

Landscape and Visual Impact Assessment, Addendum

Land west of Ravenscroft, Storrington, West Sussex,

September 2026

05963_HTAL

Introduction

1. Turley have been appointed to prepare this Landscape and Visual Impact Assessment (LVIA) Addendum in relation to the above Site, which secured planning permission through a Public Inquiry appeal on 6 October 2023 for the following development:

“Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes, with all matters reserved except access (excluding internal estate roads) from Ravenscroft, together with new community parkland.”

2. This LVIA Addendum accompanies the Reserved Matters application comprising:

“Layout; Landscaping; Scale; and Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT).”

3. As part of the preparation of this LVIA Addendum, the Site and surrounding landscape have been revisited to review the existing landscape and visual baseline conditions. It is confirmed that no material changes to the Site, its landscape context, or the key visual receptors have occurred since the baseline surveys undertaken in 2020. Accordingly, the landscape and visual baseline remain consistent with that established and assessed within the LVIA submitted in support of the Hybrid planning application.
4. It is considered necessary, as part of the due diligence process at the Reserved Matters stage, to ensure that the submitted design gives rise to effects that are no greater than those reported in the LVIA accompanying the original Hybrid planning application.
5. This LVIA Addendum sets out a summary of the LVIA submitted as part of the consented Hybrid application, summarises the detailed design of the Proposed Development and its position within the framework established by the approved Parameter Plan, and evaluates whether the landscape character and visual effects arising from the detailed Reserved Matters proposals differ from those previously assessed.
6. A review of the relevant planning policy context has also been undertaken. This confirms that the landscape and visual considerations relevant to the assessment remain substantially unchanged. The review has had regard to the current National Planning Policy Framework (NPPF), including the reforms introduced through the August 2026 version of the Framework, which continues to emphasise the importance of achieving well-designed places, recognising the intrinsic character and beauty of the countryside, and protecting and enhancing protected landscapes whilst

supporting the delivery of sustainable development. The assessment presented within this Addendum is considered to remain consistent with the objectives of current national planning policy.

7. This LVIA Addendum has been guided by published best practice, namely the Guidelines for Landscape and Visual Impact Assessment (Third Edition).

Previous Landscape and Visual Assessment

8. The Hybrid application included a Landscape and Visual Impact Assessment (Leyton Place Landscape Planning, September 2020) ('the LVIA') that was completed in accordance with relevant legislation, national and local planning policy and published best practice / guidance from the Landscape Institute.
9. The LVIA uses a combination of desk study, fieldwork, and professional judgement to assess baseline conditions, sensitivity, magnitude of change, and significance of effects. Visual analysis is supported by photomontages and verified viewpoints.
10. The LVIA sets out the baseline and context. The Site is located on the southern edge of Storrington, with the 'residential development' area being situated within Horsham District Council, and the 'community park' area of the Site being located within the South Downs National Park (SDNP). Its current use is partly community allotments, partly unmanaged grassland, framed by mature trees and hedgerow. The Site is located within the Wealden Greensand National Character Area, the Storrington Woods and Heaths Landscape Character Area (LCA WG7) plus Central Scarp Footslopes LCA, WG8 as identified within the West Sussex Landscape Characterisation. At the local level, the Site is located within the Arun to Adur to Scarp Footslopes (I13) as identified in the South Downs Integrated Landscape Character Assessment.
11. Visual receptors are identified and include:
 - Those walking and enjoying the South Downs National Park.
 - Existing residents at Ravenscroft
 - Users of the Allotments
 - Residents in The Domain
12. The Hybrid development proposals are described at Section 3 of the LVIA, which also sets out how the special qualities of the SDNP have been considered and incorporated into the scheme proposals. Part 4a of the LVIA considers the landscape and visual effects of the Outline Components of the application. Tables 1 and 2 below includes a summary of effects:

Table 1: Landscape Effects

Landscape Feature	Magnitude of Change and Significance
Varied landscape elements which contribute to diverse habitats	Mid-low end of the spectrum. Not significant.
Field pattern and enclosure (straight sided)	Lower end of the spectrum. Not significant.
Parkland trees	Lower end of the spectrum. Not significant.
Mosaic of landscape uses, rural, urban, and peri-urban within a wooded framework	Lower end of the spectrum. Not significant.
Filtered treatment of the settlement edge.	Neutral effect. Not significant.
Contemporary residential areas	Lower end of the spectrum. Not significant.
Public Rights of Way	Mid-higher end of the spectrum. Significant.
Sense of tranquillity in the National Park	Lower end of the spectrum. Not significant.
Dark Skies	Neutral effect. Not significant.

Table 2: Visual Effects

Visual Receptors	Magnitude of Change and Significance
Those walking and enjoying the South Downs National Park	Lower end of the spectrum. Not significant.
Existing residents at Ravenscroft	Higher end of the spectrum for a limited number of residents. Not significant.
Users of the Allotments	Neutral to no discernible effects. Not significant.
Residents in The Domain	Lower end of the spectrum. Not significant.
New community parkland	Higher end of the spectrum. Beneficial effect significant.

Review of Appeal Landscape and Visual Matters

13. The Hybrid application submitted to Horsham District Council (ref. DC/21/2086) and South Downs National Park Authority (ref. SDNP/21/04702/OUT) was refused planning permission in April 2022. As pertinent to landscape and visual matters, Horsham District Council's first reason for refusal states:

"The proposed development fails to accord with the Neighbourhood Plan site allocation introducing a significant increase in the extent of built form to the detriment of the setting of the South Downs National Park and necessitating further linked development to be introduced in the countryside beyond the site allocation boundary resulting in unacceptable harm to landscape character including to the South Downs National Park."

14. The South Downs National Park Authority decision notice stated,

“RfR 1: It is not considered that the proposed provision of allotments and play apparatus in order to accommodate and support residential development beyond the National Park boundary represents an exceptional circumstance where development beyond a defined settlement boundary is justified...”

RfR 2: The proposed development is considered of a siting, type, scale and prominence which would prove incongruous to the rural character of this location, and which would result in significant landscape harm.”

15. In allowing the Appeal, the Inspector made a number of points relevant to this LVIA Addendum. These are:

“41. The community park is intended to function as a natural greenspace, which is described in the HDC Open Space, Sport and Recreation Review (OSR) (2021) as a site providing wildlife conservation, biodiversity and environmental education and awareness. The typology can include grassland, scrub and wetlands, which are the habitats that the southern fields comprise. The illustrative material in the Design and Access Statement indicates the majority of the land being retained as open pasture, rather than a manicured landscape, with new areas of wildflower grassland and native species scrubland habitat created towards the southern boundary, and the historic field boundaries and hedgerows re-established. Public access would be provided via pedestrian gates from Greyfriars Lane and PRoW 2685, and a footpath connection from the proposed housing.

42. There was some debate at the Inquiry about the impact on the natural landscape of the SDNP of any paths, signage, interpretation boards, litter/dog waste bins and play areas, which may be necessary to meet the quality and accessibility standards for this type of open space in the OSR. However, footpath signs, bins and interpretation boards could be located at the entrances to the community park, where they would be filtered in the key views by the existing boundary landscaping. The play area is illustrated as a natural feature, up against the western boundary of the park, where it would be unlikely to be visually intrusive. Equally it could be located on the eastern side of the park in the north facing corner of the field or within the landscape buffer closer to the proposed residential development, where its visibility from the scarp slopes would be filtered by trees and hedgerows.

43. With regard to paths, it is common ground that the proposal would provide improved connectivity to the PRoW network³⁰. Whilst the illustrative material shows the route indicatively as a mown pathway, the OSR standards would expect the main path to be laid in tarmac or resin to provide access for people with disabilities to as much of the site as possible. However, with good design it should be possible to incorporate hard surfaced paths in locations where their visual impact on the landscape would be minimised, such as along field edges, where existing and proposed hedgerows could help to filter and fragment views from higher ground to the south. The LPAs would have control over the design, landscaping and management of the community park through reserved matters conditions and through the obligations in Schedule 5 of the S106 agreement. As such, there is little persuasive evidence before me to demonstrate that the proposed community park could not be provided in line with the OSR standards for natural greenspace, whilst retaining the natural qualities of the existing landscape.

45. Overall, I consider that the scale and extent of the proposed development within the SDNP, comprising the allotments and community park, would be limited, in accordance with paragraph 176 of the Framework. Despite the slight adverse effects arising from the housing and allotments, the proposed development would support the special qualities of the SDNP. It would respect its diverse, inspirational landscape and breath-taking views, and not cause harm to its tranquillity. By increasing the number of available allotment plots and giving the local community access to the community park and land within the SDNP for recreation, it would provide great opportunities for recreational activities and learning experiences. The community parkland would also increase the diversity of landscapes and the variety of wildlife and habitats. Taken as a whole, therefore, I conclude that the proposed development would conserve and enhance the landscape and scenic beauty of the SDNP in line with paragraph 176 of the Framework.

46. In accordance with the requirements of the National Parks and Access to the Countryside Act 1949, I have had regard to the purposes for which the SDNP was designated. These are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Based on my assessment above, I find that the appeal proposals taken together would meet and support these purposes for the National Park.”

The Proposed Development

16. As demonstrated by the detailed drawings and accompanying Design and Access Statement (DAS), the Reserved Matters proposals have been developed in accordance with the consented Parameter Plan and the principles established through the consented Hybrid application, specifically:
 - (a) The quantum and density of the proposed homes accord with the consented DAS.
 - (b) The development area extends no further, than the area stipulated within the consented Parameter Plan.
 - (c) The proposed building heights are two and three storeys, with the three storey elements located in the northeast of the Site, as in accordance with the consented DAS.
 - (d) The proposed palettes for building materials, and hard surfaces is in accordance with those presented in the consented DAS.
 - (e) The extent and location of green infrastructure and open space within the Residential Development align with the consented Parameter Plan.
 - (f) The extent and location of the Community Parkland accord with the consented Parameter Plan.
17. Page 9 of the DAS provides a comparison between the Reserved Matters proposals and the illustrative masterplan as included within the Hybrid application. The Reserved Matters layout includes the following minor amendments:
 - 1.17.1 The removal of terraced units in favour of semi-detached to provide side access to rear gardens.

- 1.17.2 Introduction of SUDs basin and associated vehicular access within the northern area of public open space.
 - 1.17.3 The rationalisation of soft landscape spaces, including the introduction of a continuous green verge to the west of plots A16 and A34.
 - 1.17.4 The reconfiguration of car parking for the semi-detached properties to facilitate more street trees.
- 18. The minor amendments identified above are considered beneficial, as they align with and enhance the intended character of the new neighbourhood, including the creation of tree-lined streets.
 - 19. The design development process has also considered the parking provision requirements arising from the allotments, for visitors and the proposed detached residential dwellings. This has resulted in a minor increase in permeable buff block paving to the south of Plots A32, A33 and A34, and immediately north of the National Park Landscape Buffer.
 - 20. The minor increase to the parking arrangements of the residential plots is wholly contained within the extent of the Residential Development Area identified on the consented Parameter Plan. The minor increase in parking provision for visitors has resulted in a minor reduction in the extent of the Landscape Zone identified on the approved Parameter Plan. In response, the soft landscape proposals within the Landscape Zone have been supplemented to reinforce the green infrastructure strategy and assist in integrating the additional hardstanding into the receiving treed streetscape.
 - 21. Taken together, these amendments are limited in extent, do not materially alter the consented development parameters and are not considered to give rise to any additional or materially different landscape and visual effects to those assessed within the approved LVIA. Consequently, no further changes are considered necessary to the findings of this LVIA Addendum.
 - 22. Accordingly, the Reserved Matters proposals continue to incorporate the following measures to prevent and minimise the landscape and visual impacts, as set out in the LVIA at paras 3.18 – 3.25:
 - (a) Built development is confined to that area of the Site which adjoins the settlement edge to the west, north and east, consistent with the allocation in the NHP.
 - (b) Boundary vegetation is retained, with the exception of that required to facilitate access (vehicular and pedestrian) into the site.
 - (c) Built components respond positively to the more attractive elements of the adjacent townscape.
 - (d) No car parking is proposed for the community parkland. While play facilities are included, these are discreetly located within the western part of the parkland and have been designed to respond sensitively to the rural context, incorporating natural timber play equipment and bark mulch surfacing. The recreational character of the South Downs is replicated. The community parkland does not contain lighting. This avoids the introduction

of urban features and avoids impacting on the qualities of the night sky and tranquillity in this location in the open countryside.

- (e) The density of the new housing is consistent with the existing settlement edge to avoid the appearance of unacceptable contrast in the townscape elements.
- (f) New scrub planting is provided for within the community parkland, in a quantum and quality greater and better than that lost to the development proposals. Refer to the ecology statement.
- (g) Impacts on the mature trees is minimised through their retention within appropriate buffers.

23. In addition, the following measures continue to be incorporated, to enhance the settlement edge character and ensure longevity of notable elements, as consistent with the LVIA at para 3.27:

- (a) New habitats and multifunctional green infrastructure.
- (b) As consistent with two of the priorities of the SDPA, the green infrastructure assets are expanded above those found in the baseline situation to include a greater number of trees, sustainable drainage features, public access, increased provision of allotments and informal recreation facilities.

In turn these assets will increase and diversify the Green Infrastructure, above and beyond the baseline situation in respect of the following:

- (i) Climate Change adaptation – a modest increase in tree canopy cover will have a positive effect on the urban heat island effect through evapotranspiration and shading;
- (ii) Enhanced water management – using sustainable means for controlling run off coupled with enhanced biodiversity and the recreational environment;
- (iii) Food Production- the provision of allotments (in a greater number) and additional incorporation of fruiting trees enhancing the local opportunities for the provision of food and reducing food miles;
- (iv) Biodiversity enhancement – the enhanced provision and greater variety of interconnected habitats, including grassland, scrub, tree groups and water features will enable species to diversify and migrate;
- (v) Recreation and health – provision of new recreational assets in close proximity to people's homes will provide a positive environment for the health and wellbeing of the community;
- (vi) Education – the provision of interpretation boards (to be secured via an appropriately worded planning condition) associated with the ecological habitats is an opportunity to assist in people's connectivity and relationship with its environment;

- (c) Creation of a community parkland directly accessible from the settlement edge, allowing the community to recreate and enjoy a larger portion of the National Park and experience views of the South Downs, currently limited to those using the allotments or with properties on the southern edge of Storrington.
24. The detailed design proposals align with the pertinent matters discussed in the Inspectors decision notice, in that:
- (a) The community park will provide wildlife conservation, biodiversity and environmental education and awareness through the provision of open pasture, with reinstated hedgerows, areas of wildflowers and scrubland. While the southernmost part of the community parkland will be inaccessible to the public, new footpath routes will provide public access to the remaining parkland, from Greyfriars Lane, PRoW 2685 and from the proposed homes.
 - (b) The landscape character proposed, as detailed within the Soft Landscape General Arrangement Drawings and the DAS, is appropriate to the receiving landscape of the SDNP. The proposals will deliver a naturalistic landscape character, with ongoing management designed to maintain this appearance rather than a manicured condition, as further detailed in the accompanying Soft Landscape Management Plan.
 - (c) To reinforce the naturalistic landscape character, footpaths are proposed as mown path routes, and the play space is designed to be appropriate to its rural context, incorporating timber materials and bark mulch surfacing.

Comparative Landscape and Visual Analysis

25. The design changes described above will result in only very minor alterations to the scheme from the indicative illustrative layout as prepared at the time of the Hybrid application. While there will be a very minor increase in hardstanding, this will comprise permeable block paving and will be confined to parking areas located immediately adjacent to the proposed dwellings. Additional tree and hedgerow planting will soften and integrate these areas of hard surfacing into the receiving landscape, which will continue to be characterised by a reinforced green infrastructure network of grassland, hedgerows and trees.
26. The perception of the limited increase in hardstanding from the illustrative masterplan, would be confined to the immediate locality and would not be apparent in wider views. Within the context of the proposed street scene and the landscape area immediately north of the community parkland, it would be experienced as part of a cohesive new neighbourhood set within a mature and strengthened green infrastructure framework.
27. As the Reserved Matters proposals are consistent with those previously assessed, and do not substantially alter the consented Parameter Plan, the Proposed Development would not give rise to any additional effects on the Site's landscape character, or the visual amenity of receptors beyond those already identified.

Consideration of the National Planning Policy Framework (NPPF), 2026

28. The recent update to the National Planning Policy Framework (NPPF) was published in August 2026. The NPPF seeks to ensure that development is delivered in a sustainable manner, supports high-quality design, responds positively to local character, and protects and enhances the natural environment. The policies of the NPPF that are pertinent to this LVIA Addendum are considered below

Policy DP3: Key principles for well-designed places; and N2: Improving the natural environment

29. Policy DP3 requires development proposals to 'respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings'.
30. Policy N2: Improving the Natural Environment seeks to ensure that development proposals: (a) consider the environmental qualities of a site, including the 'landscape character and natural beauty of the countryside and identify opportunities for those qualities to be conserved or enhanced'; and (d) 'conserve and enhance existing natural features of visual, historic or nature conservation value'.
31. The proposed development has been landscape-led and designed to respond to the Site's context and local landscape character, to integrate it with its surroundings and to deliver biodiversity and landscape enhancements. It therefore complies with policies DP3 and N2. Key measures used to achieve this are set out above at paras 22 and 23. Additionally, the LVIA process was commenced at the early stage of Hybrid application, to inform the development of scheme proposals including baseline appraisal of landscape character, surrounding countryside and existing features. The embedded mitigation and enhancement strategies have been carried through to the Reserved Matters application stage.

Policy N4: Protected Landscapes

32. Policy N4: Protected Landscapes sets out that development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to their statutory purposes and special qualities. It adds that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas and to conserving and enhancing the wildlife and cultural heritage in National Parks.
33. The community parkland part of the Site that is within the boundary of the SDNP has been designed in order to limit the scale and extent of physical interventions to retain the naturalistic character. Accordingly, the existing green infrastructure framework is retained and minimal interventions are introduced, in the form of mown footpaths. Existing habitats are retained and enhanced, with wildflower meadow planting and the reinstatement of former hedgerows.
34. The special qualities of the SDNP have been considered and specific provisions were incorporated into the consented Parameter Plan – as set out within Section 3 of the LVIA. The specific provisions have been carried through to the Reserved Matters proposals and these, in turn, conserve and enhance the wildlife and cultural heritage. The specific provisions include:
- **Diverse, inspirational landscapes and breath-taking views** - the community parkland will provide opportunities for greater local scale diversity, with diversification of the grassland sward and introduction of wildflower meadows. The community parkland will also increase

the accessibility and opportunities to experience uninterrupted views of the chalk hills for the local and visiting community.

- **Tranquil and un-spoilt places** - the Reserved Matters proposals are consistent with the existing situation. The access and parking arrangements for the community parkland, adjacent allotments and new homes have been designed to avoid increased traffic movements into the National Park along Greyfriars Lane. The community parkland does not provide for any formal or equipped play so that the recreational activities are low-key and reflect the wider traditional uses of the local landscape.
- **A rich variety of wildlife and habitats including rare and internationally important species** - the existing habitats are retained within the proposals, furthermore new habitats are created such as new hedgerows, which are appropriate to the location, to ensure the rich variety of wildlife and habitats is enhanced and maintained.
- **An environment shaped by centuries of farming and embracing new enterprise** - the proposals restore the historic field pattern. Coupled with interpretation boards this will ensure that the history of the landscape is understood by a wider community.
- **Great opportunities for recreational activities and learning experiences** – the proposals will give the local community direct access to the community parkland and South Downs National Park for recreational purposes. Interpretation boards (to be secured via an appropriately worded planning condition) alongside the farming and ecological assets will provide better understanding of the landscape and the activities which influence its character.
- **Well-conserved historical features and a rich cultural heritage** - the proposals avoid impacting on the Storrington Conservation Area and any known heritage assets.
- **Distinctive towns and villages, and communities, with real pride in their area** - the proposals are designed to create an attractive arrangement of buildings that positively address the relationship of the settlement (to the immediate north of the SDNP) with its landscape context, and through the provision of the community parkland.

Conclusion

35. A review of the Reserved Matters proposals, the Site and its surrounding context have identified no material change to the baseline conditions established within the LVIA prepared by Leyton Place Landscape Planning (2020). The landscape resource, character of the receiving environment and visual context remain substantially consistent with those previously assessed
36. The landscape and visual effects identified within the approved LVIA have been reviewed against the Reserved Matters proposals and are considered to be broadly consistent with the parameters and development assumptions previously assessed. The Reserved Matters proposals do not substantially alter the approved Parameter Plan and would not give rise to any additional or materially different effects on site fabric, landscape character, townscape character, or the visual amenity of receptors beyond those already identified and accepted through the outline planning permission.
37. Accordingly, the Reserved Matters proposals remain fully aligned with the landscape-led design principles established through the Hybrid proposals and are considered to accord with the

objectives of NPPF Policy DP3 (Achieving Well-Designed Places), in that they respond appropriately to site context, reinforce local character and maintain a high-quality environment. Furthermore, the proposals retain the approved landscape framework, safeguard existing landscape assets where appropriate and continue to support measures for environmental enhancement, thereby remaining consistent with the objectives of Policies N2 and N4 relating to the protection, integration and enhancement of landscape and natural environment interests. The proposals therefore represent a policy-compliant evolution of the approved scheme and do not result in any additional landscape or visual effects beyond those previously assessed and accepted.