assessed as part of a number of published landscape character assessments. These published landscape character assessments form a hierarchy from the national level to the district/local level.

National Landscape Character

4.34 England is divided into 159 National Landscape Character Areas (NCAs). The appeal site is located within NCA 120 'Wealden Greensand'.

4.35 Whilst it is considered good practice and appropriate to consider national character assessments when considering the effects of development upon landscape character, the proposals to which this report relates are so small in nature, scale and extent that assessments against national character assessments are not considered appropriate.

4.36 It is considered that at this small scale of project there would be no appreciable material change to the key characteristics of the NCA within the wider landscape as identified above. There is no further assessment of NCA 1120.

Local Landscape Character – District Level

4.37 At the district level, within the Horsham District Landscape Character Assessment (2003), the appeal site is located in the J1 Billingshurst and North Heath Farmlands landscape character area (LCA) (see **Appendix 5 - J1 Billingshurst and North Heath Farmlands**). It is recognised that the published assessment is now 23 years old, and that landscapes are not static but do constantly evolve and change.

- 4.38 The key characteristics of the J1 Billingshurst and North Heath Farmlands are given as:

- Gently undulating landform.
- Small to medium size fields enclosed by frequent hedgerows, copses and small to medium sized woodland blocks.
- Many mature field trees following hedgerows and lanes.
- Semi enclosed landscape with some longer range views.
- Historic parkland at Toat House and Highfare.
- Important landmark of the Toat Monument.

- 4.39 The published assessment stresses the 'abandonment of pasture' as a key issue for the LCA.

Context Views

- 4.40 During the site visit, a photographic record was prepared also, which identifies means of enclosure within and around the appeal site, and examples of access, built form and planting already present within the appeal site (see **Appendix 6 –Context views Photos**).

5 DEVELOPMENT PROPOSALS

5.1 This section describes the key components of the appeal scheme. The appeal scheme is predominantly retrospective. As shown in the Context Views, the existing development, which is extensive on the appeal site, comprises:

- A northern static caravan with access drive, hard standing, a utility building and stable block together with two small, grassed paddocks.
- A southern static caravan with a separate access drive, hard standing, a utility building and American stable block and two small grass paddocks.

5.2 The paddocks are enclosed by cleft timber post and rail fencing together with Cherry Laurel hedge plants. A tall closeboard timber fence encloses the appeal site along its eastern, southern and western boundaries. The northern boundary consists of a native species hedgerow. Cherry Laurel hedging has been planted along the western boundary.

5.3 In summary, the proposed development as indicated on the proposed block plan (see **Appendix 7 – Existing-Proposed Block Plan – drawing number 2507 PI_R1_001**) prepared by Promethean Planning comprises:

- Retention of the static caravans
- Retention of the 2 utility buildings – one north and one south
- Retention of the northern stable block
- Removal of the American stable block
- Removal of the separate access drive to the southern static caravan.
- Turning existing hard surfacing and driveway into grassed area so that the majority of the appeal site is under grass
- Replacement of the existing Cherry Laurel with native species hedging.
- Removal of the existing closeboard fencing along the western and southern boundaries with cleft timber post and rail.

Planting

- 5.4 When the visual assessment of the photo views describes any screening or filtering of any assessed views, there are assumptions made in respect of proposed planting and the anticipated heights that proposed planting can be hoped to achieve.
- 5.5 No new tree planting is being proposed on the appeal site.
- 5.6 The submitted Landscaping drawing indicates that new hedge planting will be implemented at 80-90cm. Professional experience suggests a growth rate of approximately 0.3 metres per annum dependent on an adequate maintenance/watering regime being in place

Lighting

- 5.7 No lighting details are available at present. However, it is anticipated that lighting levels will be maintained at a similar level to that currently on the site.

6 ASSESSMENT OF ANTICIPATED VISUAL EFFECTS

- 6.1 A visual assessment of the appeal scheme has been undertaken to determine how the appeal scheme would likely have a bearing on the visual perception character of the landscape in the surrounding landscape/countryside.
- 6.2 This assessment was undertaken in September 2026 when foliage was fully present and potential visibility at a minimum. Consideration has also been given to winter months when visibility is at a maximum due to the absence of foliage.
- 6.3 A number of representative viewpoints have been identified from various locations within the surrounding area (see **Appendix 8 – Photoview Location Plan**) on which to base a visual assessment.
- 6.4 The detailed assessment of these representative viewpoints (see **Appendix 9 – Representative Viewpoints**) sets out how the baseline view will be affected visually by the appeal scheme.

Effects Upon Visual Amenity

- 6.5 As illustrated within the visual assessment, the enclosed nature of the site greatly reduces the potential visual effects arising from the appeal scheme.
- 6.6 There are several features that limit the outward visibility of the appeal site.
- The appeal site is not located in an unduly prominent location relative to its surroundings.
 - Intervening vegetation, especially trees, woodland and dense hedgerow, together with undulating topography, in the surrounding countryside restrict views into the appeal site from the public rights of way network.

Viewpoints

- 6.7 The viewpoints that were taken as part of the visual assessment have been assessed at:

Year 1 - when the appeal scheme including the landscaping has been implemented (but not yet established or grown); and

Year 15 – When sufficient time has gone by to allow the planting to have established, and grown sufficiently to provide any softening, filtering, landscape/ecological enhancements.

- 6.8 The photoviews are formatted such that if you were to hold them up at arm's length, they would be a 100% representation of the view you would see.
- 6.9 Visual assessment is subjective, and what one person might consider is a beneficial change, another could be of the opposite view and consider the same thing negative.

Viewpoint 1 – View looking east along Pickhurst Lane

- 6.10 This view is taken Pickhurst Lane on the section of highway adjacent to the appeal site. The view looks eastwards. Any views of and into appeal site are screened by the presence of an existing roadside hedgerow.
- 6.11 The view is representative of users of Pickhurst Lane - a public highway. The susceptibility of the users of the public highway is assessed as medium. The view is assessed as medium. Overall, the sensitivity is assessed as medium.

Magnitude of change

- 6.12 There would be no change to the view with the appeal scheme in place. As with the current development, the appeal scheme would be screened from view by the existing roadside hedgerow vegetation. The layering of the vegetation in winter would be sufficient to screen the appeal scheme.

Scale of Effect Years 1 and 15

- 6.13 With no change, the appeal scheme would have no effect at year 1 or year 15.

Viewpoint 2 – View from Pickhurst Lane looking south-west through appeal site entrance

- 6.14 This view is taken Pickhurst Lane close to the present entrance to the appeal site, most of which is screened from view. However, in the view can be still seen the separate gravel driveway to static caravan south, internal double gates, together with the closeboard fence running along the appeal site's western boundary. Cherry Laurel hedge planting is also visible. The view is a transient one.
- 6.15 The view is representative of users of Pickhurst Lane - a public highway. The susceptibility of the users of the public highway is assessed as medium. The view is assessed as medium. Overall, the sensitivity is assessed as medium.

Magnitude of change

- 6.16 Much of the appeal scheme would not be seen in the field of view. Nevertheless, the magnitude of change would be high.
- 6.17 From historic baseline, it appears a section of hedgerow has been removed to create an entranceway. With the appeal scheme in place, the majority of the gravel area in the view would be removed and the area laid to grass. The closeboard timber fence would be removed and replaced with the proposed cleft timber post and rail fence, matching that already present in the view.
- 6.18 The Cherry Laurel would be removed and would be replaced by native species hedgerow. The new planting would be comparatively immature.

Scale of Effect year 1 and Year 15

- 6.19 With a high magnitude of change and a medium sensitivity, the scale of effect at year 1 is assessed as major adverse.
- 6.20 At year 15, a reduction in the scale of effect would be dependent on the success of the proposed mitigation works. The proposed hedgerow planting along the appeal site's western edge would be beneath the canopy cover of the retained trees. The

hedgerow's ability to grow would potentially be comprised by completion with the adjacent trees and a lack of light. With sporadic growth of the proposed hedgerow and the reduction of the hard standing elements, the scale of effect would reduce to moderate adverse at year 15 but would still represent a permanent change to the historic baseline.

Viewpoint 3 – View looking south-east from junction of Pickhurst Lane and PUL1983 (north)

- 6.21 This view looks south-east towards the appeal site entrance from the junction of Pickhurst Lane and the northern section of public right of way PUL1983. The existing development on the appeal site is indistinct. Only discrete parts of the existing built form can be seen, largely screened by existing vegetation and the falling topography.
- 6.22 The gate way and horse box that can be seen to the left of the view are off-site and not part of the appeal site.
- 6.23 The view is representative of users of the public right of way network, such users have a high susceptibility to change.
- 6.24 The view is assessed as being of a low value. Though not unpleasant, the view has no inherent aesthetic appeal. Overall, the sensitivity is assessed as medium.

Magnitude of change

- 6.25 The existing development has given rise to a notable change from the historic baseline. A section of hedgerow appears to have been removed to create a wide entrance affording views of part of the existing built form.
- 6.26 The magnitude of change is assessed as high.

Scale of Effect year 1 and Year 15

- 6.27 With a medium sensitivity and high magnitude of change, the scale of effect at year 1 is assessed Major adverse.

- 6.28 The appeal scheme in place there would be some limited change to the view. Some hard standing would be seen to be removed and replaced by grass. The closeboard fencing would be removed and replaced by cleft post and rail fencing. Native species hedging would replace the visible Cherry Laurel. At year 15, the proposed hedge planting would have filled out to provide further screening and to visually enhance the view. The year 15, scale of effect would become moderate adverse but would still be a permanent change over the historic baseline.

Viewpoints 4, 5 and 6 – Sequential views from PUL1983

- 6.29 These views are three sequential ones from the track that forms the public right of way as it passes by the appeal site. View into the appeal site are screened so that no development, other than short section of the closeboard timber fence along the western boundary, can be seen.
- 6.30 The views are representative of users of the public right of way network. Users of rights of way are assessed as having a high susceptibility to change. The views are assessed as having a medium value. Overall, the sensitivity of the visual receptor i.e. the person using the right of way would be high.

Magnitude of change

- 6.31 Views into the appeal site would have been restricted prior to the erection of the closeboarded fence. The magnitude of change is judged to be negligible.

Scale of Effect year 1 and Year 15

- 6.32 With a negligible magnitude of change and a high sensitivity, it is assessed that there would be a minor adverse effect at year 1.
- 6.33 As part of the appeal scheme, in those sections where the existing closeboard fence is removed and replaced there would be a greater temporary potential to see the existing development.

- 6.34 With the removal of the closeboarded fence it is considered that the scale of effect would increase to moderate adverse. A reduction in the scale of effect at year 15 would be dependent on the ability of the proposed hedgerow planting to successfully establish in proximity to the existing tree canopy.

Viewpoint 7 – View looking north-east from PUL1983 (south)

- 6.35 This view is taken from the track that forms public right of way PUL1983 at a field gate. The field gate looks directly into the appeal site. The closeboard fence along the southern internal boundary of the appeal site together with part of the adjacent utility building are both prominent and dominant features in the view. The fence and utility building provide a screen to the remainder of the existing development.
- 6.36 The view is representative of users of the public right of way network. Users of rights of way are assessed as having a high susceptibility to change. The view is assessed as having a low value. Overall, the sensitivity of the visual receptor i.e. the person using the right of way would be medium.

Magnitude of change

- 6.37 There would have been a notable change to the view with the introduction of the existing development onto the appeal site. Previous views would have been into an open pastoral field.
- 6.38 The magnitude of change is assessed as high.

Scale of Effect year 1 and Year 15

- 6.39 With a medium magnitude of change and a high sensitivity, it is assessed that there would be a major adverse effect at year 1.
- 6.40 With the introduction of the appeal scheme, the existing closeboard fence would be removed and would be replaced by a cleft timber post and rail fence with immature hedgerow planting behind.

- 6.41 The cleft timber post and rail fence would allow greater sight of the existing development. The visual effect would not diminish until the proposed hedgerow planting has fully established and filled out. The scale of effect at year 15 would still remain adverse, though minor, at year 15 and would represent a permanent change to the historic baseline.

Viewpoint 8 – View looking north from junction of PUL1983 and PUL1988

- 6.42 This view from the junction of PUL1983 and PUL1988 looks through woodland towards the appeal site. The woodland to the left of the view is located within the South Downs National Park.
- 6.43 A gap in the canopy has been formed by the wayleave to the overhead electricity power lines. An indistinct and unidentifiable built structure can be seen but the remainder of the appeal site is effectively screened.
- 6.44 The view is representative of users of the public right of way network. Users of rights of way are assessed as having a high susceptibility to change. The view is assessed as having a medium value. Overall, the sensitivity of the visual receptor i.e. the person using the right of way would be high.

Magnitude of change

- 6.45 With the existing development site in place on the appeal site, it is judged that there would have been a low magnitude of change to the historic baseline. No built form would have been seen previously.

Scale of Effect year 1 and Year 15

- 6.46 With a low magnitude of change and a high sensitivity, it is assessed that there would been a moderate adverse effect at year 1. At year 15 with the proposed appeal scheme in place, it is assessed that the scale of effect would remain as moderate adverse.

Viewpoint 9 – View looking west from PUL1987

- 6.47 This view looks west across a pastoral field from public right of way PUL1987 in the direction of the appeal site. Views of and into the appeal site are greatly restricted by existing vegetation in the landscape between the observer and the appeal site. Some indistinguishable built form can be seen amongst the vegetation in the middle to far distance.
- 6.48 The view is representative of users of the public right of way network. Users of rights of way are assessed as having a high susceptibility to change. The view is assessed as having a medium value. Overall, the sensitivity of the visual receptor i.e. the person using the right of way would be high.

Magnitude of change

- 6.49 With the existing development in place, it is judged that there would be a low magnitude of change from the historic baseline of a pastoral field. However, the existing development does represent a cumulative effect in combination with other development adjacent to the appeal site.

Scale of Effect year 1 and Year 15

- 6.50 With a low magnitude of change and a high sensitivity, the scale of effect at year 1 is assessed as Moderate adverse. With the appeal scheme in place, it is assessed that the scale of effect at year 15 would remain moderate adverse.

Viewpoint 10 – View from Pickhurst Lane looking west from entrance to Parsons Field Stables

- 6.51 This view is taken from Pickhurst Lane and looks west through the entrance to Parsons Field Stables. The paddocks of Parsons Field Stables are evident, subdivided by cleft post and rail fencing. A hedge with frequent trees restricts view into the appeal site. A stable block belonging to Parsons Field Stables can be seen adjacent to and partially screened by the hedgerow.

- 6.52 The two static caravans on the appeal site can be discerned as discrete elements. Other built form is screened.
- 6.53 The view is representative of users of Pickhurst Lane - a public highway. The susceptibility of the users of the public highway is assessed as low. The view is assessed as medium. Overall, the sensitivity is assessed as low.

Magnitude of change

- 6.54 With the existing scheme in place, the magnitude of change is assessed as medium above that of the historic baseline.

Scale of Effect year 1 and Year 15

- 6.55 With a low sensitivity and a medium magnitude of change, the scale of effect at year 1 is assessed as minor adverse. With the appeal scheme in place the scale of effect would remain as minor adverse and would be a cumulative effect in relation to the adjacent development.

Summary

- 6.56 The appeal site is generally visually well-enclosed by existing vegetation, hedgerows, and topography, limiting the outward extent of visibility from public vantage points. As a consequence, the visual influence of the existing development is restricted to the immediate surroundings and does not extend appreciably into the wider landscape or the adjacent South Downs National Park.
- 6.57 In respect of Pickhurst Lane, views from the road are mostly screened by hedgerows. Nevertheless the greatest effect is at the appeal site entrance where a section of hedgerow has been removed and visibility into the appeal site, and of the existing development, has increased.
- 6.58 With regard to Public Rights of Way. Most views of the existing development from nearby footpaths are currently partially screened by vegetation and/or closeboarded fencing. Removal of the closeboard fence along the appeal site's boundaries and its

replacement with a much more open cleft timber post and rail fence would, at least for a period, afford greater views of the existing development and increase the scale of adverse effect.

- 6.59 Although, the appeal scheme seeks to remove areas of hard standing, change the closeboarded fence to post and rail and introduce new native species hedgerow to replace the present Cherry Laurel, the ability to reduce the visual effects of the existing development is largely dependent on the successful growth of the mitigation.

7 LANDSCAPE EFFECTS

7.1 In the context of the existing development and the appeal scheme described previously, this section sets out an assessment of the landscape effects upon the:

- Appeal site
- Local landscape.

Likely causes of effects

7.2 Although any landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type and nature of the particular development. Therefore, in order to inform the analysis of effects, judgements should be made with reference to the specific changes which arise from the type and nature of the existing development.

7.3 The following section sets out the likely causes of effects which would have occurred in relation to the existing development on the site.

Causes of temporary effects during construction

7.4 The temporary construction work which may give rise to effects on landscape and visual receptors are listed as follows:

- Site clearance and setting out;
- Movement and presence of associated construction vehicles;
- Presence of materials storage and machinery storage on site during construction;
- Installation of fencing;
- Installation of the static caravans, ancillary buildings, stables and access;
- Installations of planting proposals and landscaping.

Causes of effects at completion

7.5 The permanent components of the existing development which may have given rise to effects on landscape and visual receptors are listed as follows;

- New caravans, stables and utility buildings ;
- Installation of fencing
- Installation of the access; and
- Installations of planting proposals and landscaping

7.6 Effects at completion are concerned with the long-term alteration in the landscape from the historic/current site context to the future scenario with the appeal scheme in place.

7.7 In the long term, effects will be associated with the influence of mitigation measures as expressed in the appeal scheme upon landscape character. This establishes the changes to landscape character as a result of proposed mitigation measures/planting fully established and performing their intended function. The effects are considered to be long term.

7.8 In terms of physical landscape resources, the direct changes from the existing development have been restricted to the appeal site only.

7.9 Overall, the physical landscape effects are considered to be direct and have been limited to the extent of the appeal site. There has been, and will be, no additional direct physical effects on the wider areas around the appeal site or to the wider landscape context of the local character area, with the appeal scheme in place.

Effects on Landscape Elements and Features

7.10 . As evidenced by reference to historic aerial images and historic Google Street View images, the appeal site was previously a grassed field. This section assesses the scale of effect that has occurred on those elements and features that characterise the appeal site with the existing development in place and with the appeal scheme in place. The appeal scheme relates to alterations to the retrospective development.

Landcover

- 7.11 The appeal site was previously a pastoral field that appears to have been grazed. The existing development has removed much of the grassed area but has retained for small paddocks.
- 7.12 The magnitude of change is assessed as medium.
- 7.13 Pastoral fields as evidenced by the published character assessment are a key characteristic of the local landscape and their abandonment a key issue. The value and susceptibility of the appeal site as a pastoral field is medium, giving rise to a medium sensitivity.
- 7.14 With a medium sensitivity and a medium magnitude of change, the scale of effect on the landcover of the appeal site at year 1 is assessed as moderate adverse. The appeal scheme would increase the amount of grassland on the appeal site but would still retain a notable amount of non-agricultural built form. At year 15, the scale of effect would remain as moderate adverse.

Topography

- 7.15 There is no evidence to suggest that the topography of the appeal site has been altered in a notable way by the existing development. It is expected that minor changes have occurred to provide thresholds to buildings and through the creation of kerbs and edges. The prevailing north to south download slope continues to prevail.
- 7.16 The magnitude of change is assessed as negligible.
- 7.17 The topography of the appeal site is not considered rare or unusual and is assessed as having a low value. As is evidenced by the presence of the existing development, the susceptibility of the topography is assessed as low. Overall, the sensitivity of the topography is low.
- 7.18 With a negligible change and a low sensitivity, the scale of effect at year 1 on the appeal site topography is assessed as negligible neutral.

- 7.19 With the appeal scheme in place there would be some slight reversal in changes to the appeal site topography with some edges and thresholds being removed. However, at year 15, it is judged the scale of effect would remain negligible neutral.

Tree and hedgerow resource

- 7.20 Trees and hedgerows are judged to have an inherent susceptibility to development. The tree and hedgerow resource on and adjacent to the appeal site is judged to have a high landscape value. Overall, the appeal site's tree and hedgerow resource sensitivity is assessed as high.
- 7.21 It appears that to accommodate the existing development a section of hedgerow along Pickhurst Lane has been removed to provide access. However, the majority of the hedgerow has been retained and is actually located off-site.
- 7.22 No trees appear to have been removed. However, the Council has identified that in erecting closeboard fencing along the appeal site's western boundary, fence posts have been placed within the RPAs (root protection area) of the adjacent trees.
- 7.23 In landscape terms the magnitude of change to the appeal site's tree and hedgerow resource is assessed as low.
- 7.24 With a high sensitivity and a low magnitude of change, the scale of effect at year 1 is assessed as moderate adverse.
- 7.25 As part of the appeal scheme, new native species hedgerow would be introduced to the appeal site – replacing Cherry Laurel hedging implemented as part of the existing development. The proposed hedgerow would be extensive relative to the site and would be beneficial in nature if successful.
- 7.26 However, along the western edge of the appeal site much of the hedgerow is within the shadow line of the existing tree canopy. There are concerns as to how effective the proposed hedgerow would be at establishing and thriving.

- 7.27 The Council's Tree Officer acknowledges that any potential damage to the RPA of the existing trees has already occurred. As such the appeal scheme's intent is to replace closeboarded fencing with cleft post and rail but using the existing post holes.
- 7.28 It is noted that the Council's Landscape Officer remains concerned as to the potential harm that any fence would have on the long term health of the trees along the appeal site's western edge. Any loss of trees would have a negative effect on the landscape setting of the appeal site, especially in relation to the boundary with the South Downs National Park.

Public Rights of Way

- 7.29 There is an absence of rights of way from the appeal site. A right of way does pass close to the appeal site's western boundary. However, the existing development has brought about no physical alteration to the public right of way network. The existing development is contained within the appeal site. There would similarly be no physical changes to the public right of way network with the appeal scheme in place.
- 7.30 Any changes to the public right of way brought about by the existing development, or the appeal scheme, would be perceptual or experiential, primarily visual. Changes to the visual perception of the surrounding public right of network have been addressed in the previous section.

Landscape Value, Susceptibility and Sensitivity

- 7.31 The landscape to the west and north-west of the appeal site is in the South Downs National Park. The national park is recognised as a Protected Landscape within the NPPF. As such the landscape in the national park is judged to be of high value, high susceptibility and of high overall sensitivity.
- 7.32 The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of a landscape's value. These factors include:
- Landscape quality (condition);

- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

7.33 Table 4.1 below seeks to assess the value of the appeal site's historic baseline together with the appeal site environs centred on the Box 5.1 criteria GLVIA3 and the Landscape Institute's Technical Guidance Note 02/21 'Assessing landscape value outside national designations'.

Table 7.1 Assessment of Landscape Value of the Appeal Site

Criteria	Assessment of Value
Landscape quality (condition)	Medium. The appeal site as evidenced from historic imagery appears to have been in fair condition as a pastoral field.
Scenic quality	Medium. The appeal site as an enclosed pastoral field, as evidenced from historic imagery has some scenic quality.
Rarity	Low. The appeal site components were not unusual or rare .
Representativeness	Medium. The published character assessment identifies pastoral fields as a key characteristic of the local landscape but identifies them as a common feature.
Conservation Interest	Low. The appeal site is not within any Protected Landscape. As a pastoral field the appeal site has more associated with the settled farmed landscape outside the South Downs National Park, which at the point closest to the appeal site is heavily wooded.

Recreational value	Low. The appeal site is entirely private and, without public access, has no present recreational value. The appeal site's immediate environs do have public rights of way passing and so the wider landscape does have some recreational value.
Perceptual qualities	Medium. The appeal site would have had little intervisibility with the wider landscape and has no real sense of remoteness but does possess some tranquillity.
Associations	Low. There is no known direct association with any historic or cultural figure and the appeal site or the area surrounding it.

7.34 Taking into consideration the aspects of Table 7.1, it is judged that the appeal site as a pastoral field has a medium value. The susceptibility to the type of development that has been implemented is assessed as medium as explained above, the landscape elements and features that characterise the appeal site i.e. topography and trees and hedgerow, and landcover have undergone some notable change that with the appeal scheme in place would remain permanent over the historic baseline.

Effect on Landscape Character

J1 Billingshurst and North Heath Farmlands landscape character area

7.35 The local host landscape is described in the published J1 Billingshurst and North Heath Farmlands landscape character area. The published assessment was prepared before the creation of the South Downs National Park but includes the area incorporated into the designation as it relates to the appeal site.

7.36 The J1 Billingshurst and North Heath Farmlands landscape character area is assessed as having a medium value and a medium susceptibility to the existing development on the appeal site.

7.37 The existing development has markedly altered one of the, "...many small to medium sized pasture fields, enclosed by a strong network of hedgerows, and by small to

medium woodlands...” through the introduction of built form and hard standing. However, the character of the landscape in the J1 Billingshurst and North Heath Farmlands landscape character area has altered across its area as a whole and specifically in the area around the appeal site.

- 7.38 Other similar development to that of the existing on the appeal site has been introduced. Though the rural, wooded and enclosed agricultural nature of the landscape still predominates the presence of the existing development on the appeal site nevertheless is adverse cumulative effect. The magnitude of change with the existing development on the appeal site with regard to other similar development is medium.
- 7.39 With a medium sensitivity and a medium magnitude of change, the scale of effect at year 1 would be moderate adverse. With the appeal scheme in place at year 15, it is assessed that the cumulative scale of effect, with the loss of a key characteristic pastoral field and a cumulative increment in built form development of the type on the appeal site, would remain moderate adverse.

The Appeal site

- 7.40 The introduction of the existing caravans, access, hard standing, utility buildings and stables has resulted in a fundamental change to the character of the appeal site. The previous grassland and wholly agricultural use of the appeal site has been altered with the introduction of domestic and residential uses.
- 7.41 In physical terms there has been some reduction in the openness of the appeal site from its previous state as a pastoral field with the introduction of the existing development. The perceived contribution that the appeal site does, or did, make to the perceived character of the wider landscape is, and was, limited owing to the appeal site’s visual enclosure, but the change to the site is both permanent and cumulative.
- 7.42 In the context of the published character assessment, the surrounding landscape outside of the South Downs National Park has itself undergone transformations that

place the changes to the character of the appeal site in a different setting. No longer is the appeal site part of a series of pastoral fields at a distance to built form/residential development to the north of Pickhurst Lane. The local area is now a more settled and active rural environment.

- 7.43 Similar development to that of the appeal site is situated adjacent to the appeal site at Parsons Field Stables. Built form is also present adjacent to the South Downs National Park boundary at Bert's Farm to the north of the appeal site on the opposite side of Pickhurst Lane. The existing development is part of an incremental and cumulative urbanisation of the local landscape, one that forms a sensitive part of the landscape setting to the national park.
- 7.44 The magnitude of change to the character of the appeal site with the existing development in place is assessed as high.
- 7.45 With a high magnitude of change and a medium sensitivity, the scale of effect on the character of the appeal site with the existing development in place above that of the historic baseline of a pastoral field, is major adverse at year 1.
- 7.46 At year 15, with the implementation of the appeal scheme, the character of the appeal site would still have substantially altered from its historic baseline.. It is judged that the scale of effect at year 15 would remain adverse .

8 SUMMARY AND CONCLUSION

- 8.1 This report is a Landscape and Visual Appraisal (LVA) for land west of Parsons Field Stables, prepared to accompany a planning appeal following refusal of permission for the stationing of two static caravans, associated day rooms, a stable building, and landscape works. The appraisal evaluates the landscape and visual effects of both the existing and proposed (largely retrospective) development, with reference to compliance with national and local planning policies in respect of landscape and visual matters, especially regarding proximity to the South Downs National Park.
- 8.2 The appeal site was previously a pastoral field. The appeal site now contains two static caravans, utility buildings, stables, hardstanding, and paddocks. The appeal site is adjacent to, but not within, the South Downs National Park but does form part of the landscape setting to the Protected Landscape. The surrounding area is rural but with an increasing dispersed settlement pattern of which the existing development has now become a part.
- 8.3 The appeal site is generally visually well-contained by vegetation and topography, with limited outward visibility. No public rights of way cross the site, but several are nearby. However, the existing development is still visible from publicly accessible locations in close proximity to the appeal site boundary so that the change from a wholly pastoral field is apparent.
- 8.4 The appeal scheme proposes to reduce built form and hardstanding on the appeal site. In addition the appeal scheme would increase the area of grassland, replace non-native hedging with native species, and remove some fencing for more sympathetic materials. Notwithstanding such an alteration to the existing development, much of the present built form would remain on the appeal site. The

change from the historic baseline of a pastoral field would remain and would become permanent.

- 8.5 In respect of visual effects, the existing development is generally well-contained, with minimal outward visibility and localised effects. Most views of the appeal site are already screened or greatly restricted by existing vegetation. Nevertheless, where visible, the proposed changes brought about by the appeal scheme (removal of built form, new planting etc) would still allow the change to the historic baseline to be seen. There would remain adverse cumulative effects with the adjacent development.
- 8.6 Any moderation of the adverse visual and landscape effects of the appeal scheme, on that of the existing development, is dependent on the success of the proposed mitigation measures. Especially through the introduction of new hedgerow planting and the hopefully benign nature of the replacement fencing.
- 8.7 Overall, this appraisal recognises that the appeal scheme would remove and modify certain aspects of the existing development with the intent of reducing adverse effects. Nevertheless, the appeal scheme would still be a fundamental change to the appeal site's historic baseline of a key characteristic pastoral field free of development.

APPENDIX 1: METHODOLOGY

Introduction

1. The Landscape and Visual Appraisal has been undertaken with reference to best practice, as outlined in the following published guidance:
 - Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
 - An Approach to Landscape Character Assessment (2014) Natural England

Professional Judgement

2. LVIAs differ from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This allows the landscape assessment to proceed as an integral part of the overall scheme design rather than a discrete study carried out once the proposals have been finalised.
3. Professional judgement is a very important part of the LVIA process. Whilst there is scope for quantitative measurement of some interrelating elements (e.g. the loss of trees), much of the landscape assessment will rely on qualitative judgements that involve a degree of subjective opinion (e.g. the assessment of landscape values or what effect proposals will have on visual amenity).
4. Professional judgements are therefore based on both training/qualification and experience and are supported by clear evidence and a reasoned judgement. Accordingly, it is recommended that suitably qualified and experienced professionals carry out the LVIAs.
5. The assessment of landscape and visual effects is based on the professional judgement of a chartered landscape architect with over 13+ years' experience of undertaking landscape and visual impact assessments for projects at varying scales at complexities.

Landscape Baseline

6. The initial step in the landscape assessment is to establish the baseline landscape conditions, to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of but not necessarily limited to:
 - The review of published Landscape Character Assessments;
 - The review of planning policies relevant to landscape;
 - Use of Ordnance survey maps at 1:50,000, 1:25,000 scales;
 - Use of Aerial photographs of the site and surrounding area;
 - Review of and use of datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside);
 - Describing the existing landscape elements that contribute to landscape character, such as trees and vegetation, topography, settlement pattern, public rights of way, land use, waterbodies; and
 - Visual observations in the field – completing a character sheet during the site visit to note any visual detractors or visual qualities, the unity, level of activity, key characteristics, sense of enclosure, tranquillity etc.

Identification of Receptors

7. Once the landscape and visual baseline information about the receiving landscape has been collated this can be understood and described with an understanding of the details of the proposed change or development that is to be introduced into the receiving landscape to identify and describe the landscape effects.
8. The first step is to identify the elements and components of the landscape that are likely to be affected by the proposals referred to as landscape receptors. Potentially sensitive landscape receptors may include:
 - Physical influences on the constituent elements of the landscape (e.g. landform, topography and waterbodies);
 - Land cover of the landscape (e.g. the different types of trees and vegetation and patterns/types of tree cover);

- Influences of human activity on the landscape (e.g. the land use and its management, the character of settings and buildings and the patterns and types of fields and enclosures);
- Aesthetic or perceptual qualities of the landscape (e.g. its scale, its complexity, its openness, its tranquillity or its wildness); and
- The character of the landscape (i.e. any distinctive landscape character types or areas that can be identified), which may include published character assessment reports and / or defined character areas identified as part of the assessment process.

Identification of likely landscape effects

9. The second step is to identify interactions between the landscape receptors and the different elements/components of the development at the different stages, such as construction and operational stages.
10. Potential landscape effects that could occur during the construction and operational periods may include, but are not restricted to, the following;
 - Changes to landscape elements: the addition of new elements or the removal of existing landscape elements;
 - Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas, or contribute to the landscape value; and
 - Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

Sensitivity of the receptor likely to be affected

11. For each of the landscape and visual effects identified the susceptibility of the landscape receptor to a specific change is to be judged as to is the value attached to the landscape and visual receptor. These two judgements are combined to determine the sensitivity of the landscape and visual receptor. The sensitivity and the judgements on susceptibility and value will be fully described for each of the receptors.

Landscape Effects

Landscape Susceptibility

12. Susceptibility to change means the ability of the landscape receptor (whether it be the overall character or quality/ condition of a particular area, or individual element and/ or feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.
13. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element (such as trees/vegetation and topography) or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
14. Judgements about the susceptibility of a landscape receptor to change will be recorded as being high, medium or low.

Trees/vegetation

15. Trees are considered **highly susceptible** to development if they aren't protected as part of any site works.

Topography

Table 1: Topography Susceptibility –

Low	Flat land/ slightly undulating topography Many references to the type of topography within the local area Topography can easily accommodate the type of development proposed
Medium	Gently undulating/undulating land Some references to the type of topography within the local area Topography can accommodate the type of development proposed with minor regrading or localised cut and fill exercises

High	Steep/very steep topography in a hilly/mountainous area Few or no references to the type of topography within the local area Topography cannot easily accommodate the type of development proposed with major cut and fill exercises
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The following table sets out the criteria that have been considered for determining overall landscape susceptibility.

Table 2: Landscape Susceptibility –

Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with few / no landscape characteristics / elements / features of value are present or, where they are present, they can easily be replaced / substituted and / or loss could be satisfactorily compensated for. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant. Several detractors present which have a negative influence on the character and / or experience of the landscape. Very good opportunities for mitigation and enhancement.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – Existing landscape characteristics / elements / features of limited value and could potentially be replaced / substituted, and / or loss satisfactorily compensated for. Nature of existing features – Some detracting features and / or major infrastructure are present in the area, and these have a noticeable influence on the character and experience of the landscape. Good potential for mitigation and enhancement.

High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a large scale and / or there is a low level of containment, resulting in a high degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – Many of the existing landscape characteristics / elements / features of value would not be easy to replace or substitute, and it is unlikely that loss could be compensated for. Nature of existing features – Few detracting features in the area and where present, these have little influence on the character and experience of the landscape Some potential for mitigation and enhancement.
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Landscape Value

16. Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.
17. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).
18. Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics.
19. Judgements about the value of a landscape receptor will be recorded as being High, Medium, or Low based on the information gathered in the landscape baseline (such as landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations).

The following table sets out the criteria that have been considered for determining landscape value.

Table 3: Landscape Value –

Low	Ones that have no or little rarity make no and/or make only a limited contribution to the character and local visual and amenity value and/or be of such poor condition that it has lost its ability to contribute effectively to the character of the landscape. Fair to poor representation of landscape area / type / characteristics and common. No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Landscape condition is poor and components are generally poorly maintained or damaged. Several detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be a reason for visiting. Little or no contribution to public amenity, access and recreation. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not a notable component that contribute to the character of the area.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Good to fair representation of landscape area / type / characteristics but common. Landscape condition is fair and components are generally relatively well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquillity. Rare or distinctive elements and features are a notable component that contribute to the character of the area. Some detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be one of the main reasons for the visit, but make a positive contribution to the experience. Important contribution to local public amenity, access and recreation e.g. well-used public rights of way, green open spaces, common land. Ones that are notable in the landscape, with some visual and/or amenity interest but that do not make a particularly strong or important contribution to the character of the landscape or ones that are an intrinsic element of landscape but in poor condition.

High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Very good representation of landscape area / type / characteristics and / or uncommon. Landscape condition is good and components are generally regularly maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive elements and features are a key component that contribute to the character of the area. Negligible / few detractors present. The quality / qualities of, and / or features in, the landscape are likely to be one of the main reasons for the visit. Important contribution to wider public amenity, access and recreation e.g. long-distance / themed trails, well-used public rights of way, Heritage Coast, Public Open Space / Local Green Space. May be protected by / subject of planning policy.
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Table 4: Value of Topography –

Low	Topography that is typical of the immediate and wider area with many references to the same type of topography Topography that doesn't have any historic or cultural associations Topography that doesn't feature any associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that isn't noted as being a prominent or notable feature within the published character area
Medium	Topography that is typical of the immediate and wider area with some references to the same type of topography Topography that does have some historic or cultural associations Topography that does feature some/localised associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that has several notable features within the published character area
High	Topography which is not typical of the immediate and wider area with few references to the same type of topography Topography which is typical of the immediate and wider area with many references to the same type of topography and does have additional attributes and associations

	Topography that does have many historic or cultural associations Topography that does feature many associated features such as depressions, undulations, steep terrain, ridge and furrow, watercourses, waterbodies Topography that is noted as being prominent or key features within the published character area
--	--

Note: the presence of ridge and furrow is considered high value, but will be assessed separately from overall landform of a site.

Table 5: Value of Trees and areas of vegetation –

Low	Trees and vegetation are either all or mostly categorized as Low quality (Category C and U) in line with BS: 5837; and Site contains very few Medium quality (Category B) trees/vegetation and/or Trees and vegetation not designated as part of a SSSI, wildlife site or TPO – no planning or ecological designations
Medium	Trees and vegetation are either all or mostly categorized as Medium quality (Category B) in line with BS: 5837; and Site contains some Low Quality (Category C) trees/vegetation and very few High quality (Category B) trees/vegetation and/or Trees and vegetation are partly or wholly designated as part of a SSSI, wildlife site or TPO
High	Trees and vegetation are either all or mostly categorized as High quality (Category A) in line with BS: 5837; and Site contains some Low Quality (Category C) trees/vegetation and some Medium quality (Category B) trees/vegetation and/or Trees and vegetation are designated as part of a SSSI, wildlife site or TPO

Sensitivity

20. The sensitivity attributed to a landscape element, a view, or character is determined by a combination of;

- the value that is attached to a particular landscape element feature; and

- and the susceptibility of the landscape element/feature to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3.

21. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape Sensitivity

22. Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

23. Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

Table 6: Sensitivity of Topography -

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 7: Sensitivity of Trees and Vegetation -

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 8: Sensitivity of Landscape Character

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change

24. The magnitude of change is determined through a range of considerations particular to each effect receptor and effect. In line with the GLVIA, the main attributes considered are:

Size/Scale of Change

The considerations set out in GLVIA 3 are summarised as follows:

- The extent to which the removal or addition of landscape features alters the existing landscape character;
- The degree to which aesthetic or perceptual aspects of the landscape are altered by removal of features e.g. hedgerows and/or the introduction of new features e.g. buildings; and

- Consideration of whether the effect changes the key characteristics of the landscape which are critical to its distinctive character.

Geographical Extent

25. This is distinct from the size or scale of effect and a range of scales that typically apply are listed below:

- Large scale effects influencing several landscape types or character areas;
- Effects at the scale of the landscape type or character areas within which the proposal lies;
- Effects within the immediate landscape setting of the site;
- Effects at the site level (within the development site itself); and
- Effects only experienced on parts of the site at a very localised level.

Duration and reversibility

26. These are separate but linked considerations. Duration is judged according to the defined terms set out in below. Reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long term (20 years+)
- Medium to long term (10 to 20 years)
- Medium term (5 to 10 years)
- Short term (1 year to 5 years)
- Temporary (less than 12 months)

Reversibility:

- Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension etc;

- Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
- Partially reversible to a different state e.g. mineral workings;
- Reversible after decommissioning to a similar original state e.g. wind energy development; and
- Quickly reversible e.g. temporary structures.

27. With regard to Reversibility, GLVIA 3 explains that where developments have a limited life and could eventually be removed and/or the land reinstated the effects could be considered reversible. The reversibility and consideration of temporary effects is however linked to the duration of that effect such as short term (0-5yrs), medium term (5-10 yrs) and long term (20yrs).

28. For the purpose of this assessment impacts that would be considered permanent are those typically occurring over the long term, such as the construction of buildings and reprofiling of land as these cannot practicably be reversed. Vegetation removal is also considered to be permanent where it cannot be planted in the same location and reach maturity over the short or medium term. Mitigation planting has the potential to compensate for the loss of existing vegetation if similar types and species are planted and could provide similar benefits over the medium to long term. There are instances where mitigation planting could not compensate for the loss of existing vegetation such as the removal of Ancient Woodland or instances where there are rare species which form a unique habitat.

29. Temporary effects would typically occur over a short to medium term duration and would mainly occur during the construction period. Development that may result in temporary effects would typically include the introduction of temporary site security fencing, temporary hard standing areas, construction machinery, temporary buildings and compounds, haul roads, earthmoving and stockpiles, lighting etc.

30. The characteristics of the proposals and the nature of landscape and visual effects arising will vary throughout the different phases of the lifecycle of the project. LVIA undertaken as part of an Environmental Impact Assessment (EIA) is required to include an assessment of effects at different stages of the life-cycle of the development, and commonly includes:

- Construction effects; and

- Operational Effects (often including Year 1 and Year 15 effects such that mitigation is considered).

31. Year 1 considers the effects of the development upon completion of the construction phase. The assessment of landscape and visual effects at Year 15 takes into account any proposed mitigation measures, including planting. The assessment undertaken at Year 15 assumes that planting proposals have established and grown sufficiently to become effective. For the purposes of LVIA's Year 15 effects are also considered to be the 'residual effects' of the proposals.

32. Judgements about the magnitude of impact on landscape receptors will identify whether the impact will be negative (adverse) or positive (beneficial) and will be recorded as being large, medium, small, negligible or no change, based on the criteria set out in Table 3.

Magnitude of Change on Landscape Elements and Features

33. Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape elements and features as follows:

Table 9: Criteria for magnitude of change for topography and landform

No change	No change to existing topography of the site
Negligible	Very small change to existing site topography across a small part of the site Very small change to existing site topography across the entire site Development within a very small part of the site on the whole Very few small/no SuDS basins/ very few/no swales No cut and fill exercises Unnoticeable change to baseline topography
Low	Small change to existing site topography across a small part of the site Small change to existing site topography across the entire site Multiple small sized SuDS basins/ few swales No cut and fill exercises Development within a small part of the site on the whole Small change to baseline topography

Medium	Medium change to existing site topography across the entire site Development within a half of the site on the whole Multiple medium sized SuDS basins/ multiple swales Localized cut and fill exercises Medium change to baseline topography
High	Large change to existing site topography across the entire site Development within a majority the site on the whole Multiple large sized SuDS basins/ lots of swales Major cut and fill exercises Major change to baseline topography
Very high	Very large change to existing site topography across the entire site Development within a vast majority of the site on the whole Lots of large sized SuDS basins/ lots of swales Major cut and fill exercises Major change to baseline topography

Table 10: Criteria for magnitude of change for existing trees and vegetation

No change	No trees removed All existing trees/areas of vegetation retained and protected
Negligible	Quantities of existing trees/areas of vegetation proposed to be removed are considered very low Very small loss of existing trees/ areas of vegetation overall Geographical extent of removals would substantially influence the landscape of the site only The nature and scale of change to key characteristics which are critical to character is considered very small A very small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site

Low	Quantities of existing trees/areas of vegetation proposed to be removed are considered low Small loss of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type The nature and scale of change to key characteristics which are critical to character is considered small A small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Medium	Quantities of existing trees/areas of vegetation proposed to be removed are considered moderate Moderate loss of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas) The nature and scale of change to key characteristics which are critical to character is considered moderate A medium amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
High	Quantities of existing trees/areas of vegetation proposed to be removed are considered high Majority loss of existing trees/ areas of vegetation overall The nature and scale of change to key characteristics which are critical to character is considered large A large amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Very high	Quantities of existing trees/areas of vegetation proposed to be removed are considered very high Total loss of existing trees/ areas of vegetation overall

	Geographical extent of removals would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types The nature and scale of change to key characteristics which are critical to character is considered very large Significant new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
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Table 11: Criteria for magnitude of change for landscape character

High	Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very large due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very large scale, influencing several character areas or types Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of highly uncharacteristic, conspicuous elements, features and / activities, would result in major alteration to, or complete loss of, aesthetic and / or perceptual qualities
Medium	Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered medium due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a moderate scale, influencing the character type within which the change is proposed but at a local level within the immediate setting of the site Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are not uncharacteristic in the area, would result in partial alteration to, or loss of, aesthetic and / or perceptual qualities
Low	Minor alteration to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a small scale, influencing the landscape within which the change is proposed at the site level (within the site itself) and localized within the immediate setting

	Minor alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are characteristic in the area, would result in minor alteration to aesthetic and / or perceptual qualities
Negligible	Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very small scale, experience on parts of the site with no influence beyond the site on the landscape within which the change is proposed Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are entirely characteristic in the area, would result in barely discernible alteration to aesthetic and / or perceptual qualities
Neutral	No change to the baseline condition

Table 12: Scale of effects

		Magnitude of Change			
Sensitivity		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Nature of Effects

34. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist.
35. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in

assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

Table 13: Nature of landscape/character effects

Major adverse	Be at considerable variance with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements or features. Damage the sense of place. Such effects would be incapable of full mitigation and would degrade the integrity of the landscape.
Moderate Adverse	Show some variance or inconsistency with the character of the receiving landscape. Have an adverse impact on characteristic elements or features. Detract from the sense of place. Proposals are likely to be out of scale with the existing topography, grain, scale and patter of the landscape.
Minor Adverse	Not quite fit in with the character of the receiving landscape. Be at variance with characteristic elements or features. Have a limited influence on the sense of place. Proposals may not logically complement the existing topography, grain, scale and patter of the landscape and constitute an unsympathetic outcome.
Neutral/Negligible	Maintain the character of the receiving landscape. Blend in with the characteristic elements or features. Very minor levels of planting of native species as part of the proposals. Enable the sense of place to be retained.
Minor Beneficial	Complement the character of the receiving landscape. Maintain or enhance characteristic elements or features. Minor levels of planting of native species as part of the proposals. Enable some sense of place to be restored.
Moderate Beneficial	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from the absence of or inappropriate management or development.

	Moderate levels of planting of native species as part of the proposals. Enable the sense of place to be restored.
Major Beneficial	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from absence of or inappropriate management or development. Major levels of planting of native species as part of the proposals. Enable the sense of place to be enhanced.

Visual Assessment Methodology

36. The visual assessment considers the potential effect of the proposals on visual amenity; as experienced by people within the study area. They relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.
37. The effects on visual amenity will be assessed through the consideration of potential effects on receptors. Visual receptors include people in their homes, at work, undertaking recreational activities or when travelling through an area i.e. using roads, footpaths etc, where they would be likely to experience a change in the existing view as a result of the construction and operation of the proposals.
38. The visual effects may include a change to an existing view, sequential views, or wider visual amenity as a result of development or the loss of particular elements or features already present in the view. Cumulative visual effects may result when receptors gain views of similar types of development, which combine to have a cumulative visual effect.
39. It is generally accepted that the two criteria that combine to determine the scale of visual effect are the sensitivity of the receptor and the magnitude of impact.
40. The assessment of the visual baseline within the study area will take into consideration the following:
- The area within which the proposals may be visible;
 - The different groups of people within the study area who may experience views of the proposals;
 - The identification of specific viewpoints; and

- The nature of views at the viewpoints.

Viewpoints

41. The selection of viewpoints will be based on the following criteria:

- The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the Proposed Development;
- From locations which represent a range of near, middle- and long-distance views;
- Whilst private views are relevant, public viewpoints i.e. from roads and public rights of way and other area of open public access, will be selected since they are the most significant in term of the number of receptors affected;
- Views from sensitive receptors within designated landscapes

42. In accordance with the GLVIA3, the viewpoints that will be selected take account of:

- The potential number and sensitivity of viewers who may be affected;
- The viewing direction, distance (i.e. short, medium and long-distance views) and elevation;
- The nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
- The view type (for example panoramas, vistas, glimpses); and
- The potential for cumulative views of the proposed development in conjunction with other developments.

43. The findings and conclusion of this assessment assume that all existing vegetation located outside the site would be retained unless otherwise identified for removal.

44. The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

45. The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.
46. The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.6 metres above ground level.
47. The photos were taken using a Canon EOS 5d Mark IV full frame camera using a fixed 50mm lens.

Sensitivity of Visual Receptors

48. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the Proposed Development as outlined in pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.
49. GLVIA3 says a judgement should be made as to the value of a particular view being experienced. In making a professional judgement as to the value attached to a view, the following criteria have helped guide the process. Not all the criteria have to apply to a particular view and the criteria are not in a hierarchy.

Table 14: Criteria for judging levels of visual value

Low	Views from within, or towards, undesignated landscapes and / or features of site-wide importance View is of low scenic beauty View makes a very limited contribution to understanding of landscape function / contribution Views from landscapes / viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way Views with no social / cultural / historic associations
Medium	Views from within, or towards, undesignated landscapes and / or features of local importance View is of moderate scenic beauty View makes a moderate contribution to understanding of landscape function / contribution Views from locally-popular recreation areas / green open spaces / public rights of way, but not used by many visitors Views with social / cultural / historic associations of local importance

High	Views from within, or towards, designated landscapes and / or features of regional or countywide importance e.g. Areas of Great Landscape Value (AGLV), Country Parks, Conservation Areas, Grade II listed buildings, National Trust land etc., especially where contributing to the significance of an asset / feature
	View is of high scenic beauty
	View makes an important contribution to understanding of landscape function / contribution
	Views from well-used and popular visitor attractions / tourist destinations, including long-distance / themed trails, Heritage Coasts, Public Open Spaces / Local Green Spaces, used by relatively large numbers of people
	Views with social / cultural / historic associations of countywide importance

Table 15: Visual Receptors Susceptibility to Change

Low	Receptors in commercial and industrial premises, schools, playing fields etc. where the view is not central to the use
	People using main roads, rail corridors, infrequently used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view
	People moving past the view often at high speed (e.g. on motorways and main line railways) and with little or no focus on or interest in the landscape through which they are travelling
	Motorists and passengers on main roads
	People working in premises where the views are not likely to make an important contribution to the setting, and / or to the quality of working life
	People engaged in outdoor sport and recreation which does not involve or depend on appreciation of views of the landscape
	Communities where views do not contribute to the landscape setting enjoyed by residents in the area
Medium	Receptors within, or looking towards, undesignated landscapes, areas and features of local importance, and in places where the landscape / feature is not necessarily part of the reason for the visit
	People engaged in outdoor recreation whose attention is unlikely to be focused on the landscape and / or particular views, and / or for whom the view is not necessarily a factor in the enjoyment of the activity
	Users of public rights of way where attention is not focused on the landscape/and/or views (for example in densely vegetated or built up areas)
	People staying in hotels and healthcare institutions who are likely to appreciate and / or benefit from views of their surroundings

	People working in premises where the views are likely to make an important contribution to the setting, and / or to the quality of working life Motorists and passengers on rural lanes Residential properties (upper stories/less use in daylight hours) Communities where views partly contribute to the landscape setting enjoyed by residents in the area
High	Receptors (tourists / visitors) within, or looking towards, internationally- or nationally-designated landscapes, areas and features such as World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Registered Historic Parks and Gardens, Scheduled Ancient Monuments, Grade I and II* listed buildings and other places where the landscape / feature is the main reason for the visit People using national trails and other designated routes where the view is likely to be the focus of attention Residents at home, although this will depend on the rooms occupied during waking hours People, whether residents or visitors, engaged in outdoor recreation, including users of public rights of way, e.g. walkers, riders, cyclists, boat users, motorists, whose attention may be focused on the landscape and / or particular views, and / or for whom the view is a factor in the enjoyment of the activity People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity Residential properties (lower stories and gardens) Communities where views contribute to the landscape setting enjoyed by residents in the area

Table 16: Sensitivity of Visual Receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Impact

50. The Magnitude of Visual Impact experienced by visual receptors as a result of the development proposals will be described by reference to the:

- Scale of change in the view in respect of the loss or addition of features and changes in the visual composition, including the proportion of view occupied by the proposed development;
- Geographical extent – This is likely to reflect the orientation/ angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the main development and the extent of the area over which the changes would be visible;
- Duration of the effect - (short 0-5yrs/ medium 5-10yrs/ long term 20yrs, temporary, permanent, intermittent/ continuous and whether the views will be full, partial or glimpses.)
- Reversibility - the ability of the proposed development to be reversed.

51. The criteria which will be used to guide the assessment of the magnitude of impact that would be experienced by visual receptors as a result of the proposals are outlined below;

Table 17: Criteria for magnitude of change for visual receptors

High	The proposals will be clearly noticeable and the view would be fundamentally changed by its presence. Direct or oblique views with changes over a notable horizontal and/or vertical extent.
Medium	The proposals will form a new element within the view which is likely to be recognised by the receptor. Direct or oblique views with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposals will form a new and recognisable element within the view which is likely to be recognised by the receptor. The proposals will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Negligible	The proposals will form a barely noticeable component of the view, and the view whilst slightly changed would be similar to the baseline situation.
No Change	No change to the existing view.

Scale of Effects

52. The scale of the landscape and visual effects is determined by;

- cross referencing the sensitivity of the landscape feature, landscape character or view with;
- the magnitude of change. The scale of effects is described as major, moderate, minor, negligible, neutral or no change.

Table 18: Scale of effects

		Magnitude of Change			
Sensitivity		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Nature of Effects

53. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral.

54. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

Table 19: Nature of visual effects

Major adverse	The proposals would give rise to negative changes that would cause major deterioration to the view and constitute a major discordant element in the view.
Moderate Adverse	The proposals would give rise to negative changes that would cause obvious deterioration to the view.
Minor Adverse	The proposals would give rise to negative changes that would cause limited deterioration to the view.
Negligible Adverse	The proposals would give rise to negative changes that be barely perceptible in the view.
Neutral	The change to the view would be barely perceptible to the point it is not apparent if the changes are positive or negative.
No Change	No change to the view. Proposals are not visible.
Negligible Beneficial	The proposals would give rise to a barely perceptible improvement in the view.
Minor Beneficial	The proposals would give rise to a limited improvement to the view.
Moderate Beneficial	The proposals would give rise to an obvious improvement to the view.
Major Beneficial	The proposals would lead to a major improvement in the view.

Mitigation

55. The purpose of the mitigation is to prevent/ avoid, reduce and where possible remedy or offset any negative (adverse) effect on the environment arising from the proposals. Mitigation is not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects.

56. Mitigation measures are generally considered to fall into three categories:

- Primary measures, developed through the iterative design process, which have become integrated or embedded in to the project design;
- Standard construction and operational management practices for avoiding and reducing environmental effects;
- Secondary measures designed to address any residual adverse remaining after primary measures and standard construction practices have been incorporated into the scheme.

57. Strategies to address likely negative (adverse) effects include:

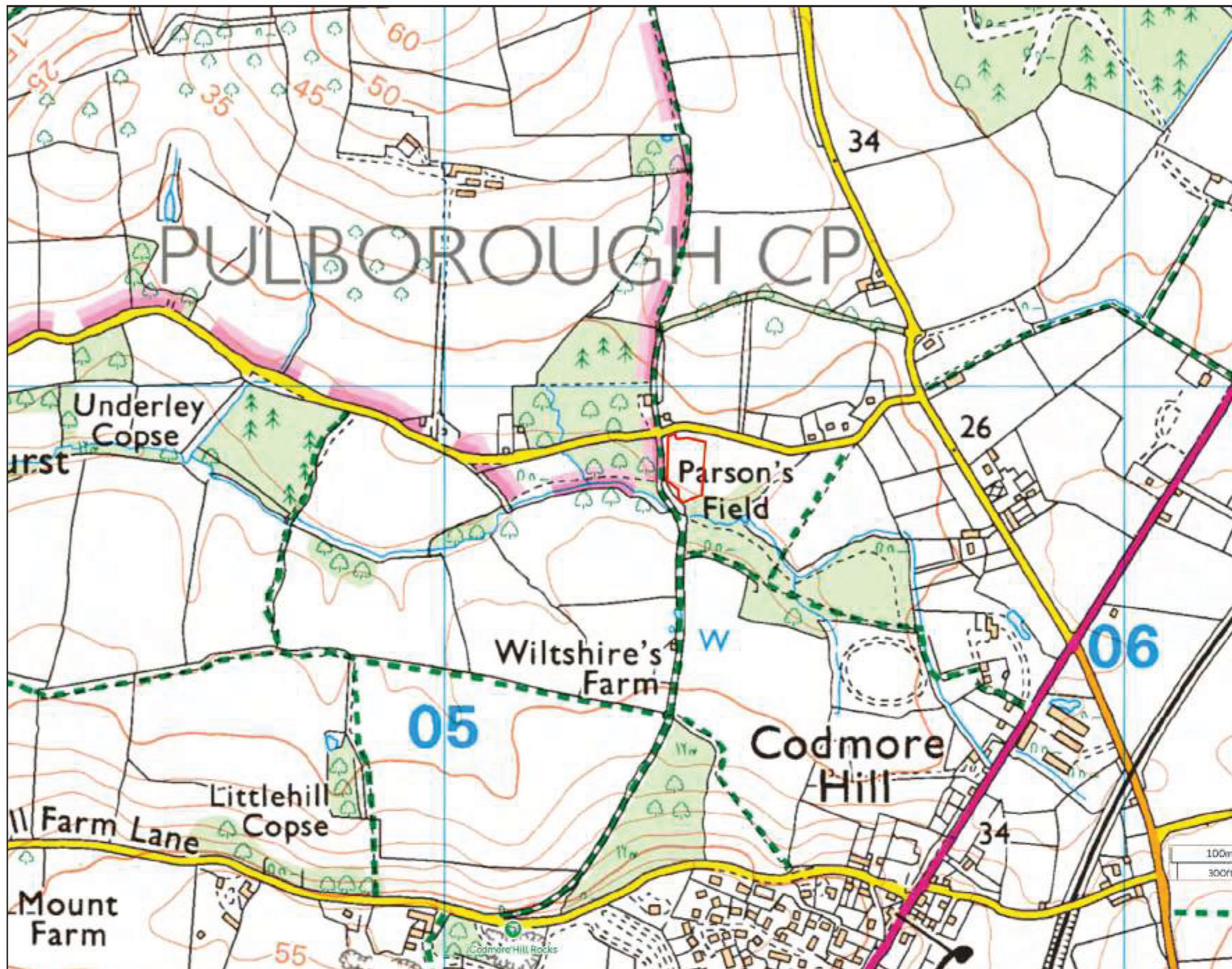
- Avoid impact by changing the proposal;
- Reduce the impact by changing the proposals;
- Remediation of the impact by screen planting for example;
- Compensation for the impact, for example replacement of removed trees with new tree planting; and
- Enhancement, for example creation of a new landscape or habitat.

Guidelines for mitigation

- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape.
- It must be recognised that many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess the effects for different seasons and periods of time, such as day of opening and Year 15 and potentially other periods in line with phasing. In such projections the assumptions made about growth rates should be clearly stated on the proposed landscape plans;
- Use of appropriate form, material and design of buildings. It is not always practical or desirable to screen buildings and associated development. In these cases, the scale, design, colour and texture of buildings/ structures should be carefully considered to aid integration with the surroundings;
- Alterations to landforms (including creation of bunds or mounds) together with structure planting and/ or off-site planting;

- Minimising light pollution and avoiding or reducing obtrusive light; and
- Planting: Structural planting can help to integrate and 'soften' development as well as being of potential value as a wildlife habitat. Offsite planting should also be considered where it could be of benefit to screen the proposed development from sensitive landscape and visual receptors.

APPENDIX 2: SITE LOCATION PLAN



NORTH



The Site

Revision Notes:

-

PROJECT			
Land west of Parsons Field Stables			
DRAWING			
Site Location Plan			
SCALE	DATE	DRAWN	
As shown	10/09/2026	SW	
DRAWING NUMBER		REVISION	
LAS 1089-02		-	

APPENDIX 3: EXISTING SITE PLAN

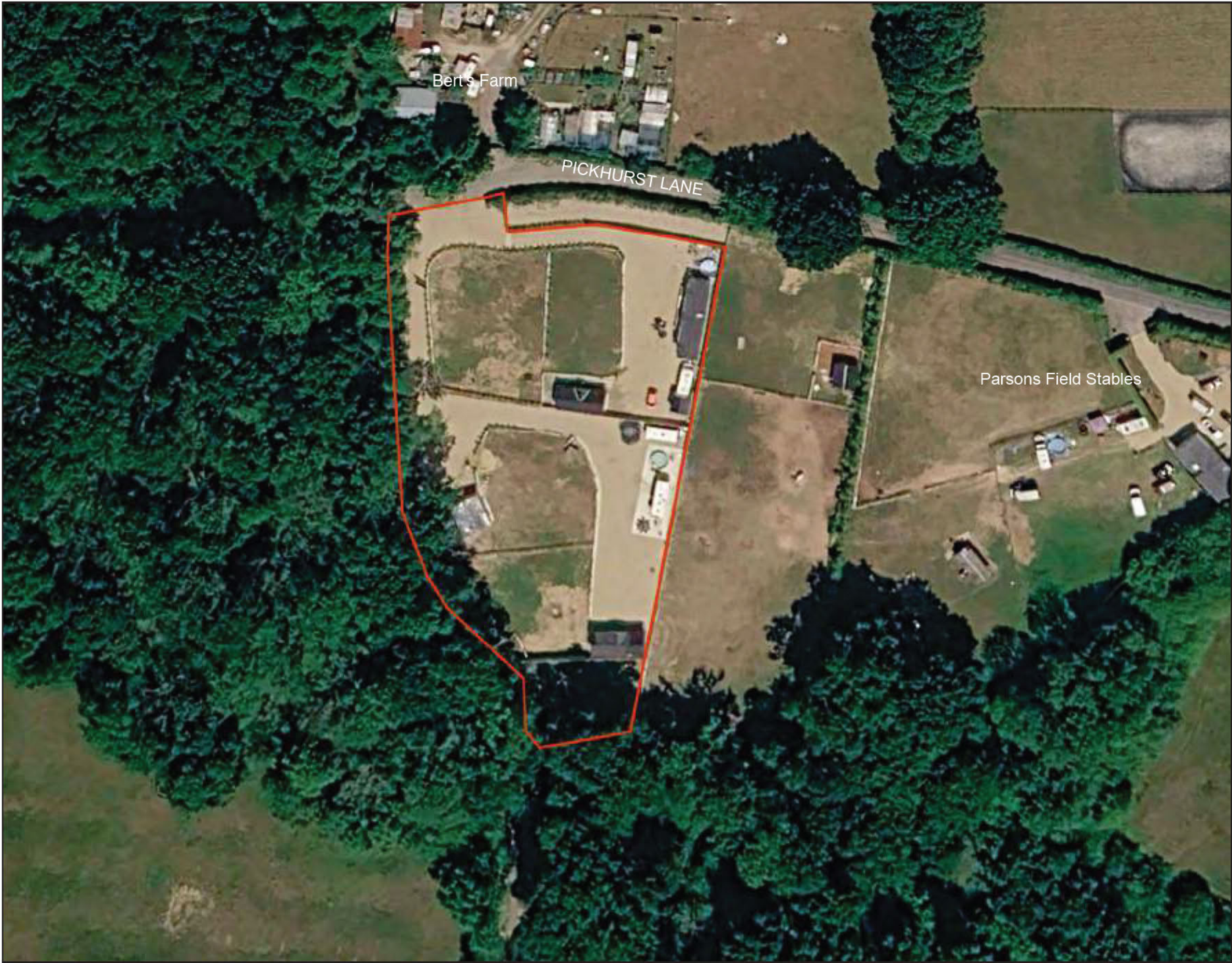
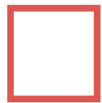


Image source: Google Earth - 30th June 2025

NORTH



The Site

Revision Notes:

-

PROJECT Land west of Parsons Field Stables			
DRAWING Existing Site Plan			
SCALE NTS	DATE 10/09/2026	DRAWN SW	
DRAWING NUMBER LAS 1089-03		REVISION -	

APPENDIX 4: HISTORIC IMAGERY

Google Streetview Images 2009 – 2024

July 2009



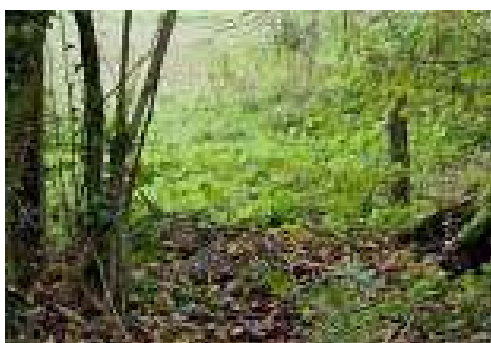
Google Streetview Images 2009 – 2024

September 2011



Google Streetview Images 2009 – 2024

October 2022



Post and wire fence visible across the N-W site corner

Google Streetview Images 2009 – 2024

June 2024

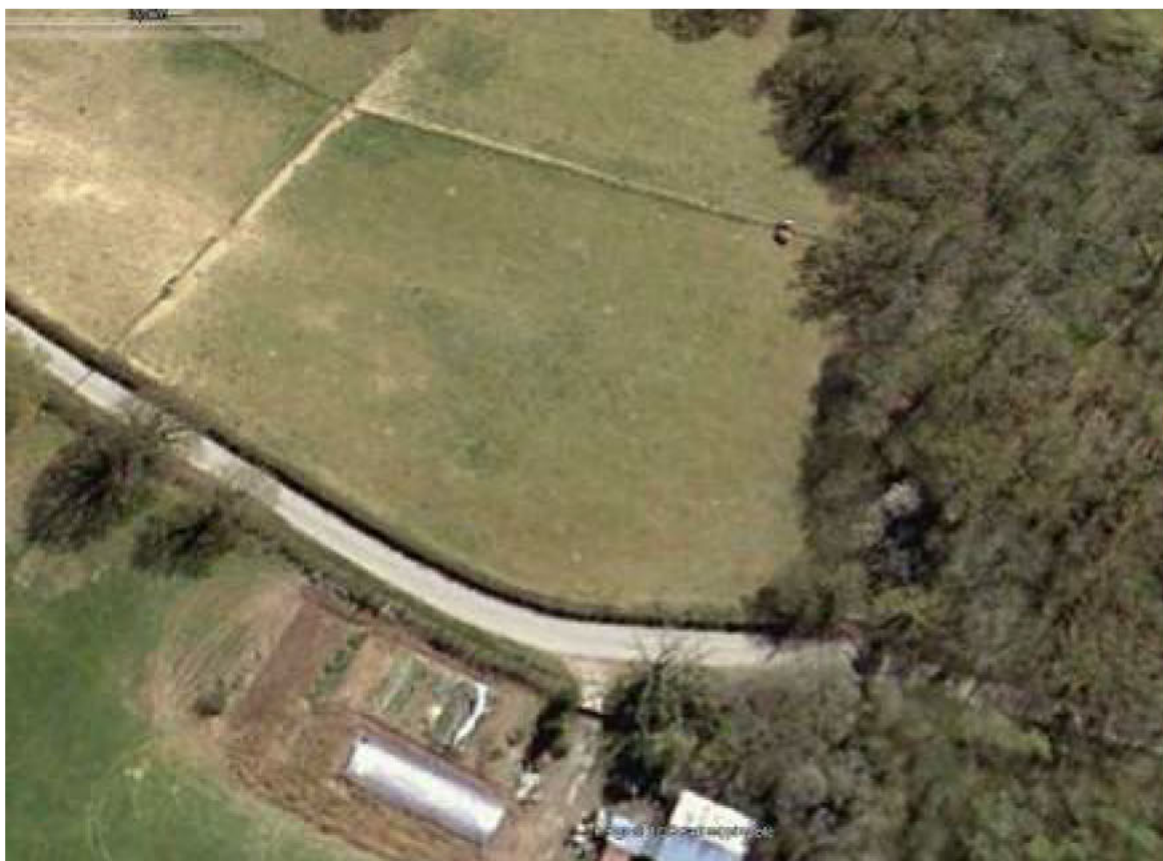


Appendix 8 - Google Earth Images 2001 - 2025

December 2001



December 2005



Appendix 8 - Google Earth Images 2001 - 2025

March 2012



September 2012



Appendix 8 - Google Earth Images 2001 - 2025

June 2013



April 2015



Appendix 8 - Google Earth Images 2001 - 2025

September 2015



August 2018



Appendix 8 - Google Earth Images 2001 - 2025

April 2020



February 2021



Appendix 8 - Google Earth Images 2001 - 2025

March 2022



June 2025



APPENDIX 5: J1 BILLINGHURST AND NORTH HEATH FARMLANDS

J1 BILLINGSHURST AND NORTH HEATH FARMLANDS



Key Characteristics

- Gently undulating landform.
- Small to medium size fields enclosed by frequent hedgerows, copses and small to medium sized woodland blocks.
- Many mature field trees following hedgerows and lanes.
- Semi enclosed landscape with some longer range views.
- Historic parkland at Toat House and Highfare.
- Important landmark of the Toat Monument.



Overall Character

This area has a mostly gently undulating landform on Weald Clay, which includes some sandstone beds. It is drained by mainly east to west flowing streams draining to the River Arun. Across the character area as a whole, there are many small to medium sized pasture fields, enclosed by a strong network of hedgerows, and by small to medium size woodlands, and mature hedgerow oaks. As a result it is semi-enclosed landscape, only occasionally allowing longer views. Localised areas of parkland provide contrast and variety in this area. In the southwest there are a large number of horse paddocks, and the Toat Monument is a distinctive feature on a prominent rounded hill. A few winding and straighter narrow lanes cross the area with small hamlets and scattered farmsteads dispersed along them. Local building materials include brick, tile and half timber. Away from the A29 the area has a strongly rural undeveloped character.

Historic Features

- Stane Street (Roman Road).
- Historic parklands.
- Medium size irregular fields cut out of woodland (assarts).
- Some straightened modern boundaries.
- Toat Monument.

Biodiversity

- Many ancient coppice woodlands, but some have been the subject of conifer planting.
- Streamside woodland.
- Mix of pasture, and more intensive arable farmland where biodiversity is likely to be reduced.

Key Issues

- Conversion of pasture to arable.
- Abandonment of pasture.
- Potential development pressure along the A29, e.g. Service Stations.

Landscape Condition

Overall the landscape condition is good.

Sensitivity to Change

Sensitivity to change overall is moderate reflecting moderate intervisibility and moderate intrinsic landscape qualities. Key sensitivities are to:

- Any large scale housing or commercial development.
- Small scale incremental changes eroding character, e.g. increase in horse paddocks.

Planning and Land Management Guidelines

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.
- Conserve existing woodlands, shaws and mature hedgerow trees.
- Conserve small irregular field patterns.
- Conserve and restore historic parkland.
- Encourage landscape improvements along the A29, e.g. in Adversane.

APPENDIX 6: CONTEXT VIEWS

For Context Only



Context view 1 - Looking north from within appeal site



Context view 2 - Looking east from within appeal site

For Context Only



Context view 3 - Looking south from within appeal site



Context view 4 - Looking south within appeal site along western boundary

For Context Only



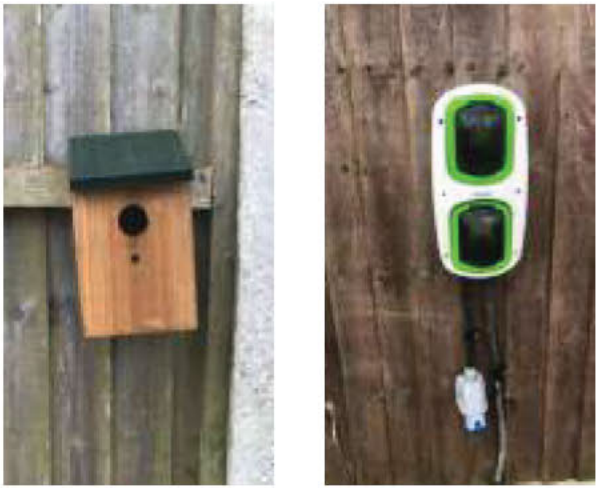
Context view 5 - Looking east from within appeal site



Context view 6 - Looking east from appeal site entrance

APPENDIX 7: EXISTING-PROPOSED BLOCK PLAN

- 1.8m timber close-boarded fence
- 1.2m timber post & rail fencing



Bird box

Electric vehicle charging point

The following ecological enhancements will be implemented:

- Installation of a bat box to the mobile home or within a tree positioned approx. 3-5m above ground.
- Installation of a bird box to the mobile home or within a tree within the site.
- Infilling of any gaps within the existing hedgerows with a native species hedge.
- Gaps to be included at the bottom of fences to allow for movement of small mammals across the site.
- 1no Electric Vehicle (EV) charging point will be provided
- 1no. Covered and secure cycle parking space will be provided
- 1no. Refuse and recycling storage facility will be provided



Block Plan

1:500 | EXISTING

Access on to road to be bound material. Works to be subject of a minor works licence

mixed species native hedging to be reinstated to close up widened access, species to match existing hedge

Reinstated native hedge

New native hedges

public footpath 1983

Post & rail fence to western boundary

wooded strip between the site boundary and the land ownership to be planted with native species hedging and then left to develop naturally and for scrub to soften visual impact of fencing from the PROW

New native hedges

all existing trees to western boundary to be retained

Post & rail fencing along western boundary to be located off set east of ownership boundary to avoid impact on trees

New native hedges planted along western boundary

Hardstanding removed

Concrete base to be removed



Block Plan

1:500 | PROPOSED

8no. New native trees - details TBC

New native hedges

New electric vehicle charging point with secure bike and refuse store

Stables

Utility building

New electric vehicle charging point with secure bike and refuse store

Utility Building

mixed species native hedging to be planted to south of post and rail fencing

parcel to south to remain undeveloped and left to develop naturally

15m buffer for Ancient Woodland

extent of Ancient Woodland

This drawing is the copyright of Promethean Planning Ltd but may be used for planning purposes by the Local Authority without breach of copyright.

Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request, however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Promethean Planning are appointed to undertake Building Regulations or construction drawings.

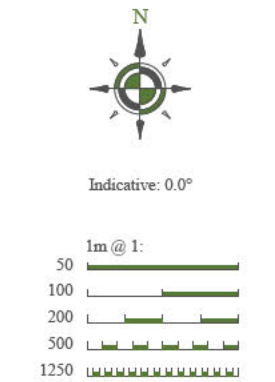


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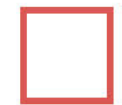
Drawing No.	2507PI_R1_001
Scale @ A2	As Indicated
Job No.	2507PI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.01.2026
Issued On	23.01.2026
Status	Existing + Proposed
Drawing	Block Plans
Submission	Planning



APPENDIX 8: PHOTOVIEW LOCATION PLAN



NORTH



The Site



Photoview number and location

Revision Notes:

PROJECT
Land west of Parsons Field Stables

DRAWING
Photoview Location Plan

SCALE As shown	DATE 10/09/2026	DRAWN SW	
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DRAWING NUMBER LAS 1089-01	REVISION -
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APPENDIX 9: REPRESENTATIVE VIEWS



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'41.83"N 0°30'2.65"W

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 21m
- 9m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 240

VIEWPOINT 1 - 10

View looking east along Pickhurst Lane



Approximate extent of site in view

Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'41.83"N 0°30'2.65"W

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 21m
- 9m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 240

VIEWPOINT 2 - 10
View from Pickhurst Lane looking south-west through appeal site entrance



Approximate extent of site in view

Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'41.61"N 0°30'3.55"W

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 24m
- 8m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 240

VIEWPOINT 3 - 10
View looking south-east from junction of Pickhurst Lane and PUL1983 (north)



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'40.94"N 0°30'3.87"W

Viewpoint height (AOD) - 24m
Distance from site - adjacent
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 4 - 10
View from PUL1983 (south) looking south-east



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'40.30"N 0°30'3.59"W

Viewpoint height (AOD) - 23m
Distance from site - adjacent
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 5 - 10
View looking due east from PUL1983 (south)



Approximate extent of site in view - views into site screened

Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'39.05"N 0°30'3.72"W

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 18m
- 18m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 240

VIEWPOINT 6 - 10

View from PUL1983 (south) looking north



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'37.66"N 0°30'2.46"W

Viewpoint height (AOD) - 17m
Distance from site - 22m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 7 - 10

View looking north-east from PUL1983 (south)



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'35.74"N 0°30'2.53"W

Viewpoint height (AOD) - 15m
Distance from site - 80m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 8 - 10
View looking north from junction of PUL1983 and PUL1988



Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'37.18"N 0°29'53.16"W

Viewpoint height (AOD) - 22m
Distance from site - 155m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 9 - 10
View looking west from PUL1987



Approximate extent of site in view

Camera make & model
Lens make & focal length
Date of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 7th September 2026
- 50°58'40.78"N 0°29'55.44"W

Viewpoint height (AOD) - 23m
Distance from site - 93m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 1
Horizontal Field of View - 90°
Height of camera AGL - 1.5m
Page size / Image size (mm)- 841 x 297 / 820 x 240

VIEWPOINT 10 - 10
View from Pickhurst Lane looking west from entrance to Parsons Field Stables