

Steyning School Landscape and Visual Appraisal

Prepared for: BAM Construction Ltd

February 2026

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1. Introduction

Wynne-Williams Associates has been appointed by BAM Construction Ltd to undertake a Landscape and Visual Appraisal (LVA) for the proposed development site within the grounds of Steyping Grammar School, located south of the A283 and east of Horsham Road [see **Figure 1**]. Wynne-Williams Associates (WWA) is a landscape and arboricultural practice registered with the Landscape Institute with many years' experience in landscape design and landscape planning.

The purpose of this report is to provide a detailed consideration of the likely landscape and visual effects of a proposed development on the existing landscape. The proposed development is outlined in more detail in **Section 3** of this report.

This report describes the existing landscape and assesses the landscape and visual effects that the proposed development would have on the character and quality of that landscape using guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (2013) (GLVIA3).

2. Methodology

This report has been prepared by Louise Dolan (Chartered Member of the Landscape Institute).

The fieldwork for the appraisal was carried out in February 2025, this report contains observations and the photographic survey taken only from this fieldwork only.

It should be noted that the capture of viewpoints is limited by the season in which they were taken. Views in the summer months can invariably suffer from decreased visibility due to the presence of broad leaved trees and vegetation in leaf, with winter views potentially far more open and far-reaching.

The full methodology for the LVA can be found in **[Appendix B]**. GLVIA3 has been used as a framework and our methodology has then been used to inform the report approach as set out below.



Figure 1 - Site Location Plan

- | | | | |
|---|------------------|---|---------------|
| — | SITE LOCATION | 1 | Steyping |
| | South Downs AONB | 2 | Upper Beeding |
| — | Water Courses | 3 | Small Dole |
| — | A Roads | | |
| — | B Roads | | |

2.1 Purpose

The main purpose of this appraisal is to identify and consider the landscape and visual baseline conditions of the site and its surrounding area, to inform the design and confirm the suitability of the site to accommodate the proposals, and to provide an analysis of the likely impacts of the proposed development and their significance. In preparation of the LVA, the following tasks have been undertaken:

- Review of landscape-related planning policy;
- Desktop study of all background information;
- Field assessment, including visual survey;
- Baseline appraisal and review of landscape character and visual environment;
- Description of the proposal and associated changes;
- Appraisal of effects using our established methodology based on GLVIA3 and best practice guidance;
- Analysis of the likely landscape and visual impacts of the proposed development;
- Details of any landscape mitigation required; and a
- Closing summary and conclusion.

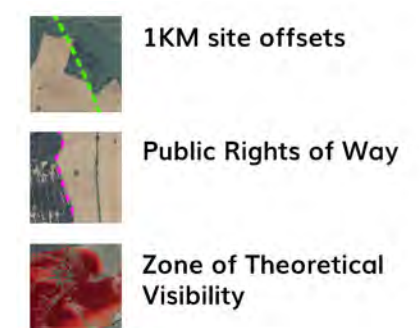
This appraisal is considered an "informal" LVA, which has been carried out in accordance with the guidelines found within GLVIA3 and based on a number of assumptions regarding the nature and scope of the proposed development. The appraisal does not therefore comprise a "formal" LVIA, as these would typically be carried out as part of an Environmental Impact Assessment (EIA). The general principles remain the same in both however, with the approach here tailored to the scale and nature of development.

2.2 Study Area

The defined study area is the area within which it is considered that the proposed development could have potential effects. The extent of the study area was identified following the creation of a digital zone of theoretical visibility (ZTV) and careful review of topography using OS maps. This was verified during our site visit / fieldwork [Figure 2]. The study area extent is approximately at a 5km radius.



Figure 2 - Study Area Map



3. Proposed Development

The proposed redevelopment of Steyning Grammar School is a Department for Education's proposal to replace school buildings in the poorest condition and deliver new facilities capable of achieving net zero carbon in operation.

The development seeks to consolidate the School's multiple existing campuses (The Towers, Henfield; Rock Road, Storrington; and Shooting Field, Steyning) into a single unified site at Shooting Field. To facilitate this consolidation, the scheme proposes the demolition of several outdated teaching blocks and their replacement with three new purpose-built academic buildings and a new sports centre. Blocks EFAG and PSBP would be retained in situ. The proposed school buildings will be positioned further north within the site than the existing structures, and will rise up to three storeys in height.

The wider masterplan sets out a coordinated landscape and access strategy designed to support the School's expanded role while improving on-site safety, functionality, and biodiversity value. Developed through ongoing engagement with the School and the Department for Education, the masterplan reflects a detailed technical review of existing site constraints and operational requirements. Outdoor sports provision forms a considered component of the redevelopment. The scheme includes two new Multi-Use Games Areas (MUGAs), each accommodating three netball courts, and a new All-Weather Pitch (AWP) positioned towards the south-east of the site, ensuring year-round sports functionality. Cycle storage is integrated within secure, CCTV-monitored locations to support sustainable travel choices.

A landscape-led approach underpins the external learning and circulation strategy. The proposal introduces dedicated STEM and horticulture garden spaces, incorporating flexible outdoor teaching areas, canopies, and planted zones that deliver opportunities for biodiversity enhancement. Overall, the proposed development establishes a modernised, consolidated school campus with enhanced educational facilities, significantly improved sports and outdoor learning provision, and a landscape framework designed to be both functional and adaptable to future operational needs.



Figure 3 - Development Proposal

4. Landscape Policy Context

4.1 Landscape Planning Context

There are no designations related directly to the site, however the South Downs National Park is directly west of the site. A public footpath runs alongside part of the eastern boundary, between the school and a residential area. Another footpath leads away from the southwest corner of the site into the surrounding National Park. There are some listed buildings in the locality. Two of these are Grade II listed building approximately 100 metres from the site. Most are concentrated further to the south in the town centre, including the Grade I listed Church of St Andrew.

4.2 Landscape Policy

Excerpts of relevant national and local policy are included below.

4.2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published by the Department for Housing, Communities and Local Government and last updated on 12th December 2024.

Section 8 of the NPPF relates to promoting healthy and safe communities

"100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."*

Section 12 deals with achieving well-designed places

"135. Planning policies and decisions should ensure that developments:

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

change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Section 15 deals with conserving and enhancing the natural environment.

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

"188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁶⁵; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

"189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁶⁶. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

4.2.2 Horsham District Planning Framework

The HDPF was published in HDPF and includes a list of policies specific to Horsham District excepting areas within the South Downs National Park. Some of these are relevant to landscape and the natural environment.

Policy 24 Strategic Policy: Environmental Protection

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

- 1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;*
- 2. Are appropriate to their location, taking account of ground conditions and land instability;*
- 3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;*
- 4. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;*
- 5. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;*
- 6. Maintain or reduce the number of people exposed to poor air quality including odour.*

Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and

- 7. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.*

Policy 25 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.*

Policy 26 Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

- 1. Support the needs of agriculture or forestry;*
- 2. Enable the extraction of minerals or the disposal of waste;*
- 3. Provide for quiet informal recreational use; or*
- 4. Enable the sustainable development of rural areas.*

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually

or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, water bodies and other features; and
3. The landform of the area.

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. 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.

Policy 31 Green Infrastructure and Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem

services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

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

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

ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

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

ii. That appropriate mitigation and compensation measures are provided.

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

Policy 32 Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;

3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

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.*

4.2.3 South Downs Local Plan

Although the site is not in the South Downs, it does form the setting for the area, and therefore relevant policies should be considered.

Core Policy SD1: Sustainable Development

1. *When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.*
2. *The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.*
3. *When determining any planning application, the Authority will consider the cumulative impacts of development.*
4. *Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:*
 - a) *The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and*

b) There is substantial compliance with other relevant policies in the development plan.

Strategic Policy SD4: Landscape Character

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;

b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;

c) They will safeguard the experiential and amenity qualities of the landscape; and

d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.

2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.

3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.

4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.

5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.

Strategic Policy SD5: Design

1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

a) Integrate with, respect and sympathetically complement the landscape character by

ensuring development proposals are demonstrably informed by an assessment of the landscape context;

b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;

c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;

d) Create high-quality, clearly defined public and private spaces within the public realm;

e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;

f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;

g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;

h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;

i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;

j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and

k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

Strategic Policy SD6: Safeguarding Views

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.

2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:

a) Landmark views to and from viewpoints and tourism and recreational destinations;

b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;

- c) Views from public rights of way, open access land and other publically accessible areas; and
- d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.

3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

Strategic Policy SD9: Biodiversity and Geodiversity

1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

- a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
- b) Identify and incorporate opportunities for net gains in biodiversity;
- c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;
- d) Protect and support recovery of rare, notable and priority species;
- e) Seek to eradicate or control any invasive non-native species present on site;
- f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and
- g) Comply with the mitigation hierarchy as set out in national policy.

2. The following hierarchy of site designation will apply in the consideration of development proposals:

- a) Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):
 - i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where

likely significant effects may occur, development proposals will be subject to Appropriate Assessment

- ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured

b) Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map:

- i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an EIA

- ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites

c) Irreplaceable Habitats (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists

d) Locally Protected Sites (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:

- i. Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an Ecological Impact Assessment (EcIA)
- ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated

e) Outside of designated sites

- i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies where possible.

4.2.4 South Downs National Park Special Qualities

Special Qualities are identified for the National Park, these reflect engagement with stakeholders and technical evidence. They are:

1. Diverse, inspirational landscapes and breathtaking views
2. A rich variety of wildlife and habitats including rare and internationally important species
3. Tranquil and unspoilt places
4. An environment shaped by centuries of farming and embracing new enterprise
5. Great opportunities for recreational activities and learning experiences
6. Well-conserved historical features and a rich cultural heritage
7. Distinctive towns and villages, and communities with real pride in their area

4.2.5 Steyning Neighbourhood Development Plan

This neighbourhood plan was prepared by a steering committee working with Steyning Parish Council and sets out locally-specific policies to guide development between 2019 and 2031.

SNDP1: Green Infrastructure and Biodiversity

Development proposals which protect and, where practical, enhance the green infrastructure, natural capital and valued landscape features of the parish, and/or add to the potential for carbon sequestration will be supported

Development proposals which result in a biodiversity net gain will be supported, particularly when such proposals would increase the amount of publicly accessible green infrastructure.

SNDP2: Responsible Environmental Design

As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.

As appropriate to their scale and nature, and taking account of the findings of the Steyning Character Assessment 2019, development proposals should:

- a) Incorporate existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into the design.*
- b) Provide additional indigenous habitat on site where possible through planting and the creation of new wildlife corridors.*
- c) Incorporate indigenous plant species into landscaping schemes, avoiding species which would not normally be found within the parish.*
- d) Utilise landscaping to minimise negative visual impacts and actual urbanising impacts of*

any new built form.

e) Incorporate permeable hard landscaping and sustainable urban drainage solutions.

f) Design buildings so that they are energy efficient, ensuring they are sited and orientated to optimise passive solar gain, use high quality and thermally efficient building materials.

g) Be energy self-sufficient, utilising renewable energy sources wherever possible.

h) Promote the use of non-motorised or zero-emission transport modes.

SNDP3: Contribution to Character

Development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported.

Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

SNDP4: Improving our Facilities

Development proposals will be supported which:

- a) Improve the health and wellbeing of our community; OR*
 - b) Improve recreational facilities; OR*
 - c) Improve public/ non-motorised transport infrastructure; OR*
 - d) Provide new or improved essential infrastructure to serve our community.*
-

5. Landscape Baseline Appraisal

5.1 Existing Site and Context

The site is the Grounds to Steyping Grammar School, with the built elements dominating the south of the site and the north of the site being comprised of mature trees and school sports fields.

Land use to the east and the south is mainly residential, with Steyping Town FC grounds being a notable exception to the southeast, and Steyping C of E Primary School to the east. Land use to the north and the west is agricultural, with some scattered farmstead-style development to the opposite side of Horsham Road and A283.

There are no designations related directly to the site, however the South Downs National Park is directly west of the site.

The surrounding landscape is generally well-served by public rights of way. A public footpath runs alongside part of the eastern boundary, between the school and a residential area. Another footpath leads away from the southwest corner of the site into the surrounding National Park. To the north a footpath leads through the site in an area of woodland.

There is a conservation area south of the site in the centre of Steyping. There are some listed buildings in the locality which are mostly situated in the conservation area. Two of these are Grade II listed buildings approximately 100 metres from the site. Most are concentrated further to the south in the town centre, including the Grade I listed Church of St Andrew.

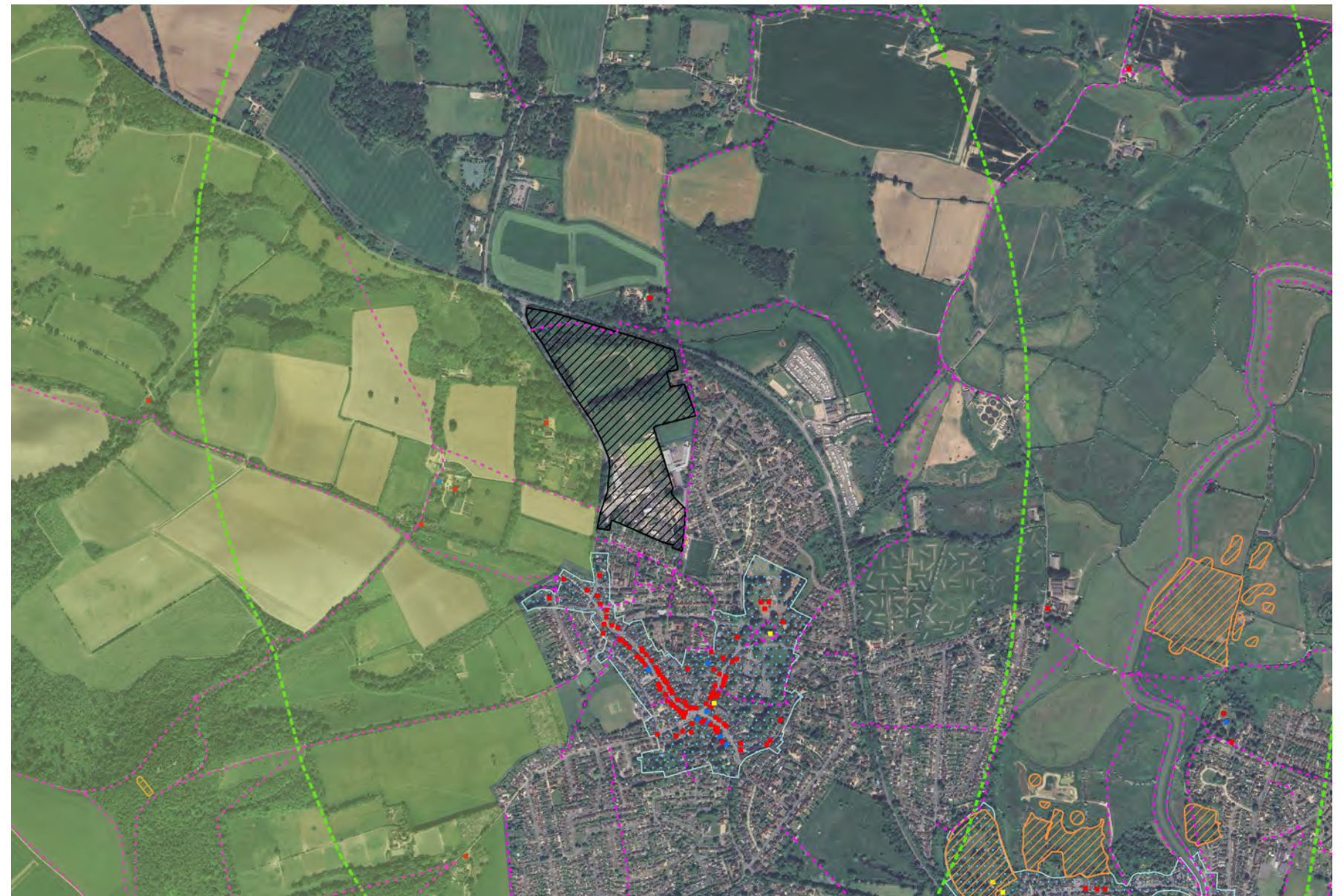


Figure 4 - Planning Context Map



5.2 Landscape Character

As part of this assessment, the relevant documents which describe the landscape character of the locality as well as providing landscape design guidelines for the area have been reviewed.

5.2.1 Natural England National Character Area

NCA 121 Low Weald

The site and surrounding area are identified as being located within National Character Area (NCA) 121 Low Weald.

This is an assessment with a broad focus. This overview assessment covers a broad area (approximately 70 miles in width) from West Sussex to Kent. Due to the wide-reaching descriptions in the assessment, not all of the key characteristics can be observed in the area immediately surrounding the site.

The relevant key characteristics identified for NCA 121 are:

- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*

- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

NCA 125 South Downs

National Character Area (NCA) 125 is just south of NCA 121, and less than 1km from the proposal site, with some predicted intervisibility between NCA 125 and the site.

The relevant key characteristics identified for NCA 125 are:

- *A broad elevated east–west chalk ridge with a predominantly steep northfacing Cliffs between Beachy Head and Seaford Head are part of a Geological Conservation Review (GCR) site of international importance for its landscape and for research into coastal geomorphology.*
- *The principal rivers – the Arun, Adur, Cuckmere and Ouse – slice through the eastern half of the downs as wide U-shaped valleys with steep sides and flat alluvial flood plains with intensive dairying and crops, and characterised by criss-crossing ditches and meandering river channels. The meanders of the River Cuckmere by Seven Sisters chalk cliffs are particularly significant. Remnant wetland habitats including flood plain grazing marsh, fens and reed beds.*
- *Woodland a feature of the central downs and, to a lesser extent, the western downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland with beech, veteran trees, ash and sycamore, and conifers, with some large plantations. Kingley Vale National Nature Reserve (NNR) contains a wealth of yew woodland.*
- *Several different types of heathland habitat, including wet heath, wooded heath and chalk heath dependent on loess soils. Lullington Heath NNR near Eastbourne is one of the largest areas of chalk heath in the UK.*
- *The eastern downs characterised by large open arable and grassland fields, mostly enclosed by the 16th century, with a general absence of woodland and hedgerow boundaries, creating an open, exposed landscape. To the west of the River Arun, where holdings were smaller and 'sheep-and-corn' farming less important, hedgerows enclose medium to large irregular fields between the woodlands and designed parkland*

landscapes, the latter a particular feature of the central areas.

- Poor soils on the north-west area of the downs with patches of birch woodland, conifer plantation, bracken and rough grassland. The Gault Clay forms shallow, gently rolling lowland crossed by many streams flowing northwards. On the chalk hills, the infertile soils are generally thin, well drained and rich in calcium.
- Distinctive fragments of semi-natural chalk grassland dotted with chalk springs on scarp and combe slopes, with important associated habitats including rare chalk heath and species-rich chalk scrub. A10 corridor and associated traffic limited rights of way
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads. The eastern end of the Downs is squeezed against the coastal plain conurbations of Brighton and Hove, and Worthing, which contain a wealth of architecture and give the area a strong sense of identity. There is also an almost continuous string of seaside towns: Rottingdean, Saltdean, Peacehaven, Newhaven and Seaford.
- Flint, brick and timber frame conspicuous in the built environment in walls, buildings, churches and barns, while roofs are of tile, slate or traditional thatch. The South Downs was once lined with windmills, some of which survive.
- Bronze-age round barrows and prominently sited iron-age hill forts, such as Cissbury Ring and Old Winchester Hill, are notable prehistoric features of the scarp and hill tops, especially in the west, as well as Mount Caburn in the east, and further bronze-age barrows and a causewayed camp at Willingdon (most of which are designated as Scheduled Ancient Monuments).
- Public rights of way following drove roads and ancient routes along the accessible downland tops, benefiting from panoramic views across the downs and the Low Weald NCA. Roads and lanes striking across the downs perpendicularly and following historic tracks that originally brought livestock to their summer grazing.

5.2.2 Horsham District Landscape Character Assessment

This Landscape Character was undertaken in 2003 and takes a finer grain approach to landscape character within Horsham District. The site is within D1 Amberley to Steyning Farmlands, however there are other character areas (G1, C2, O3, O4, A2) which either neighbour the site or have intervisibility with the site.

D1 Amberley to Steyning Farmlands

Some of the proposal site is within the D1 character area with the remaining being outside the study area within the main settlement of Steyning, but immediately adjacent to the character area.

The relevant Key Characteristics identified for D1 are:

- Rolling landscape of the low ridges of the upper greensand, and the narrow vale of gault clay.
- Overlooked by the chalk escarpment to the south.
- Varied patchwork of arable and pasture farm land, with fields of irregular shapes and sizes.
- Small north flowing streams in steep narrow valleys.
- Sunken lanes with high hedgebanks.
- Small springline settlements and farmsteads dispersed along the edge of the greensand ridge.
- Extensive historic parkland at Wiston.
- Mix of local building materials, including, brick and flint, sandstone and thatch.

Relevant Key Issues raised are:

- Past and continuing loss of hedgerows in arable farm land.
- Decline in condition of hedgerow oaks.
- Localised visual and noise intrusion from A283 and A24 truncated, and from small scale industrial sites near Storrington.
- Potential development pressures on the edge of Storrington and Steyning.

The landscape condition is stated to be **declining**, specifically this is linked to the loss of hedgerows

The sensitivity to change is deemed to be **high** due to the openness and prominence of the greensand ridge, and the vulnerability of small scale historic field patterns. Key sensitivities are linked to both high density large scale built development, and the impact of small scale incremental change.

G1 Ashurst and Wiston Wooded Farmlands

This character area is immediately north of the site, on the opposite side of the A283.

The relevant key characteristics for G1 are:

- Gently undulating wooded farm land, drained by small streams.
- Small to medium size pasture fields usually enclosed by hedgerows and shaws.
- Occasional glimpsed views of the Downs.
- Isolated farms and cottages on lanes and small tracks.
- Varied local building materials of half timber, tile hanging, weatherboarding and some

- flint.*
- Winding lanes.*
- Rural, mostly remote and tranquil character.*

The landscape condition is stated to be **good**, although there have been localised losses of hedgerows.

The sensitivity to change in this character area is defined as **high** as many types of change could damage or erode its unspoilt remote rural character.

O3 Steyping and Henfield Brooks

This character area is immediately northeast of the site, on the opposite side of the A283.

The relevant Key Characteristics identified for O3 are:

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

The landscape condition is said to be **declining** due to loss of hedgerows, extension of arable farmland at the edge of the floodplain and visual intrusion from pylons.

The overall sensitivity to change is **high** due to the openness of the area and its many intrinsic landscape qualities. Key relevant sensitivities are:

- Any built development on the valleyfloor.
- Large scale and/or high density built development on valleysides.
- Cumulative impact of vertical structures.

C2 Washington to Steyping Scarp

This character area is south of character area D1. Although not adjacent to the site its raised topography lends itself to potential intervisibility with the site.

The relevant Key Characteristics identified for C2 are:

- Dramatic, mainly wooded scarp.*
- Dense deciduous woodland extending from the scarp foot to the skyline, with woods ('hangers') clinging to the steep slopes.*
- Contrasting open chalk grassland in the Steyping Bowl.*
- Distinctive projecting headlands of wooded scarp between Wiston and Steyping.*
- Sunken wooded tracks and lanes climbing the steep slopes.*

Condition is determined to be **good** with very few visually intrusive influences.

Sensitivity to change is **high** due to the prominent topography and intrinsic landscape qualities. Key sensitivities are:

- Masts and other vertical structures on the ridgelines and slopes.
- Deterioration of chalk grass land through lack of management.

A2 Amberley to Steyping Downs

This character area is south of character area D1 and C2. Again, although not adjacent to the site its raised topography lends itself to potential intervisibility with the site.

The relevant Key Characteristics identified in A2 are:

- Elevated, mostly rounded hills.*
- Strong sweeping skylines.*
- Intensive arable farmland, but with significant areas of chalk grassland adjoining the ridge line of the scarp.*
- Large rectilinear fields.*
- A few curving strips of woodland on shallow dry valleysides.*
- Lack of settlement apart from a few isolated barns and farmsteads.*
- Largely remote and tranquil.*

- *A few weather boarded barns and small groups of knapped flint/brick farm buildings.*

The condition is considered to be **declining** due to intensive arable agriculture, despite character being strong and distinctive.

Sensitivity is **high** due to openness, visually prominent topography and intrinsic landscape qualities. Key sensitivities are:

- Masts and other vertical structures on the skyline.
- Other small scale developments divorced from existing farm building groups.

O4 Lower Adur Valley

This character area is southeast of the settlement of Steyping. Although not adjacent to the site its raised topography lends itself to potential intervisibility with the site.

The relevant Key Characteristics identified in O4 are:

- *Broad open, flat bottomed valley.*
- *Gently sloping lower valleysides, steeper upper valleysides.*
- *Open character with few hedgerows/hedgerow trees.*
- *Large scale field patterns with arable farm land dominant. Some floodmeadows remaining on the valleyfloor.*
- *Visual intrusion from quarry, cement works, pylons and the A283.*
- *Important cross valley views from higher slopes.*
- *Sparse historic settlement pattern. Distinctive local flint vernacular with brick detailing in Botolphs.*

The condition is considered to be **declining** due to intensive arable agriculture and major road intrusion in the valley.

Overall sensitivity is judged to be **high** due to the visibility of the floodplain/valleysides and some intrinsic landscape qualities.

5.2.2 South Downs Landscape Character Assessment

Although the site is not within the South Downs Character Assessment, it is immediately adjacent to the character study forming the setting of the National Park, and there are potential views from within the National Park itself.

J3 Arun to Adur Scarp Footslopes

This character area is immediately west of the proposal site.

Key characteristics are:

- *Complex geology comprising bands of chalk, mudstones and sandstones giving rise to a locally undulating lowland landscape at the foot of the northern scarp of the Arun to Adur Downs.*
- *Large, fertile straight-sided arable fields on the Lower Chalk geology at the foot of the scarp, enclosed in the 20th century from open fields systems and earlier piecemeal enclosures.*
- *Small irregular fields of pasture on the less productive clay soils, which originated as woodland assarts, represent a largely intact late medieval landscape.*
- *Hedgerows with mature hedgerow oaks link closely with the woodland, forming an interlocking network that is of high biodiversity value as well as creating a sense of seclusion and enclosure.*
- *Sandstone outcrops give rise to locally sandy soils which support areas of acid grassland, bracken, gorse, woody scrub, and oak-birch woodland.*
- *Streams, arising from springs at the foot of the Chalk/Upper Greensand flow northwards in narrow, hidden stream valleys, some enshrouded in woodland. Field ponds, mill ponds and designed ponds are common features of the clay.*
- *Villages located on the springline, e.g. Washington, are linked by the A283, which coincides largely with the character area boundary. The steep chalk scarp forms a dramatic backdrop to villages at the scarp foot.*
- *Landscape parks such as Parham are located on the less fertile Gault Clay and Lower Greensand. These add diversity and 'time depth' to the landscape. Parham Park, which is a designated SSSI also provides great ecological interest, comprising a mixture of ancient woodland and parkland, as well as areas of lowland raised bog and alder carr.*
- *A network of public rights of way provides opportunities for countryside access, however, it is less well-developed than other areas of the Scarp Footslopes.*
- *The Scarp Footslopes are visually dominated by the steep chalk scarp to the south, which forms a backdrop to views. Impressive panoramic views from the adjacent scarp and downs reveal a pleasingly balanced woodland and farmland mosaic.*

Landscape Character Type J generally have the following sensitivities:

1. Distinct undulating topography creates a small scale landscape which is vulnerable to large scale development, road schemes and infrastructure.
2. The pattern of small irregular fields of pasture and meadow, with fields originating as woodland assarts, which represent a largely intact historic landscape, would be vulnerable to field expansion or boundary loss.
3. Intact network of hedgerows, hedgerow oaks and woodland, which creates a sense of seclusion and enclosure as well as being of high biodiversity value.
4. Hidden stream valleys and stream side habitats including woodland that form important visual and biodiversity features and would be vulnerable to a lowering of the water table.
5. Field ponds, mill ponds and designed ponds which are important visual features and would be vulnerable to a lowering of the water table.
6. Picturesque, nucleated villages exhibiting a consistent palette of building materials (a mixture of flint, brick, rendering and half timber, with clay tile roofs) which provides unity. These could be vulnerable to insensitive, or excessive, built development.
7. Underhill lanes and bostal tracks, often surviving as rough tracks and public rights of way, indicating the course of ancient coaching lanes and droveways. These may be vulnerable to erosion as a result of recreational pressure and particularly from off-road vehicles.
8. The presence of historic picturesque parkland landscapes.
9. The deeply rural character and intact visual structure of the area which could be vulnerable to the cumulative effect of many piecemeal changes.
10. Pockets of 'deep' tranquillity, where overt human features and visibility of settlement are not present, are sensitive to change. The rural dark skies associated with the South Downs International Dark Skies Reserve which are vulnerable to light sources, particularly in the 'Dark Sky Core' of the International Dark Sky Reserve.
11. Views towards the strongly sculptural chalk scarp landform, which contrasts with the gently undulating topography of the Scarp Footslopes, as it sits prominently on the skyline. The area's proximity to the scarp creates intimate and dramatic experiences of the face of the chalk ridge, revealing the rich cultural heritage and associated chalk habitats.
12. The Scarp Footslopes are highly visible from the adjacent scarp and downs to the south and this intervisibility increases visual sensitivity although the intact hedgerow network and presence of woodland creates enclosure within the landscape.

Additional sensitivities specific to J3 are also given. Only one is considered pertinent to the proposal site: "The footslopes are high visible from the adjacent scarp which increases their visual sensitivity".

Development considerations specific to the character area include:

- Use planting (e.g. broadleaved woodland) to mitigate the visual impact of existing intrusive features, including those outside the National Park boundary.
- Seek to minimise use of excessive lighting, signage and 'suburban' features on the edge of adjacent settlements e.g. Steyping and Storington.
- Take account of views from the adjacent scarps to the south in relation to any change, such as panoramic views from Sullington Hill. Preserve views to major landmarks such as Bramber Castle. Refer to guidance in the View Characterisation and Analysis report.

13 Arun to Adur Downs Scarp

This character area has potential visibility to the proposal site.

Key characteristics are:

-
- *A dramatic steep north-facing chalk escarpment exhibiting a distinctive concave-convex slope profile, indented by 'coombes'.*
 - *Remarkably consistent in height and slope profile throughout its length as a result of the lithological uniformity of the chalk bedrock.*
 - *Relatively well wooded, some of which comprises ornamental planting.*
 - *The scarp contains some extensive areas of chalk grassland habitat, for example the nationally important Amberley Mount to Sullington Hill SSSI.*
 - *Deeply sunken lanes and tracks, known as bostal tracks, cut the escarpment and link the lower land to the chalk uplands e.g. Wiston bostal.*
 - *'Gaps' cut by valleys form important communication routes, for example the gap between Chantry Hill and Sullington Hill, and the gap south of Washington where the A24 ascends the scarp in cutting.*
 - *At the foot of the scarp where the slopes are less steep the land is ploughed for crops – here colours contrast with the muted grey-green colours of the scarp face.*
 - *A number of small isolated chalk pits associated with the former agricultural lime-burning industry are visible on the scarp, although many are now vegetated.*
 - *Elevated landform provides panoramic views over the scarp footslopes to the north and, in the distance, the Low Weald.*
-

Landscape Character Type I generally have the following sensitivities:

1. The steep scarps which are prominent in views and their open and undeveloped skylines which are most often viewed against an open sky and are particularly sensitive to any form of built

- development.
2. The extensive views from the scarps, across adjacent landscape such as the Low Weald, that are vulnerable to built development (and associated lighting) located in close proximity to the scarp foot which could affect the special remote character of the scarps and its experience of dark skies.
 3. The distinctive smooth concave-convex slope profiles of the scarps which are vulnerable to further mineral extraction or soil erosion particularly in areas with no woodland cover.
 4. The large swathes of chalk grassland which are of national ecological value and are important in revealing the profile of the chalk. Without effective management strategies, undergrazing and encroachment of scrub will result in change to the texture and openness of the scarps as well as change their ecology.
 5. The scrub and hanger woodland on the scarps which provide texture, create dramatic shadows, and are of great biodiversity interest. Hanger woodland is an internationally important habitat and is particularly vulnerable to storm damage.
 6. The subtle presence of rough sheep tracks and rights of way that zig zag across the open scarps, often representing historic bostals, the routes by which sheep were herded between the downland pastures and the scarpfoot arable fields. These are vulnerable to damage by intensive recreational use, notably off-road vehicles.
 7. The sense of tranquillity, remoteness, and space that result from the overall low incidence of human activity and absence of development.
 8. The dark skies associated with the South Downs International Dark Skies Reserve which are vulnerable to light sources, particularly the 'Dark Sky Core' which is found in the west of the type.

An additional sensitivity specific to I3 is also given. This is "Panoramic views over the Low Weald to the north, particularly from open access land at Amberley Mount, Chantry Hill and Sullington Hill which are identified as representative views in the View Characterisation and Analysis."

A development consideration specific to the character area is: "Conserve the character of views over the surrounding lowlands, particularly from open access land at Amberley Mount and Chantry Hill, and Sullington Hill."

A3 Arun to Adur Open Downs

This character area has potential visibility to the proposal site.

Key characteristics are:

-
- Vast open rolling upland chalk landscape of blunt, whale-backed downs reaching 238m at Chanctonbury Hill.

- Furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes - the main dry valley (the Findon Valley) contains the A24.
- Dominated by large scale irregular fields of arable and pasture (of 19th and 20th century date) bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape supporting a range of farmland birds. Hedgerows and tracks survive from the earlier manorial downland landscape.
- Significant areas of unimproved chalk grassland, for example at Cissbury Ring and Lancing Ring, which support nationally scarce plant species.
- Occasional scrub and woodland on steeper slopes and beech clumps on hill tops contribute to biodiversity and provides visual texture in the landscape.
- A landscape managed for country sports (game shooting) which preserves the shape and form of the landscape and creates a distinctive landcover including small woodlands and game cover plots.
- Large open skies ensure that weather conditions are a dominant influence creating a dynamic landscape, with considerable seasonal variation.
- A strong sense of remoteness and tranquillity with pockets of deep remoteness associated with hidden dry valleys and higher reaches of the dip slope.
- Large number of prehistoric and later earthworks, including causewayed enclosures, long barrows and round barrows, providing a strong sense of historical continuity. Iron Age hillforts at Cissbury Ring and Chanctonbury Ring form prominent features on the skyline.
- Four flint mines of Neolithic date (Cissbury, Harrow Hill, Blackpatch and Church Hill, Findon) are associated with minor scarps.
- Good public access with a network of public rights of way and open access land.
- The typical settlement form is relatively late in origin and comprises isolated farmsteads of 18th-19th century origin. The individual farmsteads are often prominent features in the landscape. The village of Findon is the exception.
- Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings.
- Extensive views from the north out across the scarp footslopes and Low Weald beyond the National Park, and over the coastal plain to the south.

Landscape Character Type A generally have the following sensitivities:

1. The open uninterrupted skylines and exposed undeveloped character resulting from the rolling

topography and absence of enclosing or vertical features. These are especially vulnerable to interruption by development or clutter.

2. The strong sense of tranquillity and remoteness, with areas of deep 'remoteness' associated with the hidden dry valleys and the highest reaches of the downs which have no visibility of adjacent settlements and experience the darkest skies. This quality is being affected by traffic pressure on the roads and tracks that cross the downs and development on the edge of the National Park.
3. The dark skies associated with the South Downs International Dark Skies Reserve, which are vulnerable to light sources, particularly in the 'Dark Sky Core' to the west of the LCT. The night time glow of the adjacent urban areas is already discernible, and prominent in some places.
4. Areas of unimproved chalk grassland, chalk heath and pasture, which are vulnerable to changes in management and require consistent grazing regimes.
5. The mosaic of habitats, including arable land and pasture that supports arable weeds and farmland birds and could be vulnerable to further intensification of farming methods.
6. The sense of unity and cohesion given by the repeated use of flint, brick and clay tile building materials. This is vulnerable to unsympathetic additions, extensions or conversions, which would disrupt the intact built character. The distinctive isolated barns are especially vulnerable.
7. The high number of historic monuments and earthworks that form significant landmarks and a strong sense of historical continuity, and their historic landscape settings.
8. The more subtle features of the historic landscape, such as hedgerows and tracks, ancient field systems and tumuli, which are not protected and are vulnerable to change and loss.
9. The vast, open character (resulting from the uniform land cover of grassland and crops and sparse hedgerow/woodland cover) and consequent lack of screening opportunities generally makes this landscape type highly sensitive visually. Areas that appear hidden from one viewpoint are likely to be exposed from another. In contrast, the enclosed nature of the steep dry valleys and the plateaued tops of the downs, means they lack intervisibility with adjacent landscapes, and are especially valued for their strong sense of seclusion and remoteness.
10. The elevated landform typical of this landscape type and open character permits long views to and from a wider area, particularly from the top of the dip slope. The landscape is therefore visually sensitive to changes within or beyond the National Park boundary, for example within the adjacent urban areas.

Additional sensitivities specific to A3 are also given. Only one is considered pertinent to the proposal site: "Expansive views across adjacent landscapes."

Development considerations specific to the character area include:

- Seek opportunities to reduce the visual impact of existing intrusive elements on this landscape. These include infrastructure and traffic associated with the A24, and prominent built elements on the coastal plain (particularly industrial structures).

- Soften urban edges through sensitive native planting including scrub, informally spaced groups of broadleaved trees and hedgerow planting. Bold new planting schemes may be appropriate in some locations.
- Avoid linear planting along roads. In particular maintain an open landscape along the A24 between Findon and the northern edge of Worthing.
- Consider the effect of proposed changes on views to and from the South Downs, particularly iconic views from Cissbury Ring and to Chanctonbury Ring.

A2 Adur to Ouse Open Downs

This character area has potential visibility to the proposal site.

Key characteristics are:

-
- *Vast open rolling upland chalk landscape of blunt, whale-backed downs reaching 248m at Ditchling Beacon.*
 - *Furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes. The main dry valleys contain transport routes, for example the A23 (T) in the Pyecombe Gap.*
 - *Large scale irregular fields (of 20th century date) of arable and pasture bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape supporting a range of farmland birds. Hedgerows and tracks survive from the earlier manorial downland landscape.*
 - *Significant areas of unimproved chalk grassland, for example at Castle Hill, which supports nationally scarce plant species.*
 - *Occasional scrub and woodland on steeper slopes add to the overall diversity of chalk grassland habitats, contributing to biodiversity and providing visual texture in the landscape.*
 - *A landscape managed for country sports (game shooting) which preserves the shape and form of the landscape and creates a distinctive landcover including small woodlands and game cover plots.*
 - *Large open skies ensure that weather conditions are a dominant influence creating a dynamic landscape, with considerable seasonal variation.*
 - *A strong sense of remoteness and tranquillity in close proximity to the south coast urban area. Pockets of deep remoteness associated with hidden dry valleys.*
 - *A large number of prehistoric and later earthworks providing a strong sense of historical continuity; a concentration of Iron Age hillforts which form prominent features on the*

skylines, three overlooking the Weald (Devil's Dyke, Ditchling Beacon and Wolstonbury) and one commanding the coastal plain (Hollingbury).

- Includes the site of the registered battlefield of Lewes, fought in 1264 with cavalry action as a dominant theme.
- Stanmer Park with areas of original parkland surviving around Stanmer House, including 18th century plantations, smaller clumps and trees belts. Stanmer village is a good example of an estate village.
- Good public access with a network of public rights of way and open access land.
- Severe cuttings and ridges associated with the A27 (T) around Brighton.
- The Jack and Jill windmills at Clayton and the communication masts at Truleigh Hill are prominent features of the skyline.
- The typical settlement form is relatively late in origin and comprises isolated farmsteads of 18th-19th century. The individual farmsteads are often prominent features in the landscape.
- Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings.
- Extensive views from the top of the downs out across the scarp footslopes and Low Weald to the north beyond the National Park boundary and south across the rolling dip-slope to the coast.

The general sensitivities of Landscape Character Type A are listed above under A3.

A relevant additional sensitivity identified for A3 is "Iconic views north across the scarp to the Low Weald or over the dip-slope to the coast which are sensitive to change".

A development consideration specific to the character area is: "Seek opportunities to reduce the visual impact of existing visually intrusive elements on the downs. These include the severe cuttings and traffic associated with the A23 (T) and A27 (T) roads, the prominent urban fringes of Brighton, the large electricity pylons, golf courses, and cluster of communication masts at Truleigh Hill."

I2 Adur to Ouse Downs Scarp

This character area has potential visibility to the proposal site.

Key characteristics are:

- A dramatic steep north-facing chalk escarpment with a distinctive concave-convex slope profile which provide opportunities for hang-gliding and para-gliding.

- Deeply indented by 'coombes', including the complex and well known coombe of Devil's Dyke, to form a locally sinuous scarp.
- Well drained calcareous soils covering the precipitous slopes support unbroken tracts of chalk grassland, scrub and hanger woodland of outstanding ecological importance which provide texture and create dramatic shadows on the scarp.
- Sunken terraced tracks and rights of way that zig zag across the open scarp, some representing historic bostals, the routes by which sheep were herded between the downland pastures and the scarpfoot arable fields.
- At the foot of the scarp where the slopes are less steep the land is ploughed for crops – here colours contrast with the muted grey-green colours of the scarp face.
- Abandoned chalk quarries, resulting from the exploitation of chalk in the past to produce lime, appear as white scars on the scarp and are now ecologically notable habitats.
- The elevated landform provides panoramic views both along the scarp and north to the surrounding lowlands, from many locations including popular viewpoints at Devil's Dyke, Ditchling Beacon and Edburton Hill. Features on the scarp, such as the V at Streat, provide local landmarks which are visible from afar.

The general sensitivities of Landscape Character Type I are listed above under I3.

A relevant additional sensitivity identified for I2 is: "Panoramic views over the surrounding lowlands, particularly from the popular viewpoints at Ditchling Beacon, Devil's Dyke, and Edburton Hill which are identified as representative views in the View Characterisation and Analysis".

A development consideration specific to the character area is: "Maintain panoramic views over the surrounding lowlands, particularly from the popular viewpoints at Ditchling Beacon, Devil's Dyke, and Edburton Hill."

5.2.3 Observed Landscape Character

The baseline landscape character assessments provide useful descriptions of many observable features within the study area and practical design guidance. However, it is also important to consider more site-specific elements of landscape character that were observed during fieldwork for this appraisal.

The site is located within the Low Weald NCA. This NCA mentions some features and characteristics that can be found in the local landscape, however it is not very representative with many on the key characteristics missing. Relevant items include: predominantly agricultural land use with urban influences, field boundaries and remnant strips of cleared woodland, frequent north-south routeways, an intricate mix of woodlands, small watercourses with associated watermeadows. The site itself, being a school site which is somewhat developed is less represented by the NCA. However, the well treed boundaries with intact hedgerows do contribute positively to this character. This NCA

description gives a somewhat relevant description of the local landscape, despite the described characteristics being broad.

This site is partially within the D1 Amberley to Steyping Farmlands character area within the Horsham District Landscape Character Assessment. The site is somewhat typical of the character area, however, being on the settlement edge the characteristics are more typical of the surrounding landscape than the site itself. Relevant items include the rolling landscape of low ridges overlooked by the chalk escarpment to the south, and the patchwork of arable and pasture farmland.

Character areas G1 and O3 within the Horsham landscape character areas do not have characteristics that are particularly pertinent to the site. Other character areas considered (C2, A2, and O4) are relevant only in that they experience views to the settlement of Steyping, and views are a perceptual quality of character (although only character area O4 expressly references 'important cross valley views').

The site is adjacent to the J3 Arun to Adur Scarp Footslopes character area, and the key characteristics are suitably descriptive of the adjacent landscape, though not particularly relevant to the site. There is robust visual separation between the site and this character area owing to the mature vegetation. Other character areas considered (A2, A3, I2 and I3) are only relevant to the site in that they may experience views to the site, and elevated topography and views are specifically referenced in the key characteristics.

Observable characteristics on the site and in the environs include:

- Boundary vegetation is strong adjacent to roads, the A283 and Horsham Road, this includes mature tree groups as well as established hedge boundaries.
- Boundary fencing to the north of the site is in keeping with the rural aesthetic, boundary fencing to the south of the site is more urban in character.
- The built development of the school is concentrated to the southern half of the site and sits adjacent to residential development and Steyping C of E Primary School.
- An established tree belt within the site has been retained and managed, this divides the areas of sports pitches.
- Public rights of way provide access to the wider countryside.
- The site is relatively enclosed by mature vegetation and urban development.

5.3 Landscape Receptors

Landscape receptors can include individual and constituent elements, aesthetic and perceptual qualities, and landscape character. Highly valued landscapes may have local or national designations, but many landscapes are valued by their communities for different reasons without being formally designated high quality or highly valued.

Based on a combination of the character areas outlined within the baseline assessments and our own observations the, identified landscape character receptors include:

1. The site itself
2. D1 Amberley to Steyping Farmlands (Horsham LCA)
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA)
4. The South Downs National Park with reverence to Special Quality 1 (diverse, inspirational landscapes and breathtaking views)

The National Character Areas have been scoped out due to the scale and type of development which is deemed to be inconsequential in the context of the NCAs. Character areas from the other, more fine grain assessments, have been scoped out because the site is not deemed to be sufficiently characteristic nor have a physical effect on these character areas. Views from the National Park are relevant to these character areas, however it was considered that these will be picked up by assessing Special Quality 1 (diverse, inspirational landscapes and breathtaking views) as a receptor.

5.3.1 Landscape Value

The latest methodology for assessing landscape value outside national designations is outlined in Technical Guidance Note (TGN) 'Assessing landscape value outside national designations' 02-21 published by the Landscape Institute. It is necessary to examine the site and the role it plays within its immediate context. The headings below outline the factors to be considered:

Natural Heritage

The well vegetated boundaries of the site and mature tree belt within the site contribute positively to the local landscape character, particularly in the context of the settlement edge and the setting of the National Park. A small brook runs along the northern boundary of the site within the established tree belt.

Cultural Heritage

The robust tree belts and hedgerows in the northern half of the site can be seen on maps dating to the 1880s and so these offer a time depth and continued connection to the surrounding countryside. There is no other known archaeological, historical or cultural interest on site which contributes positively to the landscape.

Landscape Condition

Condition of the landscape and landscape elements within the site vary across the site. In general condition is fair to the north and poorer to the south.

Associations

There are no known associations connecting the Landscape with notable people, events and the arts.

Distinctiveness

The landscape distinctiveness again is varied across the site. The north of the site relates well to the character of the wider rural landscape, whereas the distinctiveness of the developed area of the site does not have a strong identity which contributes positively to sense of place. Piecemeal changes over a long period of time have left a landscape which feels disjointed and functional.

Recreational

The main area of the site itself has no recreational value. The site does form a part of views important to recreational activities (PRoW).

Perceptual (Scenic)

Mature trees and other vegetation contribute positively to scenic perception, whereas much of the built form detracts from this.

Perceptual (Wildness and Tranquillity)

Tranquillity and wildness is diminished by the suburban context, proximity to the A283, and presence of adjacent housing development and primary school.

Functional

The site has a valuable function as an educational campus, it also has functional value for ecology relating to trees, hedges and watercourses.

5.4 Appraisal of landscape value

The landscape value the site holds is medium. The value the site has is owing to topography, ecology and the scenic quality it has in relation to the footpath and adjacent housing. Value is diminished by its isolation from the wider landscape, making it neither suburban or rural.

Based on the review of precedent landscape character assessments and observed elements of landscape character, an assessment of landscape value in relation to each receptor is summarised below. The criteria and detailed method for this are outlined in Section 3.2 of the detailed methodology in Appendix B.

1. The site itself - **medium**
2. D1 Amberley to Steyping Farmlands (Horsham LCA) - **medium**
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA) - **high**
4. The South Downs National Park Special Quality 1 - **high**

6. Visual Baseline Appraisal

6.1 Visual Process

A visual assessment of the site has been undertaken. This appraisal has examined the current visual quality of the site and surrounding area and aims to determine the site's approximate visibility from nearby locations and viewpoints. Several photo viewpoints were chosen to support this analysis.

Photographs were taken to illustrate views from specific vantage points or to provide representative views for those moving through the landscape, such as users of public rights of way. These photographs show different levels of visibility, including both short- and long-range views. The photos were taken in February 2026.

6.2 Selected Viewpoints

Viewpoint 1

View taken from the PRoW to the west of Horsham Road.

Looking across an agricultural field enclosed by a tree belt. Some sparse residential buildings are visible through the trees. Beyond these in the far distance are views to the upper Downs within the National Park. To the right of the view is an unmade drive with boundary hedgerow alongside.

Viewpoint 2

View taken from Horsham Road adjacent field gate, on the approach to Steyping from the A283.

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

Viewpoint 3

View taken from the PRoW adjacent to Horsham Road.

Looking across a road towards leisure centre buildings to the left, and school buildings to the right. Informal car parking takes place to the front of the building in an open area of asphalt.

Viewpoint 4

View taken from the PRoW along Coxham Lane.

Looking across a narrow road to residential properties which vary between 1 and 2 storeys. Mature boundary vegetation is between the road and houses such that lower storeys are generally not visible.

Viewpoint 5

View taken from Shooting Field to the east of the Steyping Grammar School entrance.

Looking down Shooting Field towards the school entrance where school buildings can be seen with some trees interceding in the view. Upper Downs within the national park are visible in the distance.

Viewpoint 6

View taken from PRoW to the east of Steyping C of E Primary School.

Looking down the footpath with a dense hedge to the right of the view and rear garden fencing to the left. View through weldmesh fencing to a car park, beyond which school buildings can be seen. In the far distance are upper Downs within the National Park.

Viewpoint 7

View taken from PRoW at Nash Farm.

View across pastoral farmland including hedgerows and tree belts. Mature vegetation blocks all views to the settlement at Steyping. Upper Downs are visible in the distance.

Viewpoint 8

View taken from PRoW on King's Barn Lane.

Looking across the pastoral farmland, beyond which a caravan park and some industrial buildings can be seen largely unmitigated. Beyond this, rooftops in the main settlement of Steyping can be seen in amongst the tree tops at the centre of the view, these include the school buildings. In the distance are views to the National Park.

Viewpoint 9

View taken from PRoW at Natts Cottages.

View through a treed boundary and across pastoral farmland including hedgerows and tree belts. The settlement at Steyping can be seen in the distance, although the school site is blocked by surrounding woodland. In the far distance are views to the National Park.

Viewpoint 10

View taken from PRoW along River Adur.

Looking over a hedgerow across arable farmland to a well treed

backdrop. Settlement is occasionally apparent in the view, notably the Sewage Works on Kings Barn Lane. Pylons cross the view and the National Park can be seen in the distance.

Viewpoint 11

View taken from PRoW at Horton Wood.

Long views across arable farmland where the settlement of Steyping can be partially seen in the distance in amongst woodland and trees. Some rooftops within the school can be seen. The National Park is in the distance to the rear of the view.

Viewpoint 12

View taken from PRoW adjacent A2037.

Looking across paddocks towards the National Park which can be seen in the far distance. In the near distance is a dwelling and boundary vegetation which close off much of the view.

Viewpoint 13

View taken from PRoW at Tottington Mount.

Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen, as can the settlements of Upper Beeding and Steyping. Upper Downs in the national park are at the rear of the view to the left. To the right where views are more far-reaching the north downs can be seen in the far distance.

Viewpoint 14

View taken from PRoW (South Downs Way) adjacent car park.

Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen, as can the settlements of Upper Beeding and Steyping. Upper Downs in the National Park are at the rear of the view to the left. To the right where views are more far-reaching the North Downs can be seen in the far distance.

Viewpoint 15

View taken from PRoW (South Downs Way) on Annington Hill.

Expansive elevated views across rolling South Downs topography, beyond which is the Weald and in the far distance is the North Downs. The settlements of Upper Beeding and Steyping can be seen on the lower ground. There are partial glimpsed views of the site beyond and between the topography but these are distant and difficult to see.

Viewpoint 16

View taken from PRoW at Steyning Round Hill.

Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen. The settlement of Steyning is partially visible in the near distance. To the rear of the view in the far distance are the North Downs.

Viewpoint 17

View taken from PRoW (South Downs Way).

Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen. The settlement of Steyning is visible in the near distance. To the rear of the view in the far distance are the North Downs. Upper downs within the national park can be seen to the right of the view.

Viewpoint 18

View taken from PRoW (South Downs Way).

Elevated views across the Weald partially intercepted by vegetation at the edge of the escarpment. The settlement of Steyning is partially visible amongst the treetops in the mid distance. To the rear left of the view in the far distance are the North Downs. Upper downs within the national park can be seen to the right of the view.

Viewpoint 19

View taken from PRoW (South Downs Way) at Chalkpit Wood.

Elevated views across the Weald partially intercepted by vegetation and topography of the escarpment. The settlement of Steyning is blocked by topography and vegetation. To the rear of the view in the far distance are the North Downs. Upper downs within the national park can be glimpsed to the right of the view.

Viewpoint 20

View taken from PRoW adjacent A283 Steyning bypass.

Looking across the A283 to a treed boundary, with residential housing visible beyond, closing the view.

6.3 Summary of Visual Baseline

The baseline analysis allows us to draw several conclusions, summarised below:

- Viewpoints identified are within 5km of the proposal site.
- Due to local topography some views in the wider landscape are far-reaching cross-valley views.
- The local topography and treed landscape, sometimes offer screening to development on the valley floor.
- The level of visibility is increased by viewpoints on higher ground, but decreased by the position of the site in the valley, as well as the existing vegetation.
- Viewpoints 1, 3, 13-19 are within the National Park, with viewpoints 14 and 16 being representative viewpoints from the National Park View Characterisation and Analysis Report.
- Two of these views (1 and 2) are within 500m of the site, the remainder are more than 1km from the site

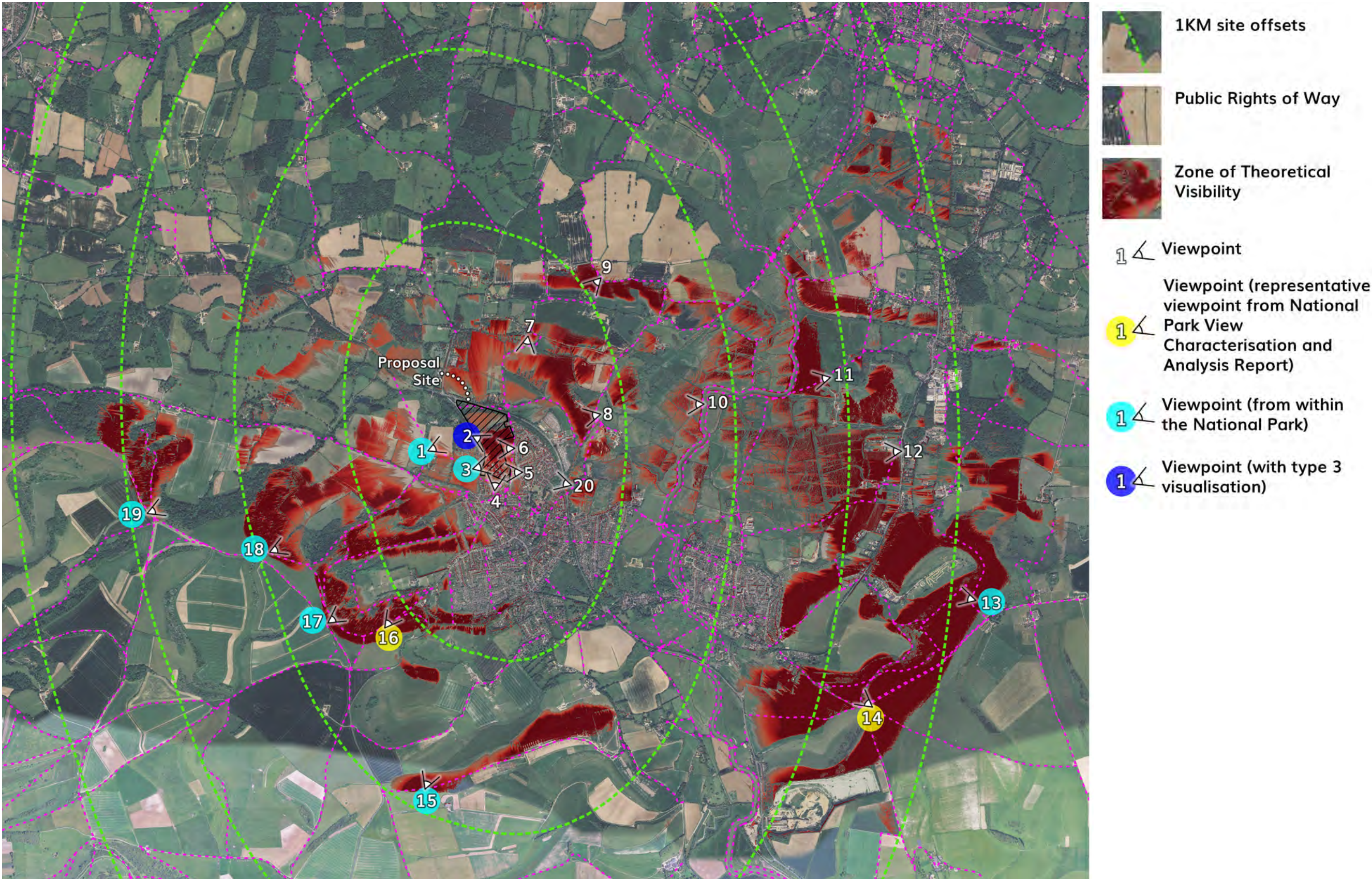


Figure 5 - Viewpoint Location Plan

7. Landscape Effects

Landscape effects may be adverse, neutral, or beneficial and are determined [Appendix B Section 3.4] as part of the landscape appraisal of the proposed development once operational. The landscape appraisal considers;

- The type of effect
- The sensitivity of the baseline landscape
- The predicted magnitude of effect

5.5 Landscape Susceptibility

The condition of the landscape and its level of intactness within a character type are important factors in assessing susceptibility. Landscape susceptibility has been assessed using the methodology and definitions set out in Appendix B, Table LA.1.

Assessments of landscape susceptibility are based on judgements of that ability for the existing landscape to accommodate the type and form of development proposed without undue consequences for the maintenance of the baseline situation.

The relatively flat topography and existing mature boundary vegetation of the site itself generally decreases the susceptibility to change. The topography of the surrounding countryside however generally increase visibility in the wider landscape.

The nature of the proposals is in keeping with the existing land use (as well as that of adjacent sites) and in this way the development is characteristic therefore decreasing susceptibility. The built development will extend approximately 150m further north into the site and this increases susceptibility. Additionally the development is closely linked to the current extent of development and sits well within the A283 bypass.

Susceptibility to change is increased by the presence of footpaths adjacent to the site.

Considering the elements summarised above and the detailed landscape baseline outlined previously, the susceptibility of each landscape receptor to the proposed development is assessed below:

1. The site itself - **low**
2. D1 Amberley to Steyping Farmlands (Horsham LCA) - **medium**
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA) - **medium**
4. The South Downs National Park Special Quality 1 - **high**

5.6 Landscape Sensitivity

Landscape sensitivity is defined as a combination of the landscape value of the receptor and its capacity to accommodate the proposed change without significant effects on its components or overall character. Sensitivity has been assessed using the methodology and definitions set out in

Appendix B, Table LA.3.

Taking into account the previously outlined elements of value placed on the landscape, in conjunction with the susceptibility of the landscape as a resource, these ratings combine to form the following assessments of sensitivity:

1. The site itself - **medium/low**
2. D1 Amberley to Steyping Farmlands (Horsham LCA) - **medium**
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA) - **high-medium**
4. The South Downs National Park Special Quality 1 - **high**

The proposed development must be carried out sympathetically and include appropriate mitigation measures to lessen the landscape effects of the development, with some specific elements of sensitivity to consider. Mitigation measures are discussed in Section 9 of this report.

7.1 Magnitude of Landscape Change

Effects on landscape and landscape receptors need to be assessed in terms of magnitude, that is defined by: size or scale of change; the geographical extent of the area influenced; and the duration and reversibility of proposed changes.

The magnitude of effects has been assessed in accordance with the criteria set out in [Appendix B Tables LA.4, LA.5, and LA.6].

7.1.1 Size or scale

The proposals would pose a minor change to the key characteristics, given that the site is currently used as a school and is occupied by similar buildings, adjacent to a leisure centre and another school, the proposal is not at odds with existing character. The vertical building scale and footprint area of development will be slightly larger than existing, but no substantially so.

The proposal area remains approximately 300m inset from the Steyping By-Pass and so the development is associated with the existing suburban context.

The proposals will see elements which already exist in the surrounding landscape, extended slightly further from the settlement edge, though remaining within the same site.

The western boundary is to retain its rural character as hedging is to remain intact with no new fencing introduced. The site itself is assessed to experience a **Medium** scale of change.

Considered in the wider landscape character areas of D1 Amberley and Steyping and J3 Arun to Adur Scarp Footslopes, the proposals represent a **low** scale of change.

Considered in the wider landscape character area of the South Downs National Park with reference to Special Quality 1, the proposals represent a **very low** scale of change.

7.1.2 Geographical Extent

Change to landscape character will mostly be felt in the immediate context of the site. Although changes may be perceptible in the wider landscape they are likely to go unnoticed due to the continuation of existing site use, close association with existing development, and presence of existing mature vegetation retained. The change to the surrounding area will be limited, with most change constrained to the site and close environs.

The extent of change is therefore assessed to be **limited**.

7.1.3 Duration and reversibility

The assessed landscape effects will be **permanent and irreversible**.

7.1.4 Summary of landscape change

The development will lead to a noticeable change to the site itself, although the character will largely not be changed.

This change in character is considered to be neutral. Some elements, such as road frontage and materiality will be improved, whereas the increase in perceptible building extent will represent a slight harm.

Effects will be very largely localised. Although changes may be visible in the wider landscape it is unlikely that this will represent a change in character of the wider landscape.

Considering the points above I assess the magnitude of landscape change for each receptor to be:

1. The site itself - **medium/low**
2. D1 Amberley to Steyping Farmlands (Horsham LCA) - **low**
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA) - **low**
4. The South Downs National Park Special Quality 1 - **very low**

7.2 Level of Landscape Effects

Landscape effect is determined by reference to the baseline assessment of the existing landscape sensitivity and the identified magnitude of change. It can be classified as adverse, neutral or beneficial [Appendix B Section 5].

The level of landscape effects on individual receptors is outlined below:

1. The site itself - **moderate/minor neutral**
2. D1 Amberley to Steyping Farmlands (Horsham LCA) - **moderate/minor adverse**
3. J3 Arun to Adur Scarp Footslopes (South Downs LCA) - **moderate/minor adverse**
4. The South Downs National Park Special Quality 1 - **moderate/minor adverse**

Changes to the site itself are considered to be moderate/minor neutral, all other effects are

considered to be adverse. The conclusion of adverse effects is largely due to the judgement that the proposed development will introduce slightly more built form when perceived in the surrounding landscape.

The sensitivity of Special Quality 1 in the SNDP is determined to be high, however the change predicted for this receptor is predicted to be very low, resulting in moderate/minor adverse effects.

8. Visual Effects

8.1 Visual Receptors

The sensitivity of visual receptors to changes in views is mainly determined by the occupation or activity of the person experiencing the view and the extent to which their attention or interest may be focused on the view. Visual receptors most susceptible to change are generally likely to include:

- People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and particular views
- Visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience
- Communities where views contribute to the landscape setting enjoyed by residents in the area

Within the study area, the very high sensitivity receptors have been identified as:

- Users of public rights of way within the South Downs National Park at a representative viewpoint from the National Park View Characterisation and Analysis Report

High sensitivity receptors have been identified as:

- Users of public rights of way within the local vicinity surrounding the site

Medium sensitivity receptors include:

- Residents at home, with views to the site.

Low sensitivity receptors include:

- People using the local road network to access the surrounding landscape (The speed of the roads/railways and oblique angle of view act to reduce sensitivity)

8.2 Selection of Viewpoints

A selection of 20 viewpoints was chosen to be representative of views to the site from the surrounding area. Figure 5 shows the location of each viewpoint with marker numbers correlating to the full analysis available in Appendix A. The viewpoints were all taken from readily accessible locations and agreed with the LPA in advance.

8.3 Magnitude of Visual Change and Significance of Effects

Visual effects are concerned wholly with the effect of the development on views, and general visual amenity of people who have or may have views of the development. Visual effects may include:

- Visual obstruction or physical blocking of a view
- Visual intrusion of the proposed development into an existing view or loss of particular landscape elements or features already present in the view.
- Cumulative or incremental visibility of similar types of development may combine to have a

cumulative visual effect.

The predicted visual effects are assessed as a product of receptor sensitivity and the predicted magnitude of change. Criteria are given in [Appendix A].

Visual effects on the receptors for each viewpoint have been assessed across two time-frames:

- During construction
- 1 year following completion
- 15 years following completion

The magnitude and significance of visual effects is outlined below, separated by receptor grouping.

No long term effects were identified for views 4, 7, 9, 10, 12, 19 and 20, although for some of these views there is potential for effects during construction.

8.3.1 Residential Receptors

Visual change to residential properties can not be fully assessed as access to private properties is not possible. For this reason photographic viewpoints for private properties have not been provided. However, this appraisal identifies several properties that may experience effects on their view, these are represented in viewpoints 1, 2, 4, 7 and 12.

Other properties were discounted from the visibility study due to topography, intervening vegetation, or lack of windows on a relevant elevation.

Visual effects from houses on Coxham Lane (viewpoint 4) are judged to be moderate. Receptor sensitivity is medium, and magnitude of change is moderate owing to continuation of existing character, increase in building massing but increased distance from properties. After 15 years post mitigation effects should decrease to moderate/minor. These effects are limited to residents who have a direct view over the site.

Some residents in Shooting Field may also experience visual effects, though it was not possible to take photography to represent their views. These properties are likely to also experience moderate effects.

Visual effects experienced from scattered housing in the surrounding landscape are represented by the other views. Changes to these views are considered to be minor to moderate/minor owing to the negligible to low magnitude of change in views.

8.3.2 Recreational Receptors

Recreational receptors are the most sensitive within the study area. Effects vary depending on position, designation, elevation, distance, and existing vegetation.

In close proximity to the site, Viewpoint 3 is likely to experience beneficial effects owing to the reduction in built form, rationalisation of the site, and introduction of soft landscape on the road frontage. Effects are judged to be Moderate Beneficial.

Viewpoint 1 is on the footpath but approximately 500m from the site. Elevated topography and mature screening vegetation are likely to result in moderate/minor adverse effects. These effects are largely owing to the sensitivity of the receptor rather than the magnitude of change which is deemed to be low.

Viewpoints 6 is in close proximity to the site on a PRoW, however this is not within the National Park and instead is within the built environment. Effects are predicted to be moderate adverse at year 1 reducing to moderate/minor.

In the mid distance extensive vegetation and/or topography generally screen the site.

Long distance elevated views include views 13-18. Expansive panoramic views mean the site occupies a very small proportion of the view.

Construction activity may be perceptible with generally a low magnitude. At 1 and 15 years post-completion, effects remain Moderate/Minor adverse, with proposed building heights and building extents slightly altering small parts of the settlement edge. These are generally very sensitive receptors such that even a very small change can result in moderate/minor effects. Mature trees help integrate the development within a wooded context typical of nearby settlements.

8.3.3 People in Vehicles

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

At viewpoint 5 during construction, Moderate adverse effects occur due to open views. Post-completion sees Moderate beneficial effects owing to removal of existing buildings and an enhanced, more open outlook towards the National Park.

9. Mitigating the Impact of the Development

Mitigation in the design has been implemented through several means:

- The building heights step down away from the settlement edge such that higher buildings are associated with the existing development and there is a gradation into the countryside with visibility reducing.
- Strong boundary vegetation within the site is to be retained, as well as a soft landscape buffer between the built extent and the Steyping By-Pass. These act to provide screening, and also to provide a mature setting for the development
- Tree planting is proposed to the boundaries (specifically weaker boundaries). This is proposed to improve the outlook to the site from the nearby surrounding area.
- Material selection and building elevations are designed to suit the local character and provide interest to the street scene.
- Proposed buildings are set back within the site to reduce visual prominence.
- Some building demolition will improve views to the wider landscape.

10. Conclusions

This Landscape and Visual Appraisal has considered the likely effects of the proposed redevelopment at Steyping Grammar School in accordance with GLVIA3, establishing the baseline, identifying landscape and visual receptors, and assessing effects with embedded mitigation.

Landscape effects are principally localised. The greatest change is confined to the site where new built form extends further north within an already developed, education-led land use, while remaining inset from the A283 bypass. At the site scale this is judged as a moderate/minor neutral effect, reflecting a balance between slight increases in perceptible built extent and improvements to frontage and materiality. For the surrounding character areas, D1 Amberley to Steyping Farmlands and J3 Arun to Adur Scarp Foothills, the magnitude of change is low and effects are assessed as moderate/minor adverse, with the South Downs National Park (Special Quality 1) experiencing a very low magnitude of change and moderate/minor adverse effect due to sensitivity rather than scale of change.

Visual effects are similarly concentrated near the site. Of the 20 viewpoints surveyed, the highest levels of change arise in close proximity where receptors are most exposed. Representative near views include VP1 - VP2; elsewhere, visibility rapidly diminishes with distance, intervening vegetation and topography, and long-range elevated views from the South Downs show the site occupying a very small proportion of expansive panoramas. Overall, where effects are predicted they are generally adverse, but their geographic extent is restrained and most long-distance views are not materially affected.

Mitigation is integral to the scheme, including: retention and reinforcement of boundary vegetation (with a tree buffer to the Steyping Bypass), sensitive massing and siting (with taller blocks kept associated with existing development), setback of buildings, and an approach that strengthens site edges and improves on-site legibility and character. These measures reduce prominence at year 1 and secure further reduction in effects over time as planting matures.

On balance, while some localised adverse effects are unavoidable, principally where new development replaces or extends beyond existing on-site elements the wider landscape character and visual amenity are not substantially harmed. The proposals remain consistent with the site's established, suburban-edge context and are capable of being accommodated without unacceptable landscape or visual effects, provided the embedded mitigation is implemented and maintained as set out.

Appendix A - Visual Assessment of Viewpoint Locations



Viewpoint 1

Viewpoint 1

Location of viewpoint: View taken from the PRoW to the west of Horsham Road.

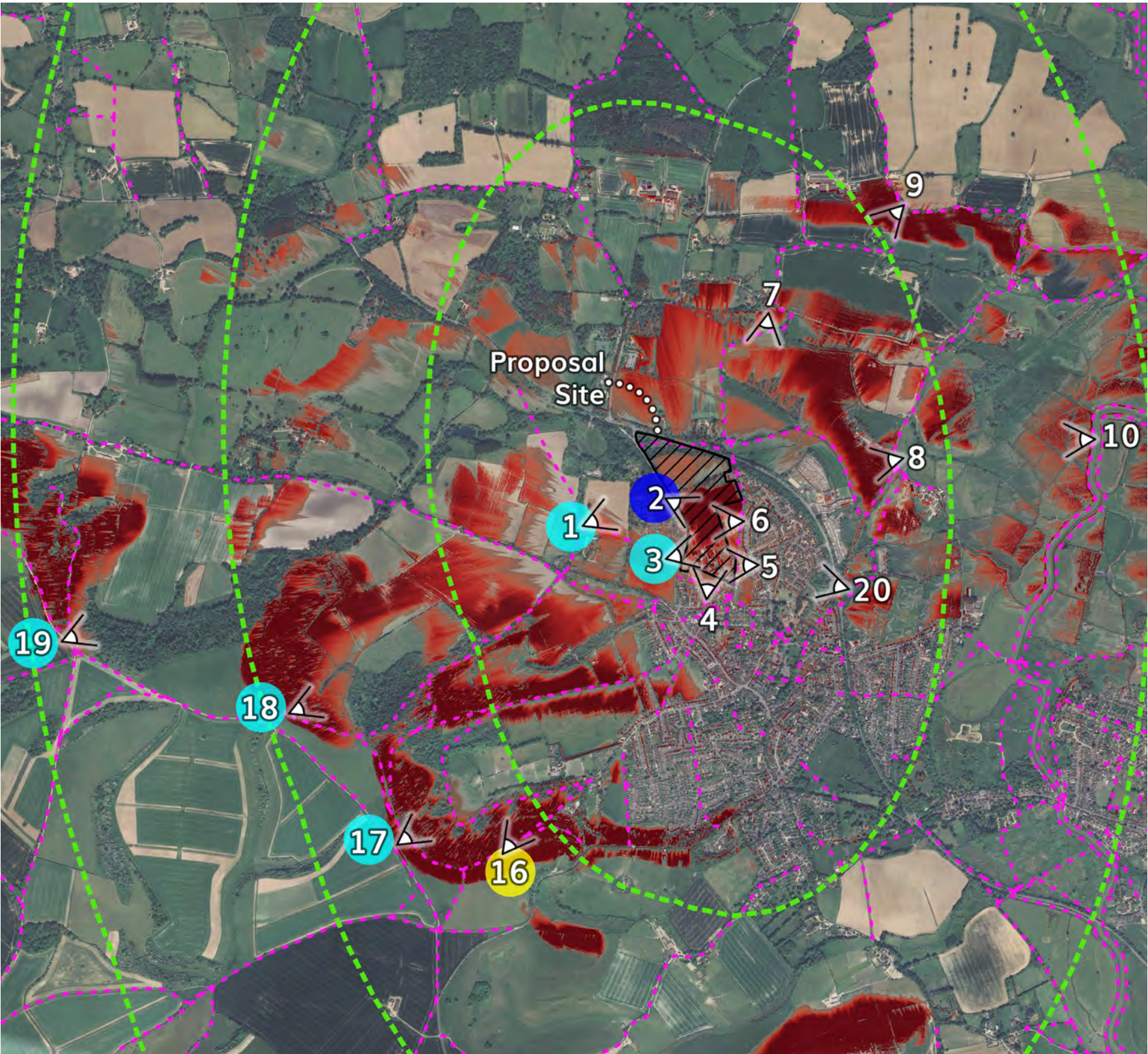
Description of view: Looking across an agricultural field enclosed by a tree belt. Some sparse residential buildings are visible through the trees. Beyond these in the far distance are views to the upper Downs within the National Park. To the right of the view is an unmade drive with boundary hedgerow alongside.

Visual receptor and sensitivity: High - footpath users. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Some construction activity may be visible in a small portion of the view beyond the tree belt.	Very Low	Limited	Temporary	Moderate/Minor	Adverse
1 year following completion	Very High	High	The new building may potentially be visible beyond the trees where they thin. As the site is approximately 10 lower than this area it is unlikely that proposed buildings would interrupt views to the upper Downs.	Very Low	Limited	Permanent	Moderate/Minor	Adverse
15 years following completion	Very High	High	Proposed trees on the western boundary may further close the view to the site	Very Low	Limited	Permanent	Moderate/Minor	Adverse

Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	E
Height of Camera	1.5m

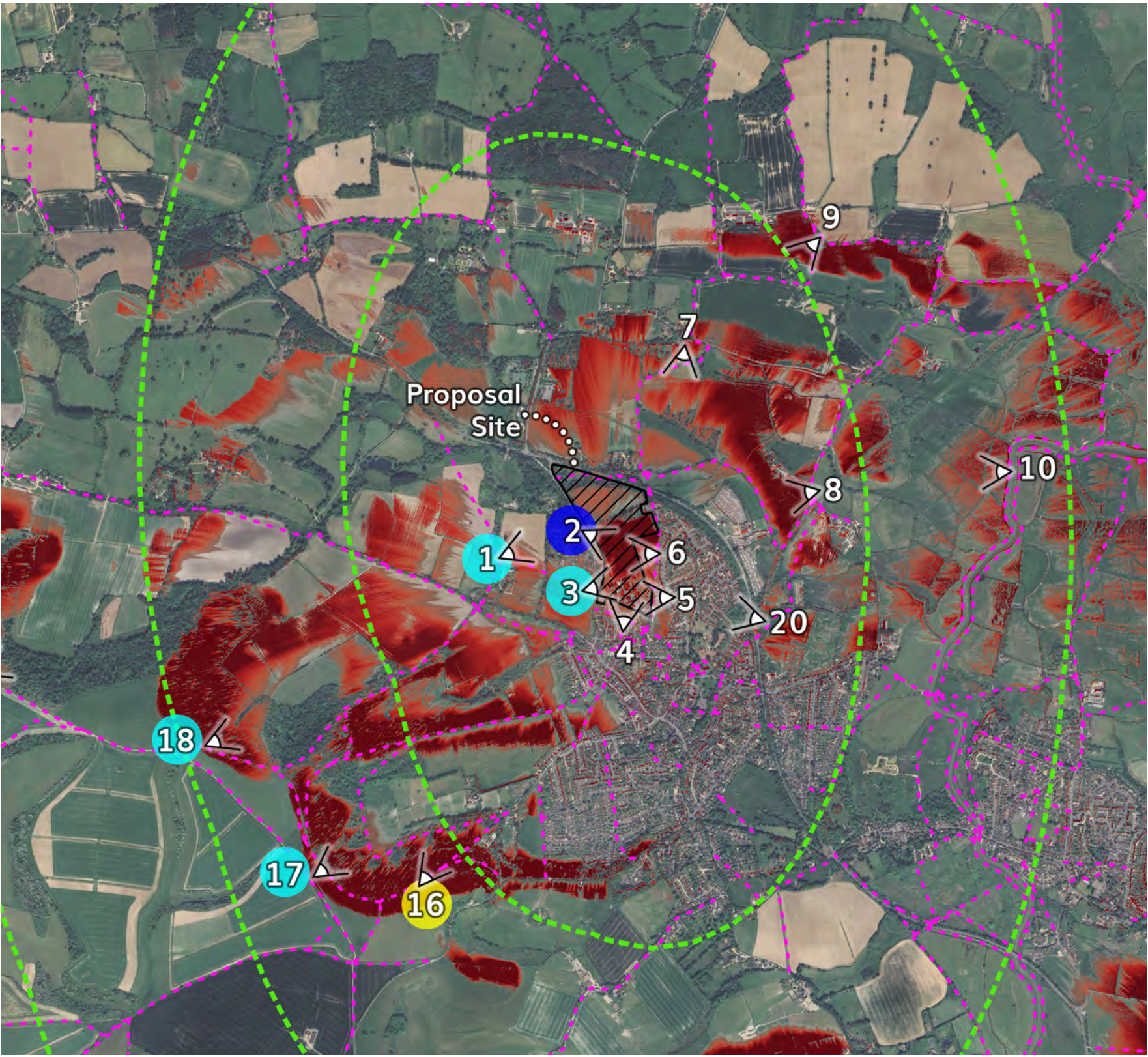


Viewpoint Location





Viewpoint 2



Viewpoint Location

Viewpoint 2

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

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

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

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

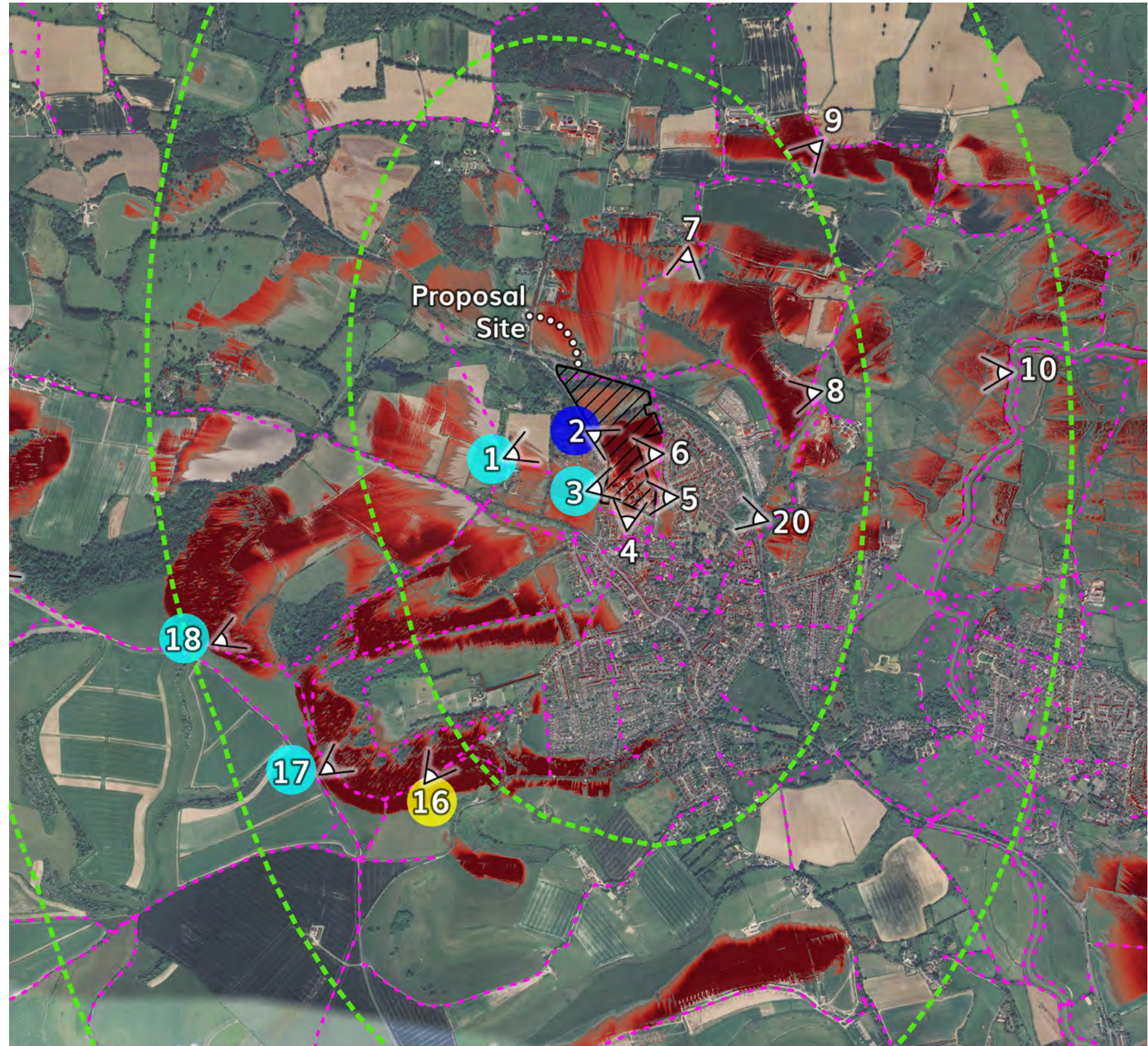
Mitigation: Tree planting is proposed on the existing boundary to buffer views to the building and set buildings within a landscape context in keeping with the local character. Buildings step down in height from north to south. Building materials are appropriately selected to be in keeping with local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

Photography Description (single frame photo)	
Visualisation Type	Type 3
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	SE
Height of Camera	1.5m





Viewpoint 3



Viewpoint Location

Viewpoint 3

Location of viewpoint: View taken from the PRoW adjacent to Horsham Road.

Description of view: Looking across a road towards leisure centre buildings to the left, and school buildings to the right. Informal car parking takes place to the front of the building in an open area of asphalt.

Visual receptor and sensitivity: High - footpath users; Low - road users. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Construction and demolition activities will be visible above the hedgerow for much of the construction programme. Views are largely open and unmitigated by existing vegetation.	High	Extensive	Temporary	Major/ Moderate	Adverse
1 year following completion	Very High	High	Buildings to the right of the view will be demolished with sports weldmesh fencing to the proposed MUGA taking their place. New soft landscape areas will be introduced to the road frontage allowing for tree planting.	Medium	Moderate	Permanent	Moderate	Beneficial
15 years following completion	Very High	High	Tree planting will have matured to provide a visual buffer to the leisure centre and an improved road frontage/entrance from Horsham Road.	Medium	Moderate	Permanent	Moderate	Beneficial

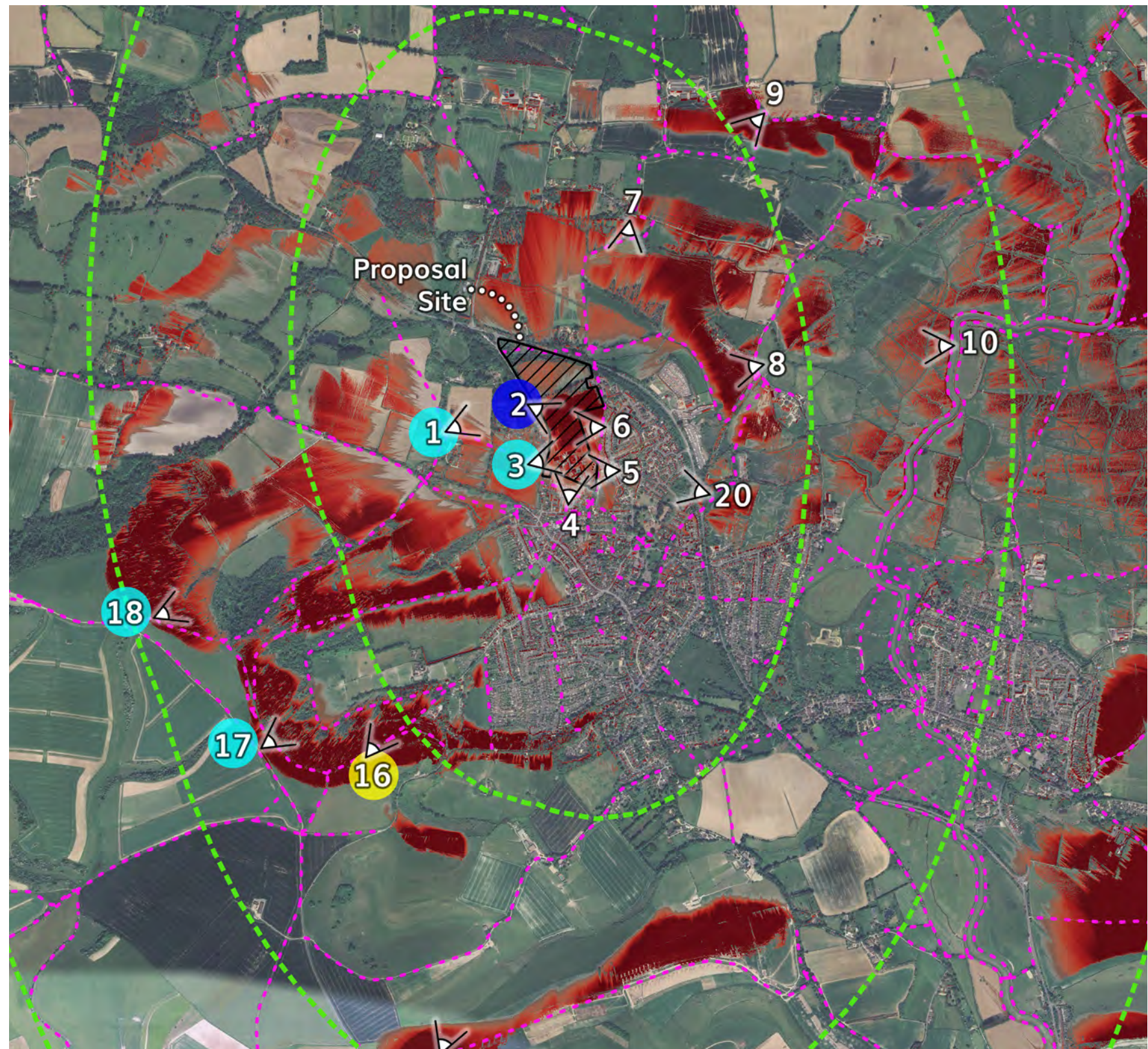
Mitigation: Tree planting is proposed to buffer views to the building and set buildings within a landscape context in keeping with the local character. This will provide improvements to the road frontage. Some buildings are proposed to be demolished.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	E
Height of Camera	1.5m





Viewpoint 4



Viewpoint Location

Viewpoint 4

Location of viewpoint: View taken from the PRoW along Coxham Lane.

Description of view: Looking across a narrow road to residential properties which vary between 1 and 2 storeys. Mature boundary vegetation is between the road and houses such that lower storeys are generally not visible.

Visual receptor and sensitivity: High - footpath users; Low - road users.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	Medium	Some construction activity may be visible in a small portion of the view beyond the houses.	Very Low	Limited	Temporary	Moderate/Minor	Adverse
1 year following completion	High	Medium	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	Medium	No change	n/a	n/a	n/a	n/a	n/a

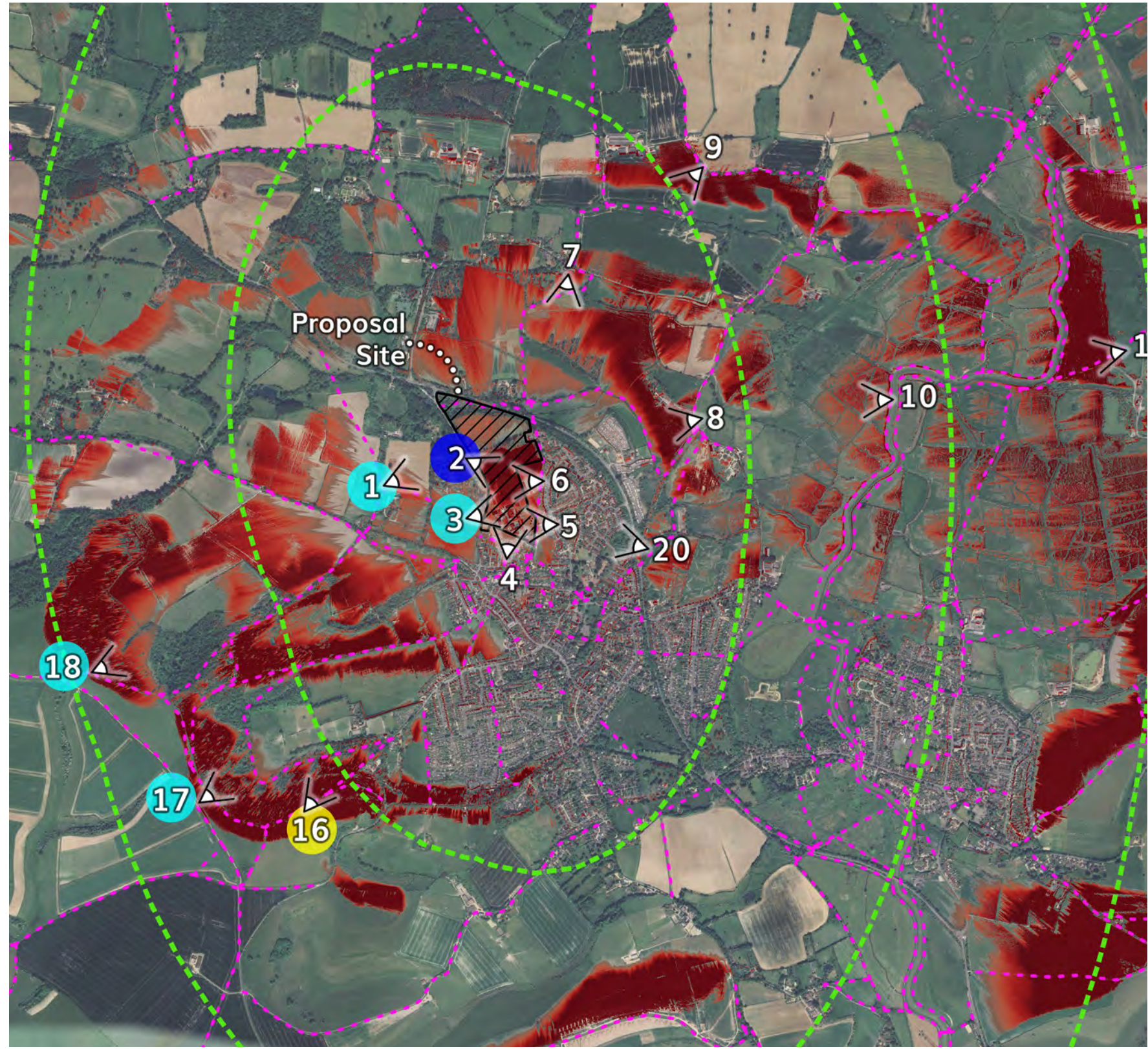
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	N
Height of Camera	1.5m





Viewpoint 5



Viewpoint Location

Viewpoint 5

Location of viewpoint: View taken from Shooting Field to the east of the Steyning Grammar School entrance.

Description of view: Looking down Shooting Field towards the school entrance where school buildings can be seen with some trees interceding in the view. Upper Downs within the national park are visible in the distance.

Visual receptor and sensitivity: Low - road users; medium - pedestrians walking in local road network.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Low	Medium	Construction and demolition activities will be visible within the site for much of the construction programme. Views are largely open and unmitigated.	Medium	Moderate	Temporary	Moderate	Adverse
1 year following completion	Low	Medium	Buildings will be demolished, in their place will be a proposed car park and boundary fencing, opening up distant views to the National Park.	Medium	Moderate	Permanent	Moderate	Beneficial
15 years following completion	Low	Medium	Tree planting within the car park will have matured to break up the hard landscaped car parking area.	Low	Moderate	Permanent	Moderate/Minor	Beneficial

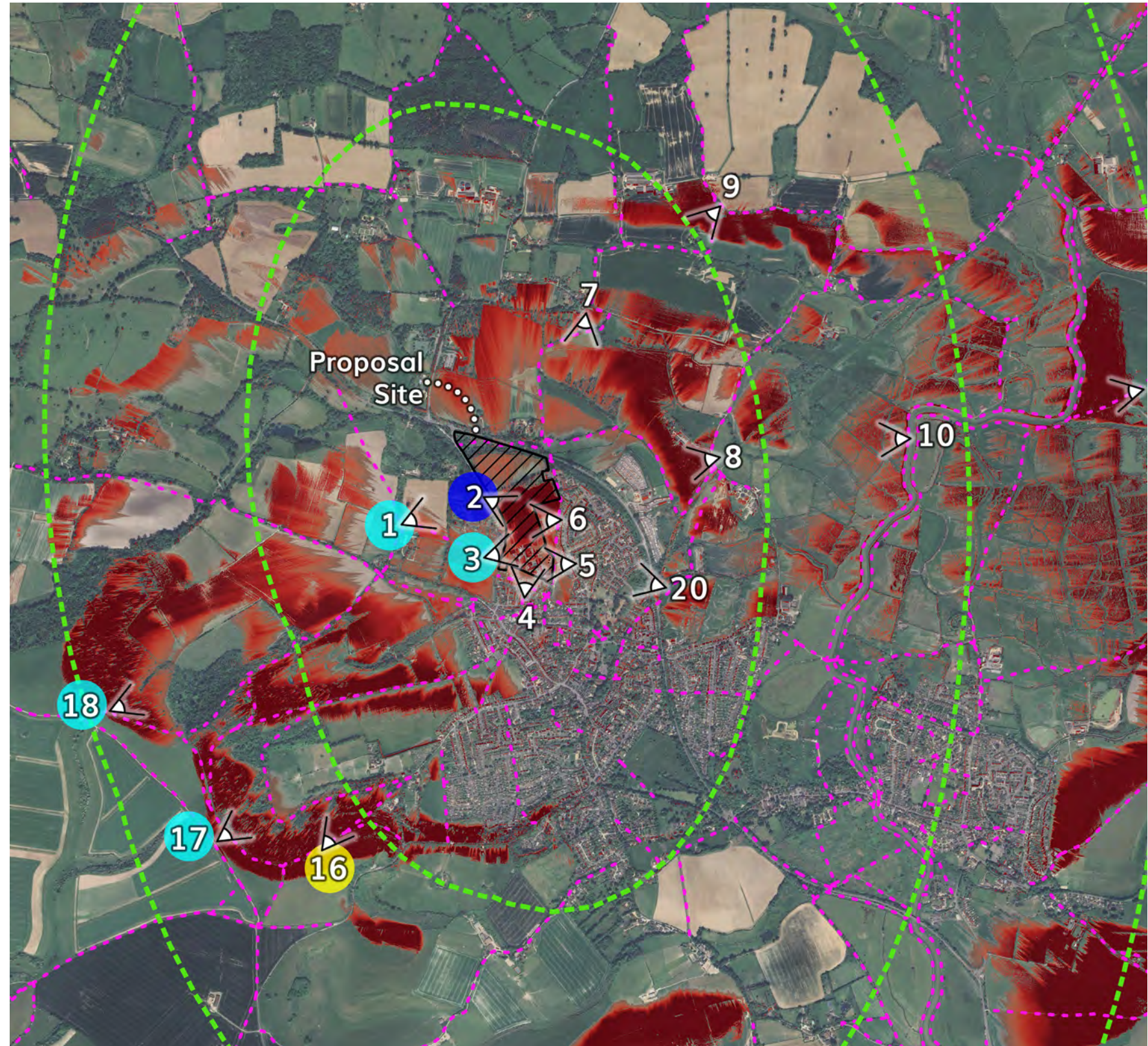
Mitigation: Tree planting is proposed contributing to local landscape character. Buildings are proposed for demolition opening up views.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	W
Height of Camera	1.5m





Viewpoint 6



Viewpoint Location

Viewpoint 6

Location of viewpoint: View taken from PRoW to the east of Steyning C of E Primary School.

Description of view: Looking down the footpath with a dense hedge to the right of the view and rear garden fencing to the left. View through weldmesh fencing to a car park, beyond which school buildings can be seen. In the far distance are upper Downs within the National Park.

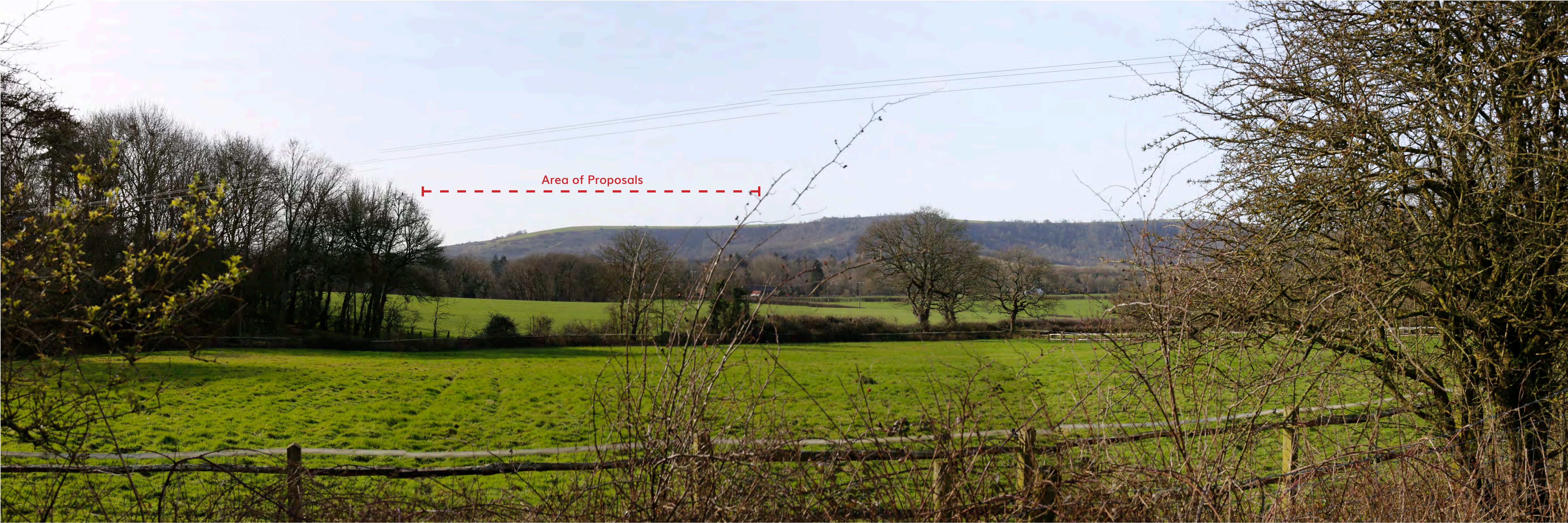
Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	Medium	Construction and demolition activities will be visible within the site for much of the construction programme. Views are largely open and unmitigated.	Medium	Moderate	Temporary	Moderate	Adverse
1 year following completion	High	Medium	Some buildings in the view will be demolished, whilst new buildings will also be proposed although further into the site. Distant views to the national park will likely change but will remain.	Medium	Moderate	Permanent	Moderate	Adverse
15 years following completion	High	Medium	Proposed trees on the east boundary will have matured to buffer views to the proposed school buildings	Low	Moderate	Permanent	Moderate/Minor	Neutral

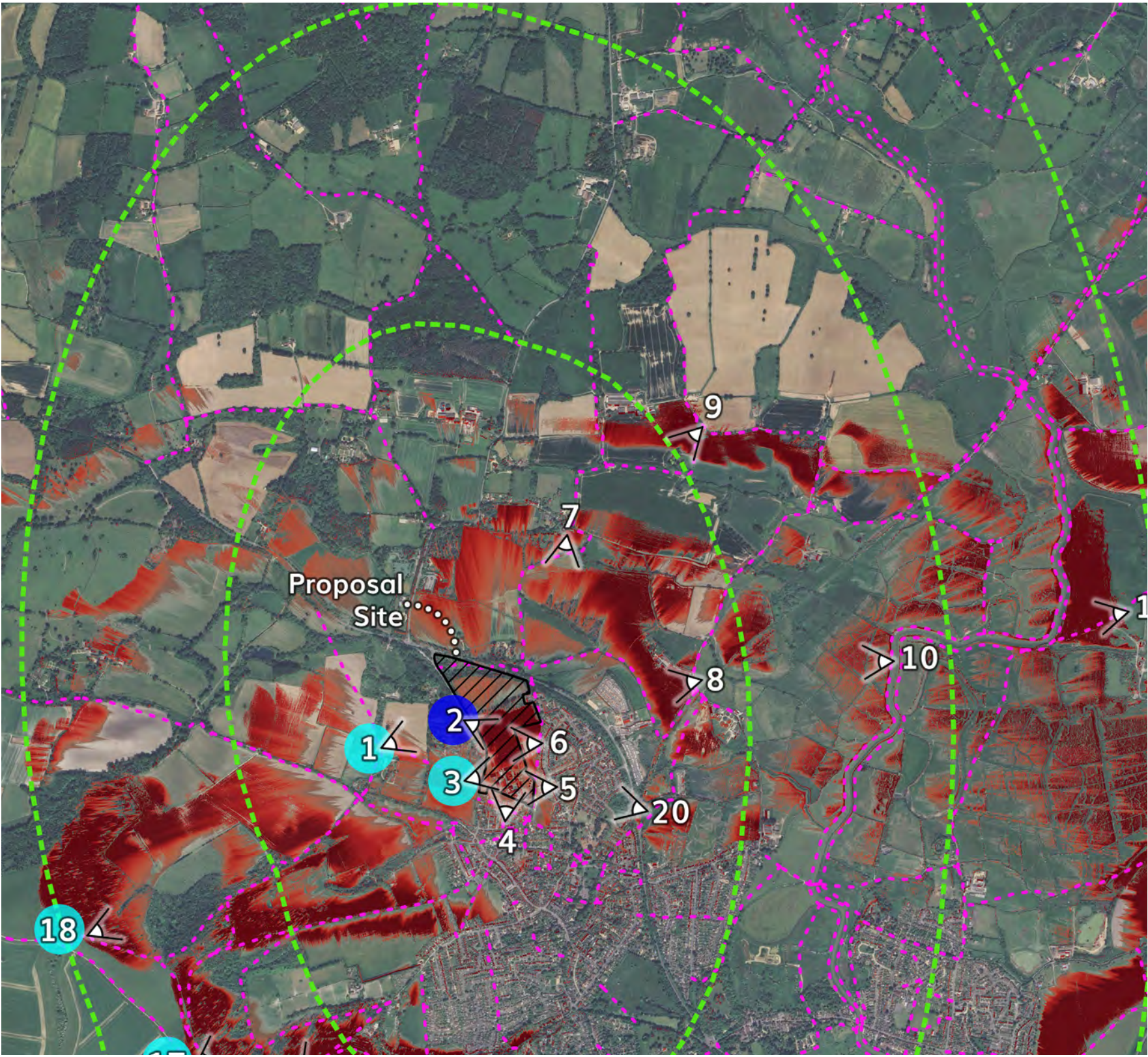
Mitigation: Proposed buildings are set back within the site. Trees are proposed to the site boundary to set the school site within a landscape context and buffer views.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	SW
Height of Camera	1.5m





Viewpoint 7



Viewpoint Location

Viewpoint 7

Location of viewpoint: View taken from PRow at Nash Farm.

Description of view: View across pastoral farmland including hedgerows and tree belts. Mature vegetation blocks all views to the settlement at Steyning. Upper Downs are visible in the distance.

Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	There is the potential for some construction activity to be visible at times above treetops within a small portion of the view.	Very low	Minimal	Temporary	Minor	Adverse
1 year following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a

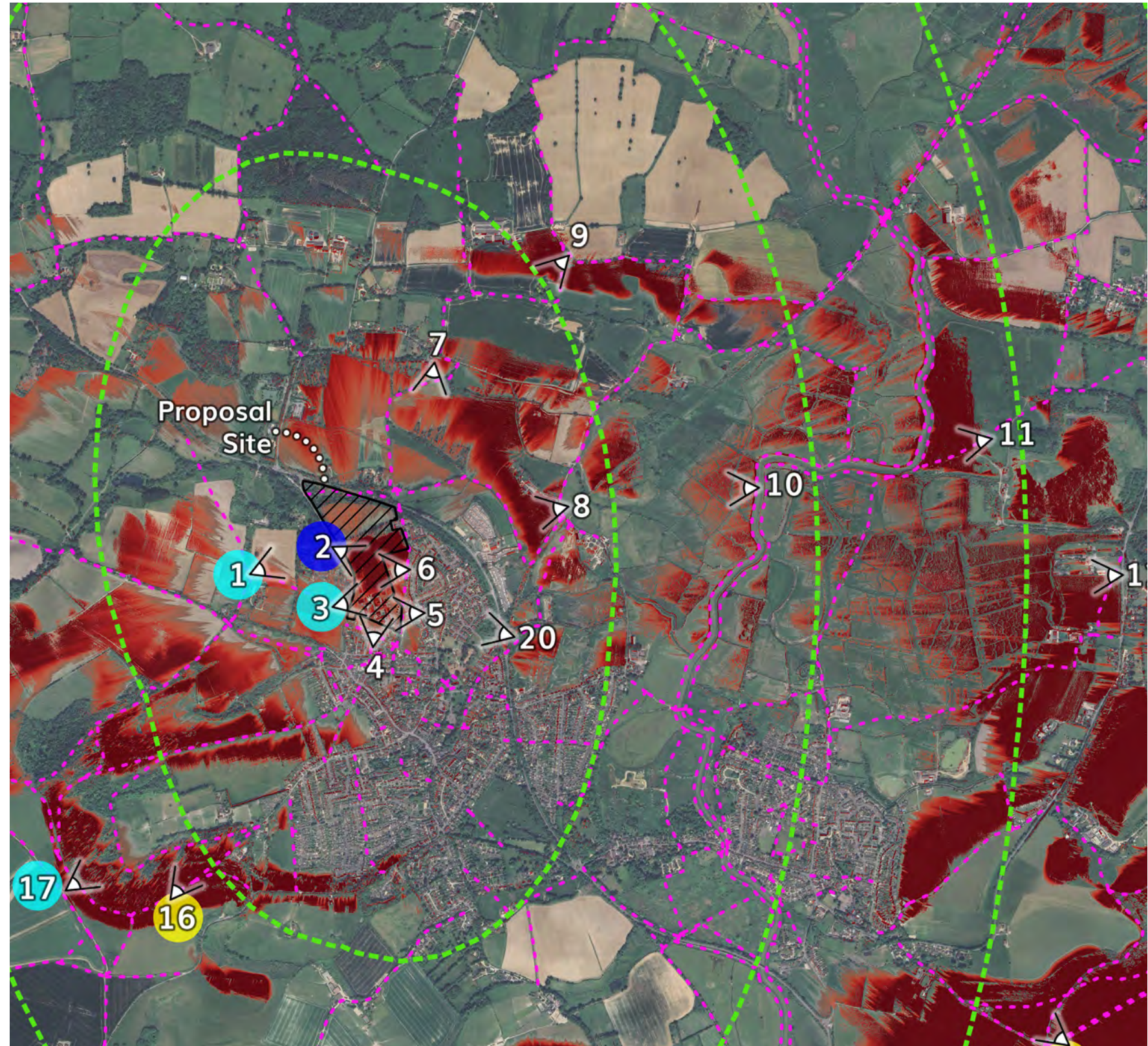
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	S
Height of Camera	1.5m





Viewpoint 8



Viewpoint Location

Viewpoint 8

Location of viewpoint: View taken from PRoW on King's Barn Lane.

Description of view: Looking across the pastoral farmland, beyond which a caravan park and some industrial buildings can be seen largely unmitigated. Beyond this, rooftops in the main settlement of Steyning can be seen in amongst the tree tops at the centre of the view, these include the school buildings. In the distance are views to the National Park.

Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	Some demolition and construction activity will be visible at times above treetops within a small portion of the view.	Low	Minimal	Temporary	Minor	Adverse
1 year following completion	High	High	Some buildings will be removed from the view whilst others will be introduced. Some proposed buildings are higher than those to be demolished and so these will appear slightly larger in the vertical scale.	Low	Limited	Permanent	Moderate/ Minor	Adverse
15 years following completion	High	High	As at Year 1.	Low	Limited	Permanent	Moderate/ Minor	Adverse

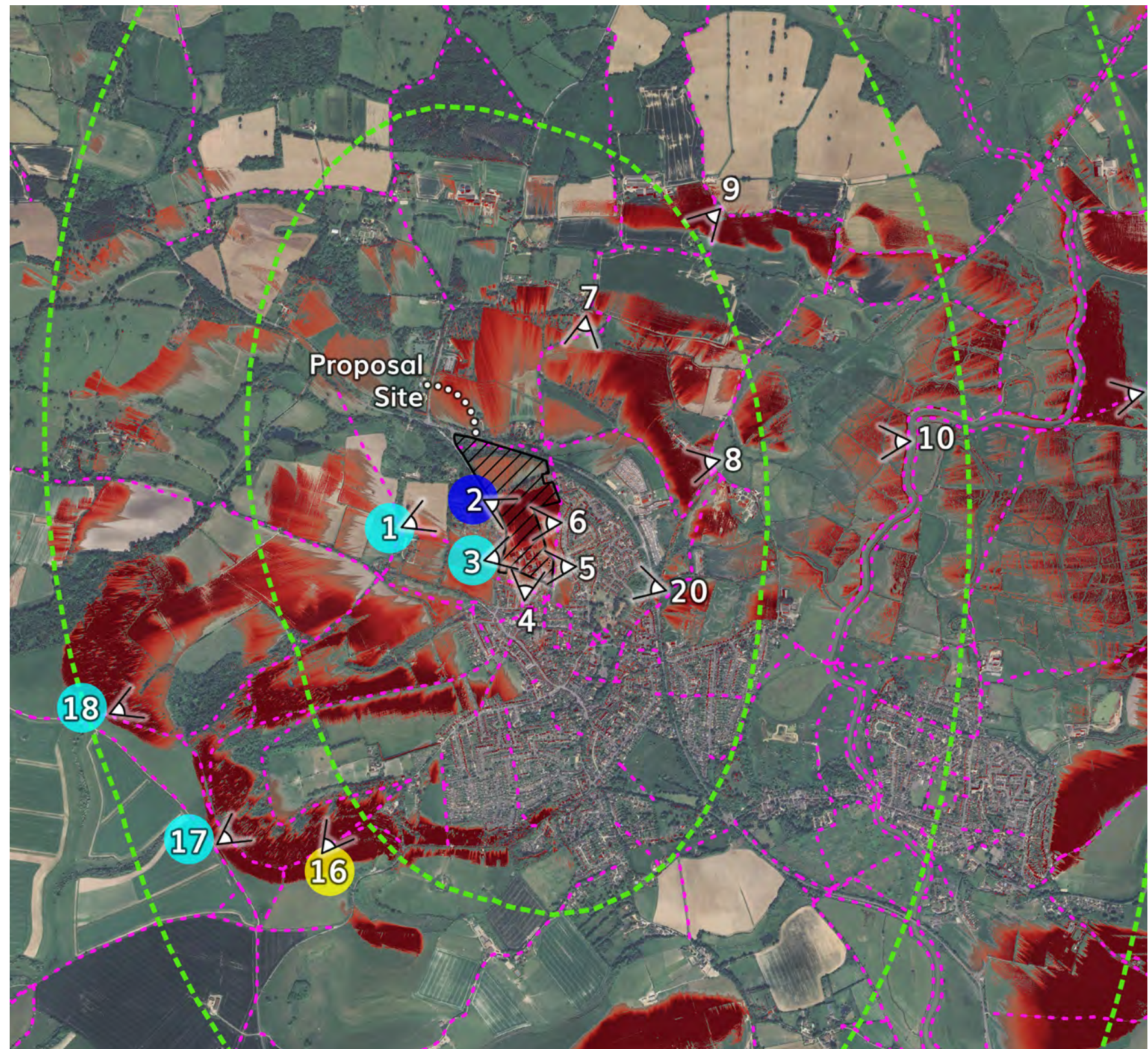
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	W
Height of Camera	1.5m





Viewpoint 9



Viewpoint Location

Viewpoint 9

Location of viewpoint: View taken from PRoW at Natts Cottages.

Description of view: View through a treed boundary and across pastoral farmland including hedgerows and tree belts. The settlement at Steyning can be seen in the distance, although the school site it blocked by surrounding woodland. In the far distance are views to the National Park.

Visual receptor and sensitivity: Hight - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	There is the potential for some construction activity to be visible at times above treetops within a small portion of the view.	Very low	Minimal	Short term	Minor	Adverse
1 year following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a

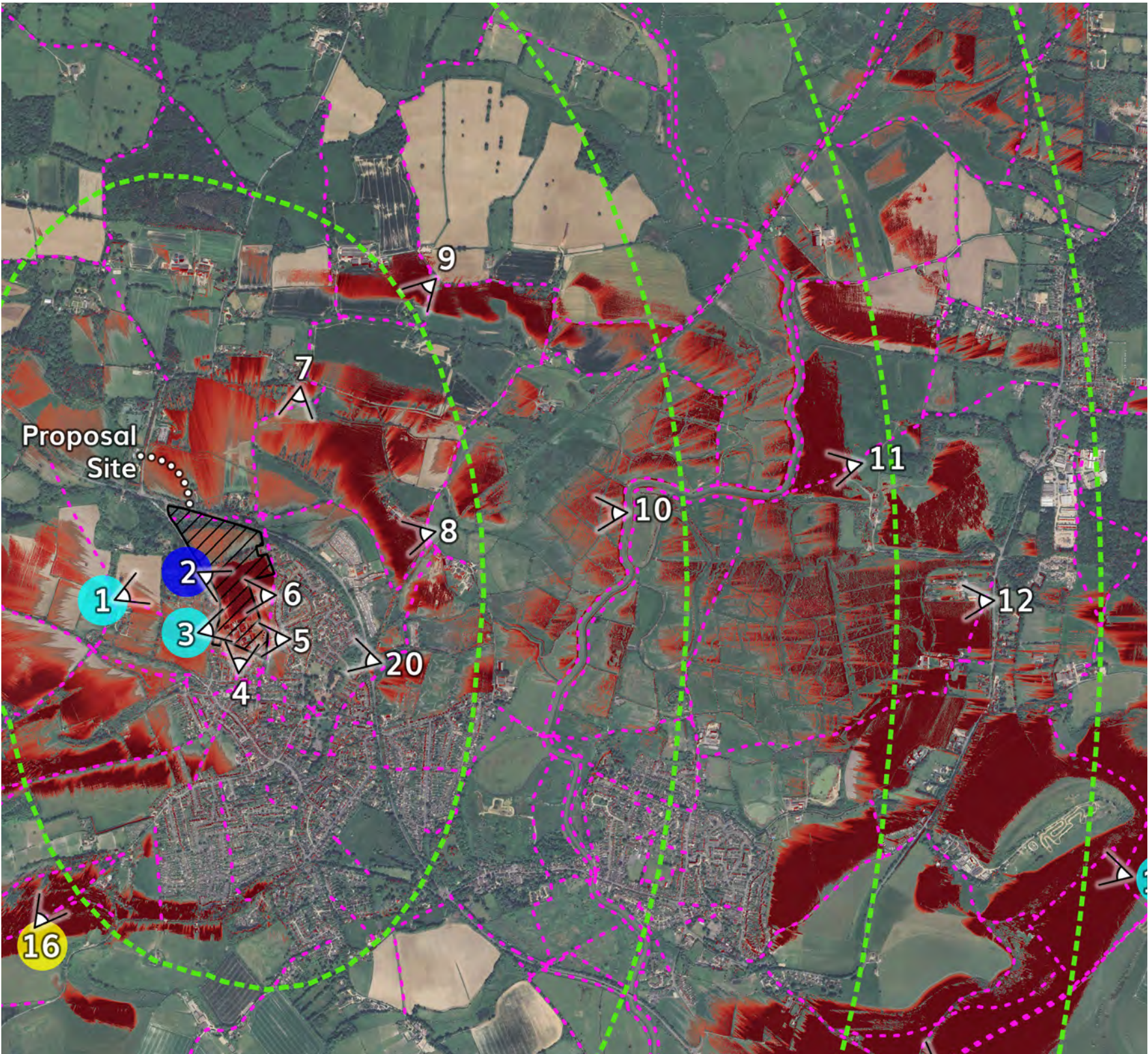
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	S
Height of Camera	1.5m





Viewpoint 10



Viewpoint Location

Viewpoint 10

Location of viewpoint: View taken from PRoW along River Adur.

Description of view: Looking over a hedgerow across arable farmland to a well treed backdrop. Settlement is occasionally apparent in the view, notably the Sewage Works on Kings Barn Lane. Pylons cross the view and the National Park can be seen in the distance.

Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	No change	n/a	n/a	n/a	n/a	n/a
1 year following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a

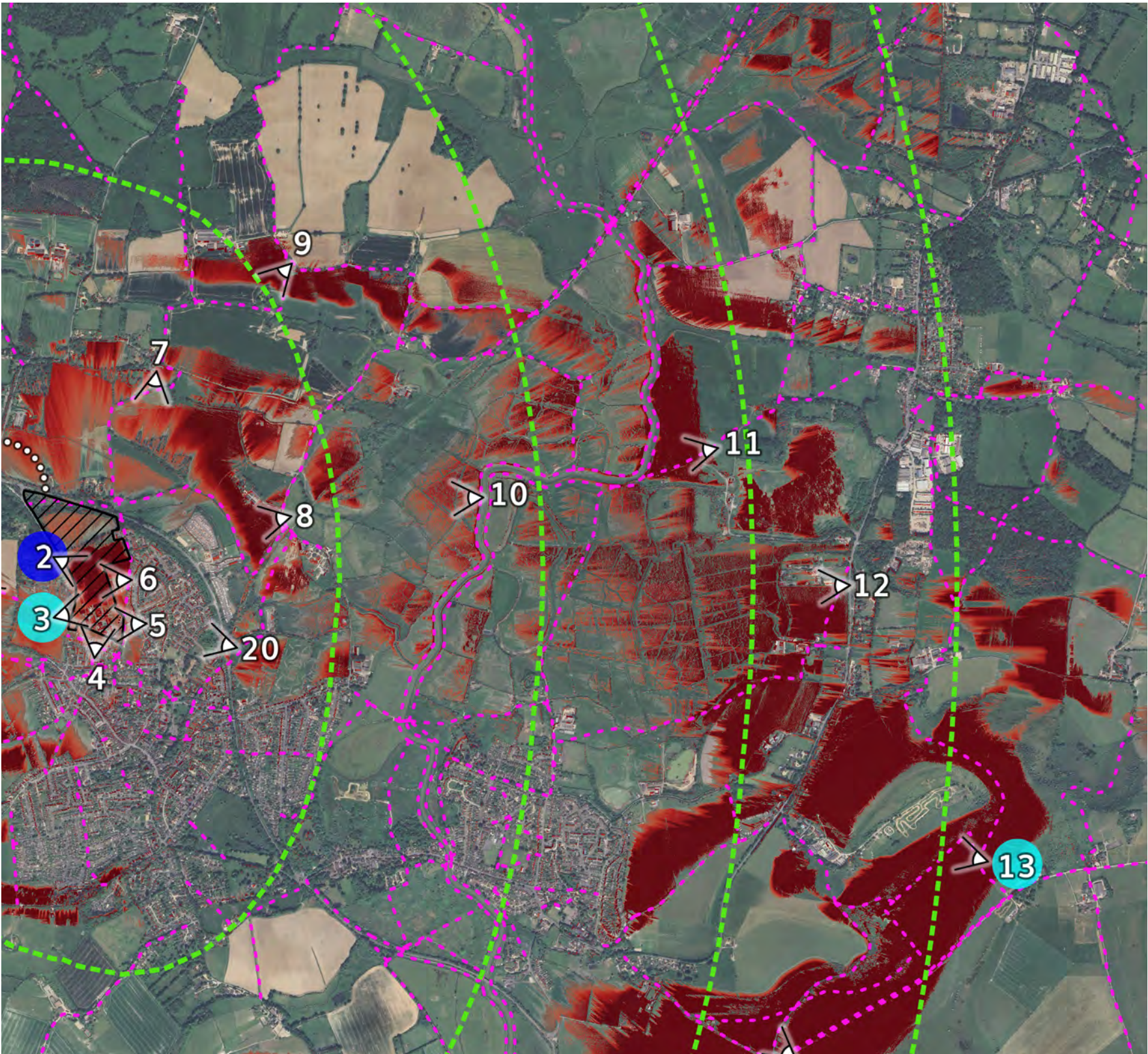
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	W
Height of Camera	1.5m





Viewpoint 11



Viewpoint Location

Viewpoint 11

Location of viewpoint: View taken from PRoW at Horton Wood.

Description of view: Long views across arable farmland where the settlement of Steyning can be partially seen in the distance in amongst woodland and trees. Some rooftops within the school can be seen. The National Park is in the distance to the rear of the view.

Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	Some demolition and construction activity will be visible at times above treetops within a very small portion of the view.	Very low	Minimal	Short term	Minor	Adverse
1 year following completion	High	High	Some buildings will be removed from the view whilst others will be introduced. Some proposed buildings are higher than those to be demolished and so these will appear slightly larger in the vertical scale.	Very low	Minimal	Permanent	Minor	Adverse
15 years following completion	High	High	As at Year 1	Very low	Minimal	Permanent	Minor	Adverse

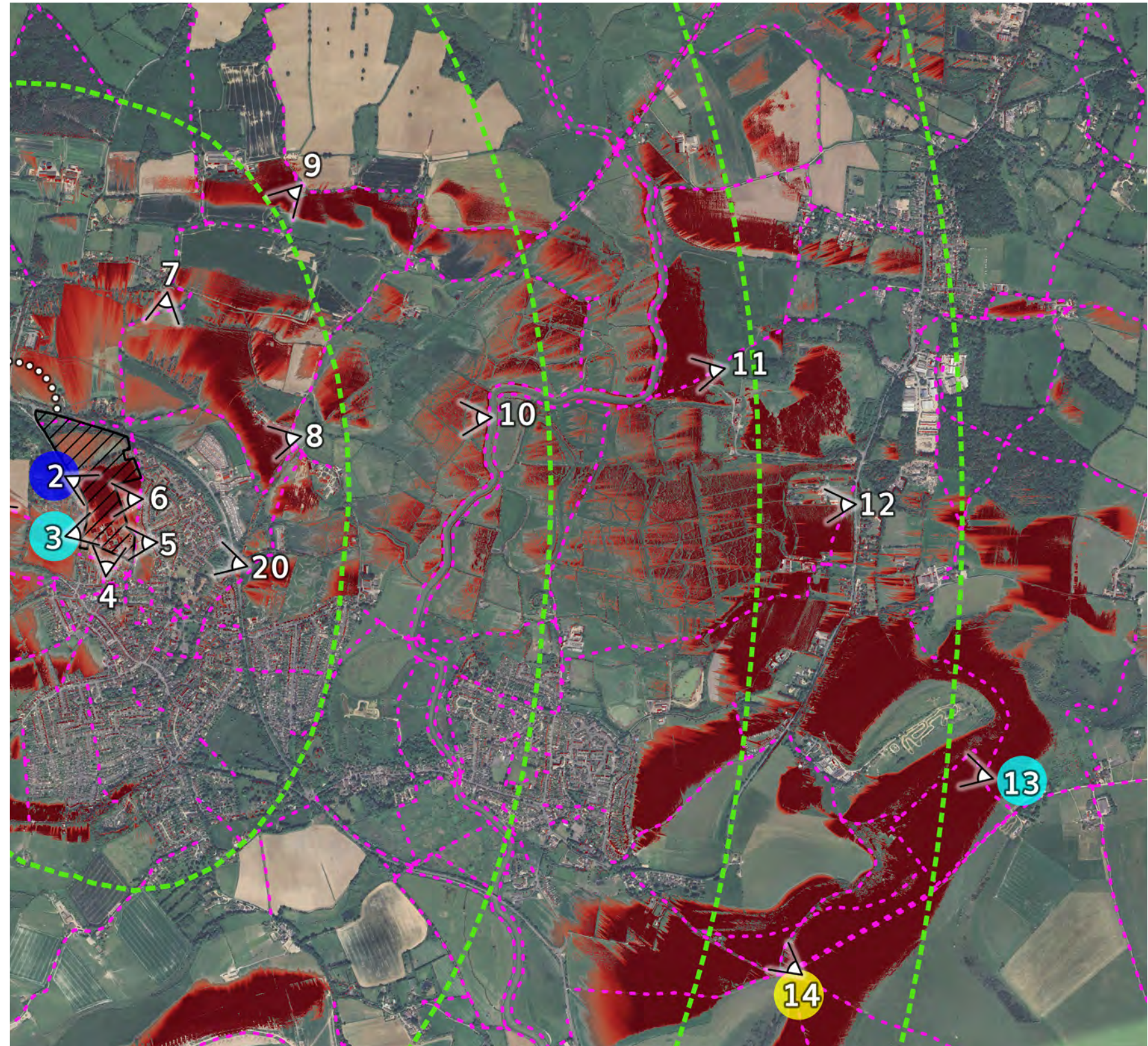
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	W
Height of Camera	1.5m





Viewpoint 12



Viewpoint Location

Viewpoint 12

Location of viewpoint: View taken from PRoW adjacent A2037.

Description of view: Looking across paddocks towards the National Park which can be seen in the far distance. In the near distance is a dwelling and boundary vegetation which close off much of the view.

Visual receptor and sensitivity: High - footpath users

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	High	No change	n/a	n/a	n/a	n/a	n/a
1 year following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	High	No change	n/a	n/a	n/a	n/a	n/a

Mitigation:

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	W
Height of Camera	1.5m





Viewpoint 13



Viewpoint Location

Viewpoint 13

Location of viewpoint: View taken from PRoW at Tottington Mount.

Description of view: Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen, as can the settlements of Upper Beeding and Steyning. Upper Downs in the national park are at the rear of the view to the left. To the right where views are more far-reaching the north downs can be seen in the far distance.

Visual receptor and sensitivity: Very High - footpath users. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Some construction activity may be perceptible on close observation in the distance and forming a very small portion of the view.	Very Low	Minimal	Temporary	Moderate/ Minor	Adverse
1 year following completion	Very High	High	Some buildings will be removed from the view whilst others are introduced. Some proposed buildings will be larger in the vertical scale than those removed. The area of development will move north slightly such that some areas currently seen as playing field will be replaced with buildings. This change will make a very small portion of the view that is likely to go unnoticed and is closely associated with the existing development.	Very Low	Minimal	Permanent	Moderate/ Minor	Adverse
15 years following completion	Very High	High	Trees planted within the site will have matured to provide the appearance of the buildings within a wooded context, as much of the developments in the Weald are currently viewed	Very Low	Minimal	Permanent	Moderate/ Minor	Adverse

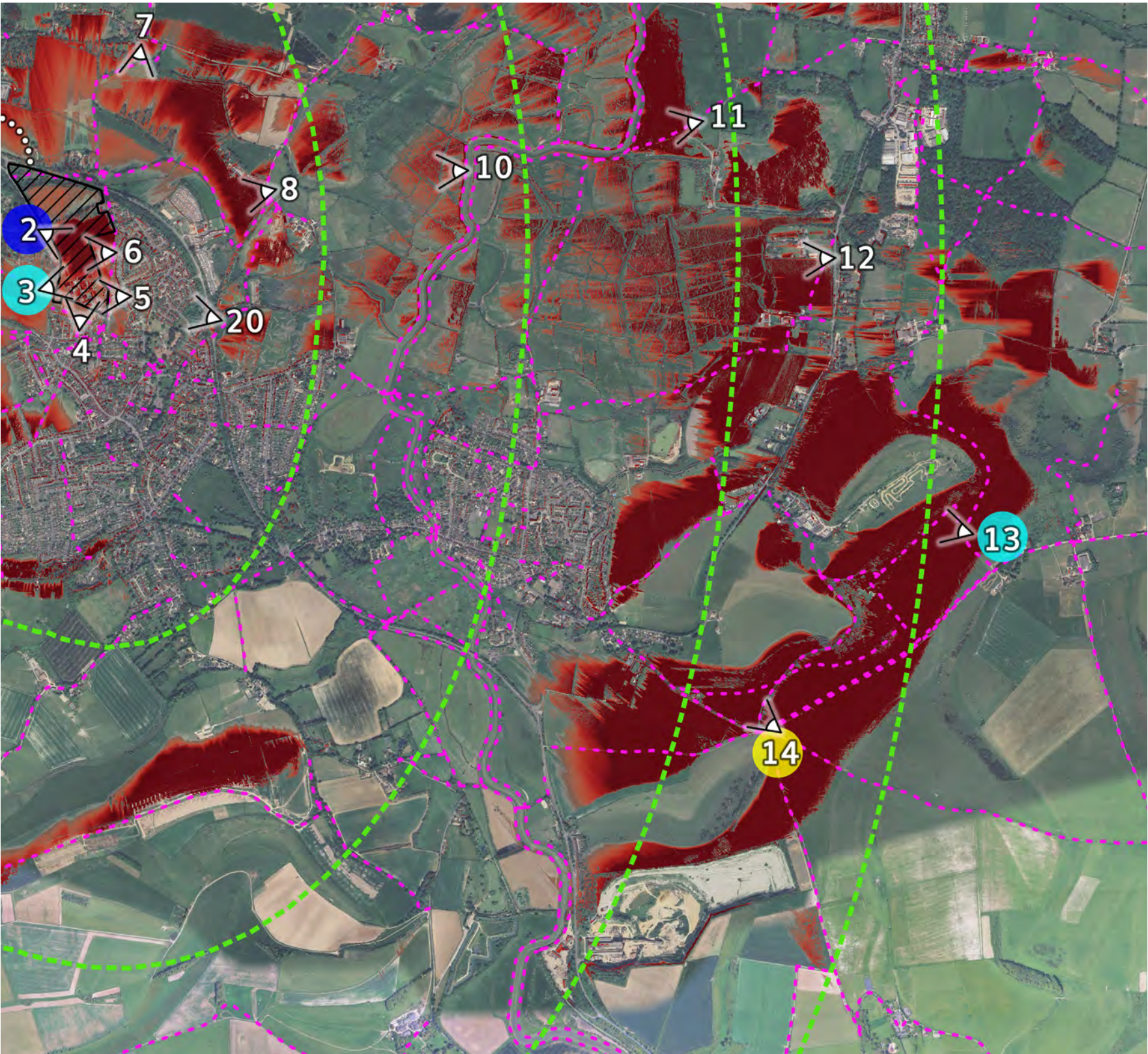
Mitigation: Proposed trees contribute positively to landscape character

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NW
Height of Camera	1.5m





Viewpoint 14



Viewpoint Location

Viewpoint 14

Location of viewpoint: View taken from PRoW (South Downs Way) adjacent car park.

Description of view: Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen, as can the settlements of Upper Beeding and Steyning. Upper Downs in the National Park are at the rear of the view to the left. To the right where views are more far-reaching the North Downs can be seen in the far distance.

Visual receptor and sensitivity: High - road users (including pedestrians and cyclists) on the South Downs Way, representative viewpoint from National Park View Characterisation and Analysis Report. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	Very High	Some construction activity may be perceptible on close observation in the distance and forming a very small portion of the view.	Very Low	Minimal	Temporary	Moderate/ Minor	Adverse
1 year following completion	Very High	Very High	Some buildings will be removed from the view whilst others are introduced. Some proposed buildings will be larger in the vertical scale than those removed. The area of development will move north slightly such that some areas currently seen as playing field will be replaced with buildings. This change will make a very small portion of the view that is likely to go unnoticed and is closely associated with the existing development.	Very Low	Minimal	Permanent	Moderate/ Minor	Adverse
15 years following completion	Very High	Very High	Trees planted within the site will have matured to provide the appearance of the buildings within a wooded context, as much of the developments in the Weald are currently viewed.	Very Low	Minimal	Permanent	Moderate/ Minor	Adverse

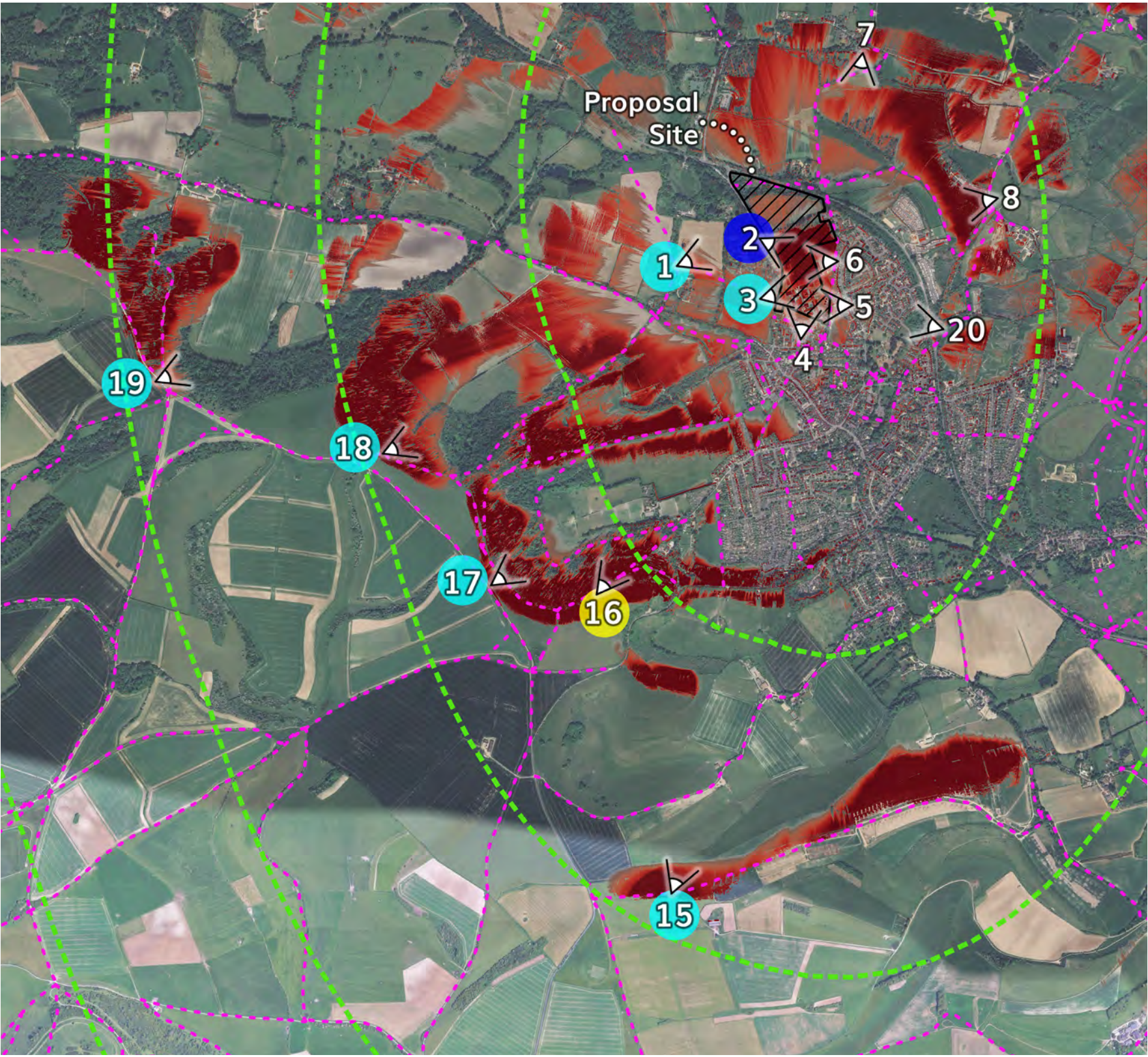
Mitigation: Proposed trees contribute positively to landscape character

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NW
Height of Camera	1.5m





Viewpoint 15



Viewpoint Location

Viewpoint 15

Location of viewpoint: View taken from PRoW (South Downs Way) on Annington Hill.

Description of view: Expansive elevated views across rolling South Downs topography, beyond which is the Weald and in the far distance is the North Downs. The settlements of Upper Beeding and Steyning can be seen on the lower ground. There are partial glimpsed views of the site beyond and between the topography but these are distant and difficult to see.

Visual receptor and sensitivity: High - footpath users on the South Downs Way. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Some construction activity may be partially perceptible on close observation in the distance and forming a very small portion of the view.	Very Low	Minimal	Temporary	Moderate/Minor	Adverse
1 year following completion	Very High	High	Some additional built form may be visible in some small portions of the view.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse
15 years following completion	Very High	High	Trees planted within the site will have matured to provide the appearance of the buildings within a wooded context and contribute to landscape character.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse

Mitigation: Proposed trees contribute positively to landscape character and may provide some buffering to views of buildings

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NE
Height of Camera	1.5m





Viewpoint 16



Viewpoint Location

Viewpoint 16

Location of viewpoint: View taken from PRow at Steyning Round Hill.

Description of view: Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen. The settlement of Steyning is partially visible in the near distance. To the rear of the view in the far distance are the North Downs.

Visual receptor and sensitivity: High - footpath users, representative viewpoint from National Park View Characterisation and Analysis Report. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	Very High	Demolition and construction activity will be visible within a small portion of the view.	Low	Minimal	Temporary	Moderate	Adverse
1 year following completion	Very High	Very High	Some buildings will be removed from the view whilst others will be introduced. Some proposed buildings are higher than those to be demolished and so these will appear slightly larger in the vertical scale. Building heights lessen towards the outer edge of development such that the largest buildings are associated more closely with the settlement.	Low	Minimal	Permanent	Moderate/Minor	Adverse
15 years following completion	Very High	Very High	Trees planted within the site will have matured to provide the appearance of the buildings within a wooded context.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse

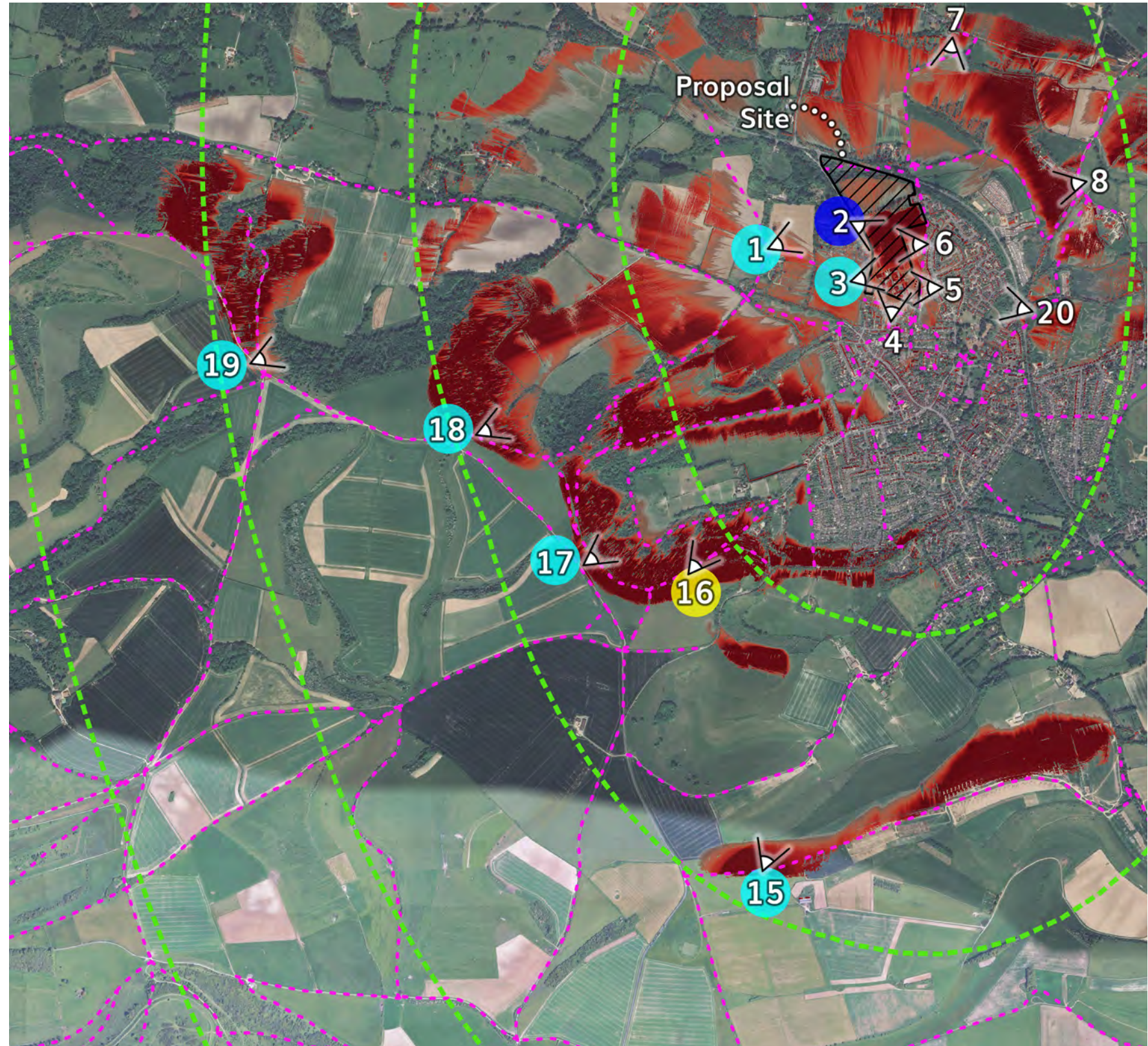
Mitigation: Proposed trees contribute positively to landscape character and may provide some buffering to views of buildings. Buildings step down in height towards the settlement edge.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NE
Height of Camera	1.5m





Viewpoint 17



Viewpoint Location

Viewpoint 17

Location of viewpoint: View taken from PRoW (South Downs Way).

Description of view: Expansive elevated views across the Weald where large stretches of arable and pastoral farmland can be seen. The settlement of Steyning is visible in the near distance. To the rear of the view in the far distance are the North Downs. Upper downs within the national park can be seen to the right of the view.

Visual receptor and sensitivity: High - footpath users on the South Downs Way. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Demolition and construction activity will be visible within a small portion of the view.	Low	Minimal	Temporary	Moderate/Minor	Adverse
1 year following completion	Very High	High	Some buildings will be removed from the view whilst others will be introduced. Some proposed buildings are higher than those to be demolished and so these will appear slightly larger in the vertical scale. Building heights lessen towards the outer edge of development such that the largest buildings are associated more closely with the settlement.	Low	Minimal	Permanent	Moderate/Minor	Adverse
15 years following completion	Very High	High	Trees planted within the site will have matured to provide the appearance of the buildings within a wooded context.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse

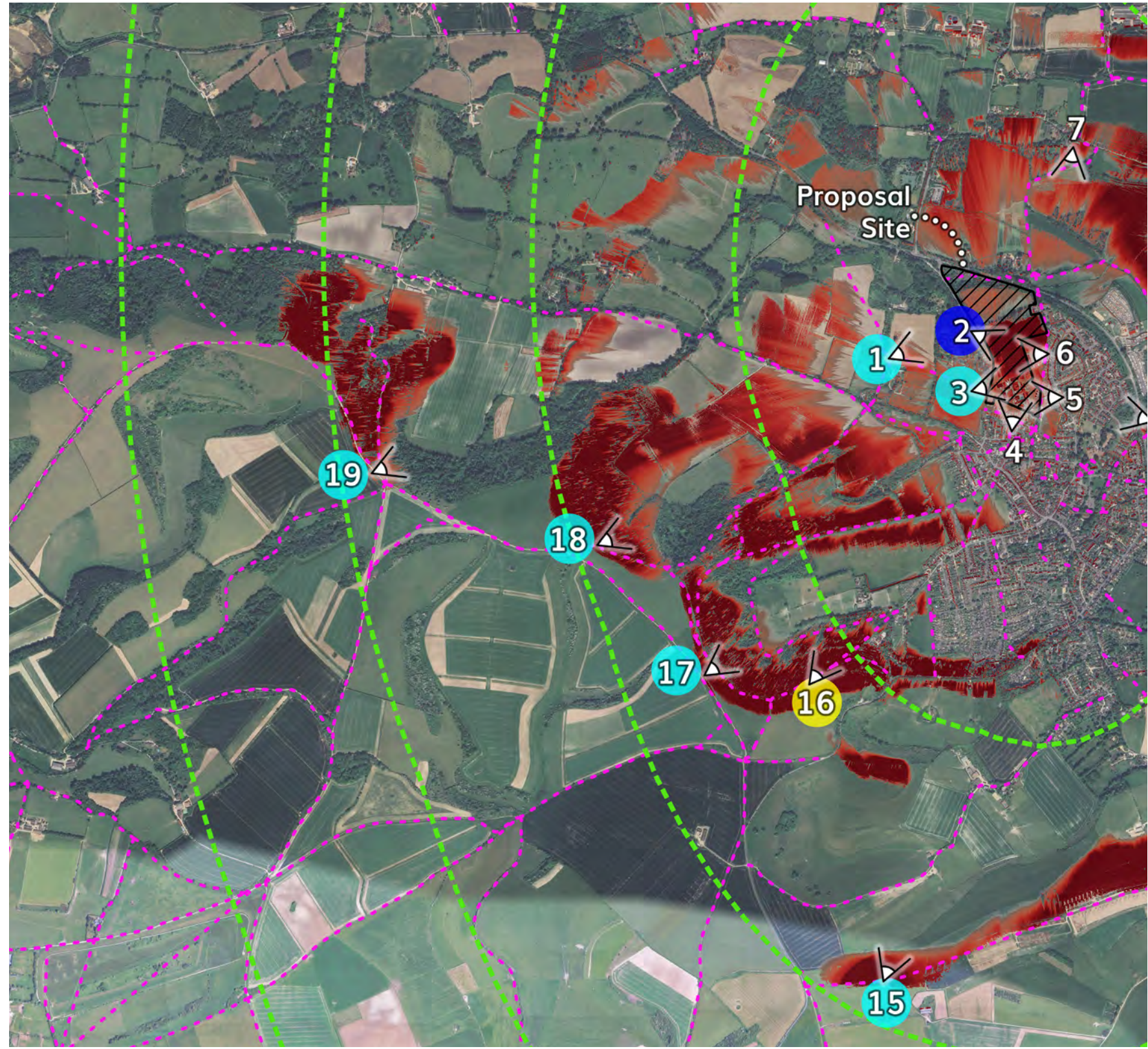
Mitigation: Proposed trees contribute positively to landscape character and may provide some buffering to views of buildings. Buildings step down in height towards the settlement edge.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NE
Height of Camera	1.5m





Viewpoint 18



Viewpoint Location

Viewpoint 18

Location of viewpoint: View taken from PRow (South Downs Way).

Description of view: Elevated views across the Weald partially intercepted by vegetation at the edge of the escarpment. The settlement of Steyning is partially visible amongst the treetops in the mid distance. To the rear left of the view in the far distance are the North Downs. Upper downs within the national park can be seen to the right of the view.

Visual receptor and sensitivity: High - footpath users on the South Downs Way. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	Demolition and construction activity may be partially visible within a small portion of the view.	Low	Minimal	Temporary	Moderate/Minor	Adverse
1 year following completion	Very High	High	Some buildings will be removed from the view whilst others will be introduced. Some proposed buildings are higher than those to be demolished and so these will appear slightly larger in the vertical scale. Building heights lessen towards the outer edge of development such that the largest buildings are associated more closely with the settlement.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse
15 years following completion	Very High	High	Trees planted within the site will have matured to add to the wooded context.	Very Low	Minimal	Permanent	Moderate/Minor	Adverse

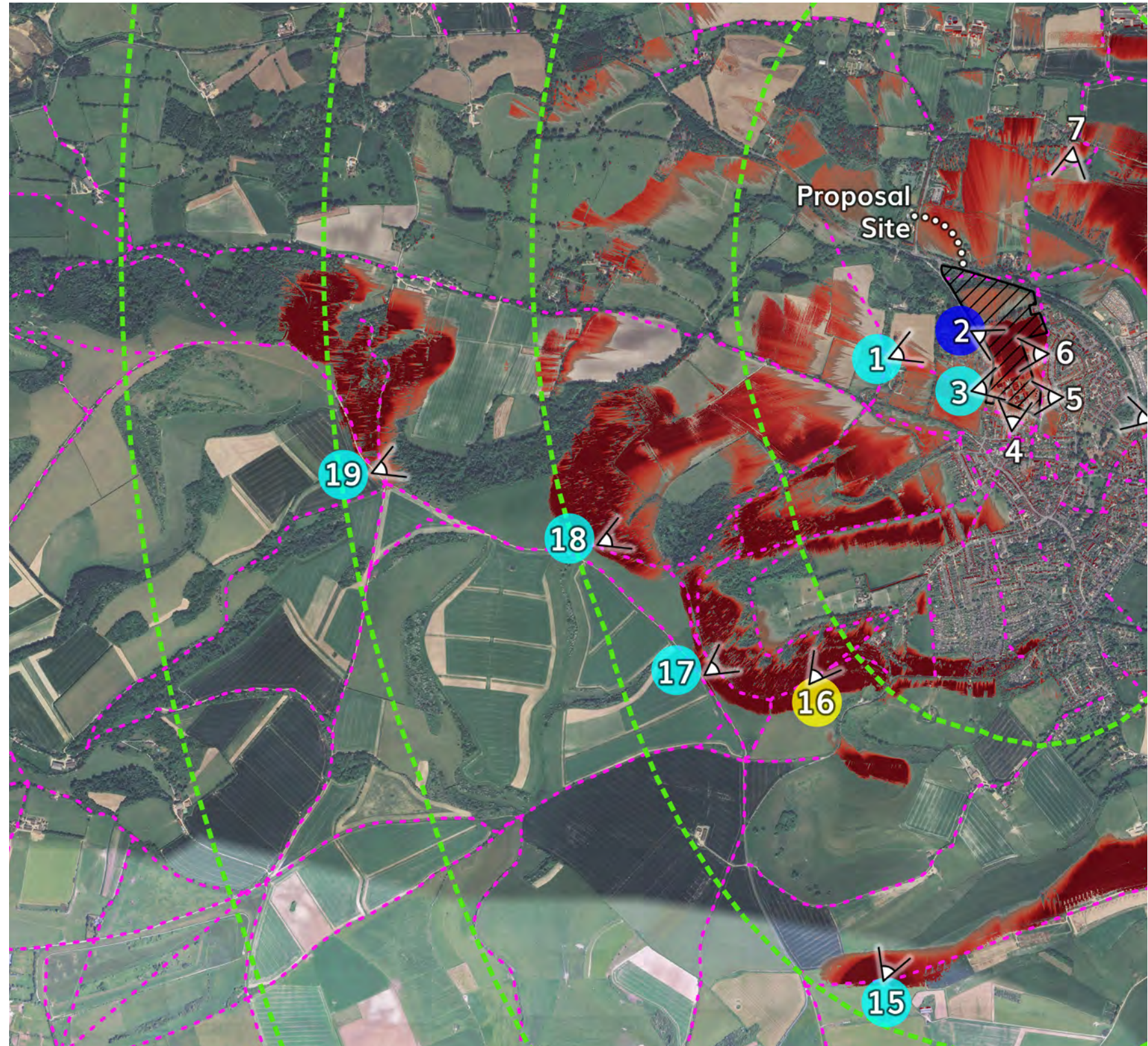
Mitigation: Proposed trees contribute positively to landscape character and may provide some additional buffering to views of buildings. Buildings step down in height towards the settlement edge.

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NE
Height of Camera	1.5m





Viewpoint 19



Viewpoint Location

Viewpoint 19

Location of viewpoint: View taken from PRow (South Downs Way) at Chalkpit Wood.

Description of view: Elevated views across the Weald partially intercepted by vegetation and topography of the escarpment. The settlement of Steyning is blocked by topography and vegetation. To the rear of the view in the far distance are the North Downs. Upper downs within the national park can be glimpsed to the right of the view.

Visual receptor and sensitivity: High - footpath users on the South Downs Way. Within the SDNP.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	Very High	High	No change	n/a	n/a	n/a	n/a	n/a
1 year following completion	Very High	High	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	Very High	High	No change	n/a	n/a	n/a	n/a	n/a

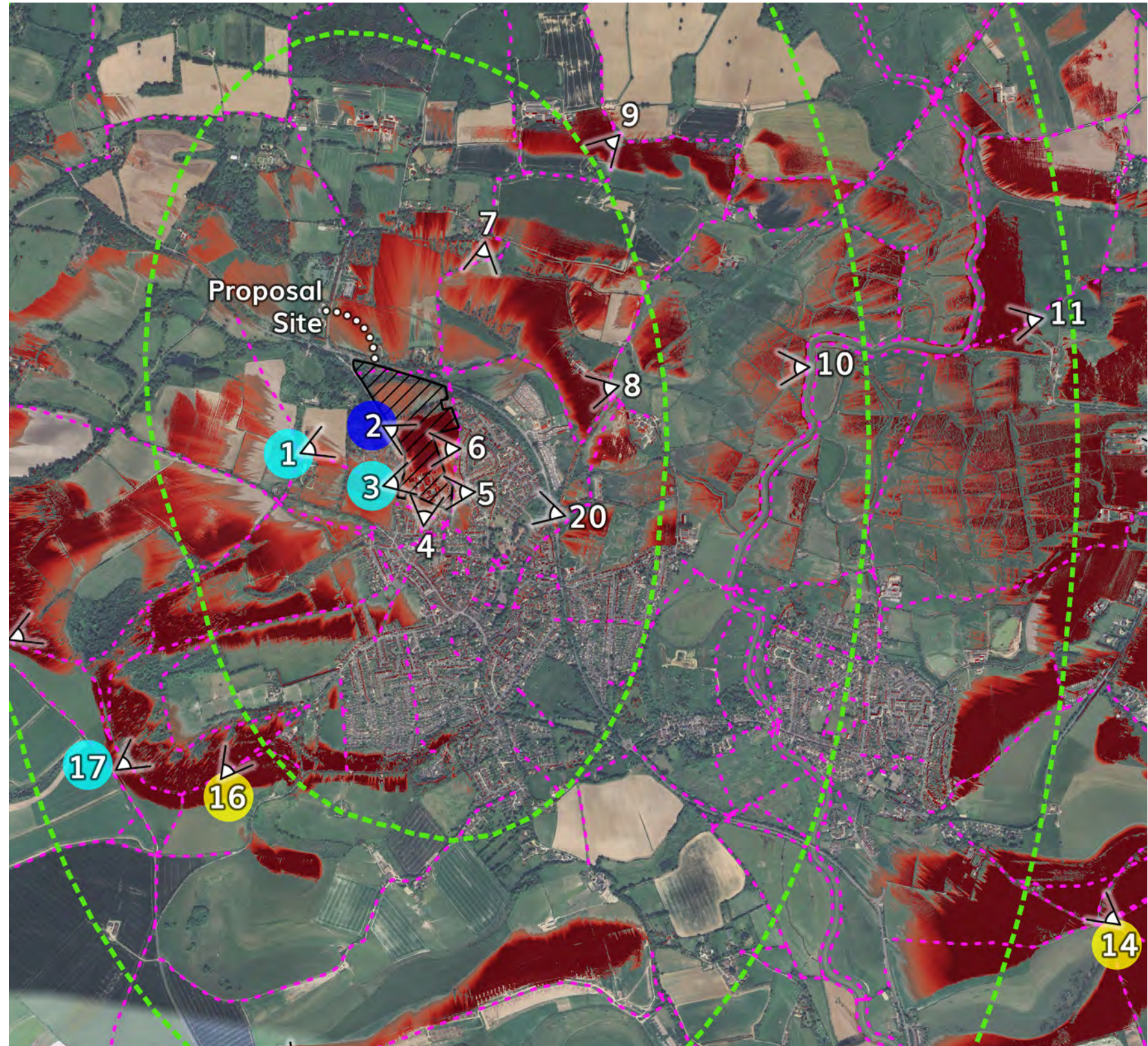
Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	17/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	E
Height of Camera	1.5m





Viewpoint 20



Viewpoint Location

Viewpoint 20
Location of viewpoint: View taken from PRoW adjacent A283 Steyning bypass.

Description of view: Looking across the A283 to a treed boundary, with residential housing visible beyond, closing the view.

Visual receptor and sensitivity: High - footpath users; Low - road users.

Visual effects:								
Assessment Timeframe	Sensitivity		Description of predicted change	Magnitude of change			Significance of visual effects	Adverse, neutral or beneficial
	Susceptibility	Value		Size or scale	Geographic extent	Duration & reversibility		
During construction	High	Medium	No change	n/a	n/a	n/a	n/a	n/a
1 year following completion	High	Medium	No change	n/a	n/a	n/a	n/a	n/a
15 years following completion	High	Medium	No change	n/a	n/a	n/a	n/a	n/a

Mitigation: n/a

Photography Description (single frame photo)	
Visualisation Type	Type 1
Projection	Planar
Enlargement Factor	100%
Date	06/02/2026
Camera Make and Model	Canon EOS 6D
Camera Lens	Canon 50mm
Horizontal Field of View	39.6
Direction of View	NW
Height of Camera	1.5m



Appendix B - Methodology for Landscape and Visual Appraisal

1 Introduction

The methodology used by Wynne-Williams Associates (WWA) when preparing evidence on landscape and visual matters is based on the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3) as prepared by the Landscape Institute and Institute of Environmental Management and Assessment in 2013. The methodology also identifies where the approach adopted has been informed by the consideration of specific landscape or visual issues by the courts or by inspectors at public inquiry.

GLVIA3 sets out that:

"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity". (GLVIA3, Paragraph 1.1.)

The assessment of landscape and visual effects is an inherently subjective matter. While there is scope for some quantitative analysis, much of the assessment process relies on qualitative judgements. There is a need, therefore, for professional judgements to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages of the assessment can be traced and examined by others. The various publications and guidelines that inform the assessment of effects also form the basis of this report and are as follows:

Landscape Institute and Institute of Environmental Assessment (2013) 'Guidelines for Landscape & Visual Impact Assessment', Third Edition (GLVIA3)

Christine Tudor & Natural England (2014) 'An Approach to Landscape Character Assessment'

Landscape Institute (2021) Technical Guidance Note 02/21 'Assessing Landscape Value Outside National Designations'

Landscape Institute (2019) Technical Guidance Note 06/19 'Visual Representation of Development Proposals'

Updates, notes, and clarifications from the Landscape Institute

The above guidance has been used to inform the methodology and the main stages of the LVIA process as set out below. Broadly speaking there are two main components of LVIA, they are as follows:

"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;

Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people". (GLVIA3, Paragraph 2.21.)

This iterative approach aims to identify and assess the potential effects of development on the **Landscape Resource** (i.e., effects on the character and/or quality of the landscape or built environment) and on **Views and Visual Amenity** (i.e., effects on people and their specific views of the landscape, as well as assessing the impacts on the visual amenity of those people who will experience visual changes as a result of development proposals). The distinction between these two aspects is very important but often misunderstood. The LVIA must therefore deal with both and should be clear about the differences between them as shown in GLVIA3 (Figure 3.4) adapted at **Figure A.1** below.

GLVIA3 outlines the overall processes that should be followed in the preparation of LVIAs, required for developments that are the subject of an Environmental Impact Assessment (EIA) or as part of an appraisal (more commonly referred to as a Landscape and Visual Appraisal or 'LVA') which is not subject to an EIA. Regarding the differences between LVIA and LVA, the guidance states that "the overall principles and the core steps in the process are the same..." (GLVIA3, Paragraph 3.2) and explains that:

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies" (GLVIA3, Paragraph 3.2). The main stages of the LVIA process are defined within GLVIA3 (Figure 3.5) and set out below at **Figure A.2** overleaf.

Figure A.1. WWA Landscape / Townscape and Visual Effects:

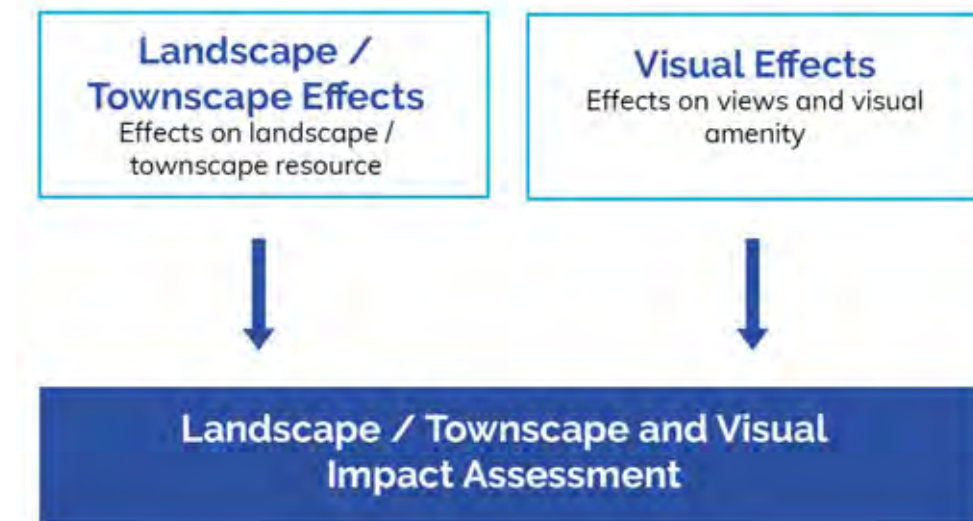
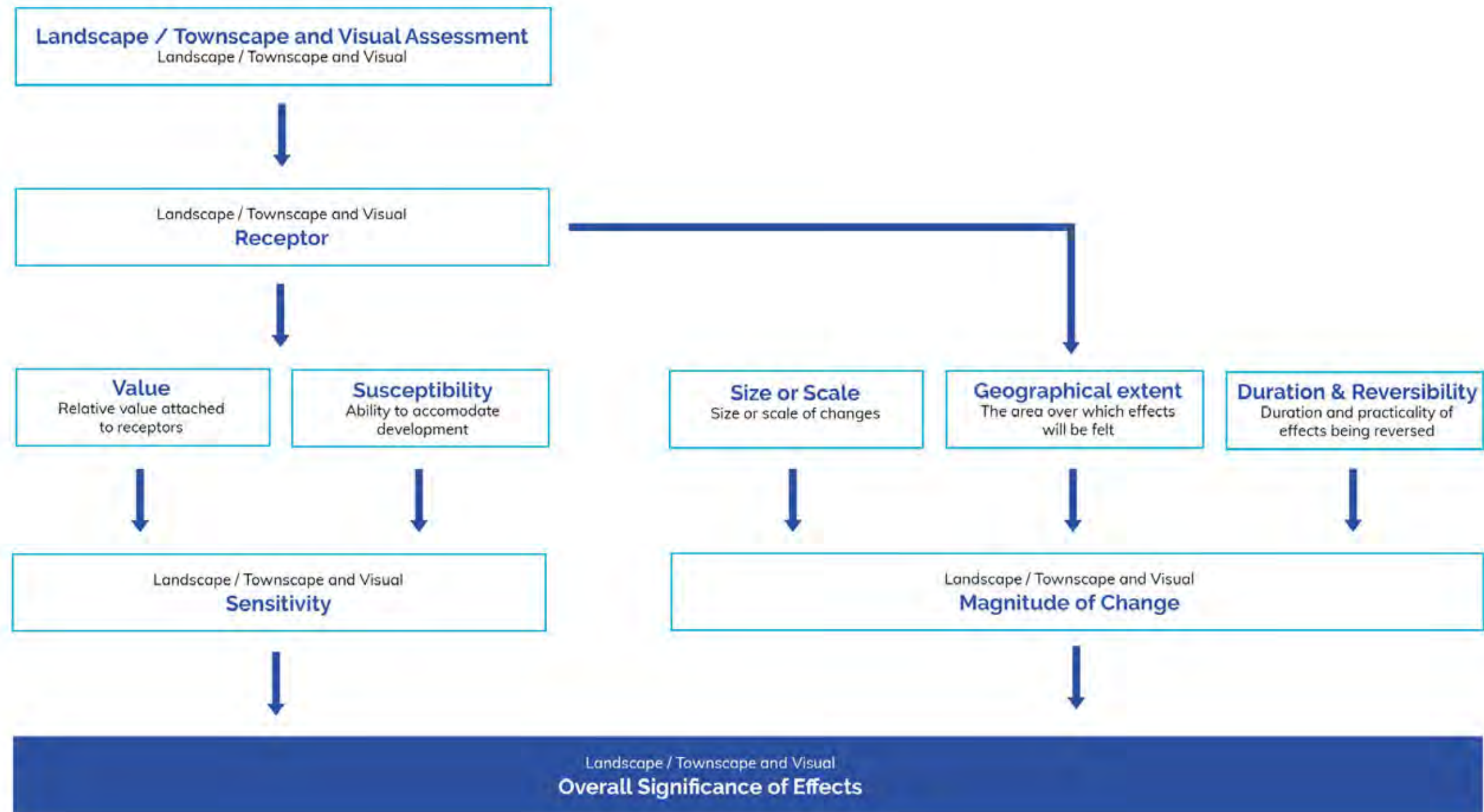


Figure A.2. Landscape / Townscape and Visual Impact Assessment Process:



2 Baseline Assessment

GLVIA3 (Para 3.15) sets out clearly the factors that should be considered in establishing a study area and in determining the baseline conditions, they are as follows:

“For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected - its constituent elements, its character and the way this varies spatially, its geographic extent, its history (which may require its own specialist study), its condition, the way the landscape is experienced, and the value attached to it.

For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points”.

In line with GLVIA3, the baseline studies for assessing landscape / townscape effects included a combination of desk study and fieldwork to identify and record the character and qualities of the landscape / townscape resource, as well as the constituent elements and features of the landscape which contribute to it. For landscape and townscape effects the study area covers the proposed development site and its immediate environs, and consideration(s) of the wider landscape and/or townscape context within which the proposals may exert an influence on the landscape / townscape character and the full extent of any neighbouring features of value (e.g. National Parks, National Trails and National Landscapes (formerly Areas of Outstanding Natural Beauty), Historic / Registered Parks, Conservation Areas, Heritage Assets, etc) to reflect the landscape context of that feature.

The baseline studies for visual effects have identified the geographical area in which the proposed development may be visible from, and the different groups of people (i.e., visual receptors) who may experience views of the development. The receptors selected have been carefully illustrated through specific and/or representative viewpoints that are reasonable and proportional to the scale and nature of the proposed development. The locations of these viewpoints and accompanying photography have been appropriately scoped and agreed with the respective Local Planning Authority (LPA) at an early stage with any communication recorded.

The level of detail provided within the baseline assessment should proportionate to that which is reasonably required to assess the likely significant effects. It should be appropriate and proportional to the scale and type of development and to the nature and significance of the landscape / townscape and visual effects likely to occur. It should also be relative to the different stages of the assessment process (GLVIA3, Paragraph 3.16).

3 Landscape Effects

Landscape / townscape effects can be effects on the fabric of the landscape / townscape or on landscape / townscape character. Effects on landscape / townscape character can often extend beyond the site itself and are a consequence of visual changes which affect the pattern and character of the landscape. For our assessment, the landscape susceptibility to change, value of landscape receptors and sensitivity of landscape receptors is assessed using the criteria in **Tables LA.1, LA.2, and LA.3**, respectively. The magnitude of change is assessed as the size or scale, geographical extent and duration and reversibility of change to landscape arising from proposed development and was assessed using the criteria in **Tables LA.4, LA.5 and LA.6**.

3.1 Susceptibility to Change

Susceptibility is defined by GLVIA3 (Paragraph 5.40) as:

“...the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular area, or an individual element and or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation”.

The assessment of the landscape’s susceptibility to change may take place in situations where there are existing landscape sensitivity and/or capacity studies, but GLVIA3 (Para 5.41) is clear that “...they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal”. The assessment of susceptibility is tailored to fit the project and does not therefore form part of the landscape baseline. Judgements about the susceptibility to change are recorded on a verbal scale of Very High, High, Medium, Low and Very Low as set out in **Table LA.1** below and the basis for given judgements is made clear and linked back to evidence from the baseline study as set out in GLVIA3, Paragraph 5.43.

Table LA.1: Definitions of Susceptibility to Change	
Very High	Landscape / townscape with valued characteristics and features which are pronounced or very strongly expressed and/or the ability of the landscape / townscape receptor to accommodate change is fragile. Policies and strategies may aim to safeguard and/or achieve no change to key characteristics and features. The changes to landscape / townscape character that could be brought about by a development of the scale and nature would be incompatible with the landscape / townscape resource,
High	Landscape / townscape with distinctive and cohesive characteristics and features which are strongly expressed and/or the ability of the landscape / townscape receptor to accommodate change is delicate or weak. The elements, features and characteristics of the landscape / townscape are intact and/or in very good condition. Policies and strategies may aim to conserve and enhance the key characteristics and features. The changes to landscape / townscape character that could be brought about by a development of this scale and nature would have a poor compatibility with the landscape / townscape resource.
Medium	Landscape / townscape with distinctive and more commonplace characteristics and features which are clearly expressed and/or the ability of the landscape / townscape receptor to accommodate change is moderate or slight. Policies and strategies may promote or accept limited change to key characteristics and features. The changes to landscape /

	townscape character that could be brought about by a development of this scale and nature would have a limited degree of compatibility with the landscape / townscape resource.
Low	A landscape / townscape with characteristics which are vaguely expressed and/or the ability of the landscape / townscape receptor to accommodate change is reasonable. Landscape / townscape features may be in poor or improving condition. Policies and strategies may promote or accept that the landscape is evolving or undergoing change. The changes to landscape / townscape character that could be brought about by development of this scale and nature would have a degree of compatibility with the landscape / townscape resource.
Very Low	A landscape / townscape with unclear or detracting character and/or the ability of the landscape / townscape receptor to accommodate change is strong. Policies and strategies may promote or accept major changes to key characteristics and features. The changes to landscape / townscape character that could be brought about by a development of this scale and nature would have some compatibility with the landscape / townscape resource.

3.2 Value of the Landscape Receptor

When determining the value of landscape receptors, the assessment can be applied to the landscape as a whole, or to the individual elements, characteristics, features and aesthetic or perceptual dimension which contribute to the character of the landscape.

GLVIA3 (Paragraph 3.15) states that:

“For the landscape baseline, the assessments aims to provide an understanding of the landscape resource that may be affected, including its varied constituent elements and features, its character, geographical extent of the area, landscape condition, the sense of place and landscape value”.

When establishing the value of the landscape it is important to understand that “...the relative value that is attached to different landscapes by society...may be valued by different stakeholders for a whole variety of reasons” (GLVIA3, Paragraph 5.19). A review of existing landscape designations is usually a good starting point to gain a better understanding of the value of landscape receptors, but the value attached to undesignated landscapes also needs to be carefully considered.

The National Planning Policy Framework (NPPF) (Last updated: 20th December 2023) under Paragraph 180 states [among others] that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) ...”.

GLVIA3 (Paragraph 5.45) states that “the value of landscape receptors will to some degree reflect the landscape designations and the level of importance that they signify...”. Valued landscapes include nationally and internationally designated landscapes and the statutory status of nationally designated landscapes is protected under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act (CROW) 2000. The status of valued landscapes is also recognised in the NPPF (Paragraph 182) and local planning policies.

The guidelines also make clear that “...there should not be overreliance on designations as the sole indicator of value...” and further recognises that landscape value is not always signified by designation which states that: “the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value” (Paragraphs 5.45 & 5.26, GLVIA3).

The Landscape Institute Technical Guidance Note (TGN) 02/21 ‘Assessing landscape value outside national designations’ defines valued landscapes as “...an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.” Valued landscapes under Paragraph 180 of the NPPF are not therefore restricted to designated landscapes. Table 1 in TGN 02/21 builds on the assessment of value as set out in GLVIA3 Box 5.1. It sets out a range of factors that can be considered when identifying landscape value. It is useful to understand these factors when determining which aspects of a landscape are important to protect or enhance.

TGN 02/21 (Paragraph 2.4.5) recognises that:

“When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features / elements / characteristics / qualities, but also their relationship with, and the role they play within, the site’s context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis”.

Judgements about the value of landscape receptors and the range of factors are recorded on a verbal scale of Very High, High, Medium, Low and Very Low with an overall conclusion that if the landscape in which a site is located has ‘Very High’ value this is likely to equate to a ‘Valued Landscape’ in accordance with Paragraph 180 of the NPPF. The criteria for assessing landscape value are set out in **Table LA.2** below:

Table LA.2: Criteria for Assessing Value of Landscapes	
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity.
Recreational	Landscape offering recreational opportunities where experience of landscape is important.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquility and/or dark skies.

Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.
Overall	Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall ‘weight of evidence’ in coming to an overall judgement on landscape value.

3.3 Sensitivity of the Landscape Receptors

Judgements about sensitivity of the landscape are a result of combining judgments regarding value and susceptibility. This is recorded on a verbal scale of Very High, High, Medium, Low and Very Low and the basis for the judgements is made clear. The criteria used to assess the sensitivity of landscape receptors are set out in **Table LA.3** below:

Table LA.3: Judgement of Landscape Sensitivity						
Criteria		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High-High	High	High-Medium	Medium
	High	Very High-High	High	High-Medium	Medium	Medium-Low
	Medium	High	High-Medium	Medium	Medium-Low	Low
	Low	High-Medium	Medium	Medium-Low	Low	Low-Very Low
	Very Low	Medium	Medium-Low	Low	Low-Very Low	Very Low

	Higher Sensitivity
	Lower Sensitivity

3.4 Magnitude of Landscape Effects

In terms of the magnitude of landscape effects “...each effect on landscape receptors needs to be assessed in terms of its size or scale of change, the geographical extent of the area influenced, and its duration and reversibility” (GLVIA3, Paragraph 5.48). The criteria used to assess the magnitude of landscape change is provided in **Tables LA.4, LA.5, LA.6** as set out below. The tables set out the categories and criteria adopted in respect of the separate considerations of size or scale, the geographical extent and duration and reversibility are described where relevant in the narrative text.

3.4.1 Size or Scale

Judgements about the size or scale of change are adequately described within the narrative text and categorised on verbal scale of Very High, High, Medium, Low and Very Low. The judgement considers the extent and importance of landscape / townscape elements that will be lost, and the degree in which aesthetic or perceptual aspects are altered either by the removal of existing components or through the addition of new elements, and whether the loss is critical to landscape / townscape character (GLVIA, Paragraph 5.49).

Table LA.4: Criteria about the Size or Scale of Change	
Very High	The proposals would constitute an immense change to the key characteristics, elements, or features of the landscape / townscape receptor(s), resulting in a total loss or permanent and enduring alteration to existing landscape / townscape features and forming a conspicuous and discordant new feature in the landscape / townscape, such that the pre-development baseline condition would be drastically changed and redefined. Overall landscape / townscape will be extraordinarily changed.
High	The proposals would constitute a major change to the key characteristics, elements, or features of the landscape / townscape receptor(s), resulting in a major loss or permanent alteration to existing landscape / townscape features and forming prominent feature and/or introduces uncharacteristic new elements or features to the receiving landscape / townscape. Overall landscape / townscape will be substantially changed.
Medium	The proposals would constitute a noticeable change to the key characteristics, elements, or features of the landscape / townscape receptor(s), resulting in an obvious loss or alteration to existing landscape / townscape features and the introduction of new elements or features which may have prominence but are not necessarily uncharacteristic to the receiving landscape / townscape. Overall landscape / townscape receptor will be obviously changed.
Low	The proposals would constitute a minor change to the key characteristics, elements, or features of the landscape / townscape receptor(s), resulting in a limited loss or alteration of existing landscape / townscape features and/or the introduction of new elements or features which are evident in the landscape / townscape and/or characteristic of the receiving landscape / townscape. Overall landscape / townscape receptor will be perceptibly changed.
Very Low	The proposals would constitute a negligible change to the key characteristics, elements, or features of the landscape / townscape receptor(s), resulting in the loss of some landscape elements or the addition of new features or elements which are either characteristic of the receiving landscape / townscape or not perceptible. Overall landscape / townscape receptor will be minimally changed.

3.4.2 Geographical Extent

Geographical extent is the physical area to which landscape / townscape effects will be felt, whether at site level, the immediate setting, at the scale of the landscape type or character area, or on a larger scale, where development can influence several landscape types or character areas. Judgements about geographical extent are provided on verbal scale of Widespread, Extensive, Moderate, Limited, and Minimal.

Table LA.5: Criteria for Defining Geographical Extent	
Widespread	Pronounced change to a widespread proportion of the geographic area (e.g., on a very large scale, influencing multiple landscape types and character areas and/or national character areas)
Extensive	Notable change to an extensive proportion of the geographic area (e.g., on a larger scale, influencing several landscape types or character areas)
Moderate	Moderate change to part of the geographic area (e.g., at the scale of the landscape type or character area within which the proposal lies)
Limited	Change over a limited part of the geographic area (e.g., at the level of the immediate setting of the site)
Minimal	Change over a minimal part of the geographical area (e.g., at the site level, within the development site itself)

3.4.3 Duration and Reversibility

Duration and reversibility are separate but linked considerations. Duration is simply judged on a five-point scale of Permanent, Long Term, Medium Term, Short Term and Temporary. The rationale for these categories is made clear and the reasons for this are provided within the report. Reversibility is about the prospects and the practicality of the landscape effect(s) being reversed over a certain period.

Table LA.6: Criteria for Duration and Reversibility	
Permanent	Permanent development and/or irreversible
Long Term	Long-term development (e.g., 20 to 30+ years) and/or difficult to reverse
Medium Term	Medium-term development (e.g., 10 to 20 years) and/or moderately difficult to reverse
Short Term	Short-term development (e.g., 5 to 10 years) and/or partially reversible
Temporary	Temporary development (e.g., 0 to 5 years) and/or reversible

4 Visual Effects

Visual effects are concerned with the area in which the proposed development may be visible, the different receptors (i.e., groups of people) who may experience views of the development, the viewpoints and locations where they will be affected, and the nature of the views at those points.

GLVIA3 (Paragraph 6.27) provides guidance to assist the identification and assessment of the effects on views, which states that it can be helpful to consider a range of issues, including [but are not restricted to]:

- “The nature of the view of the development, for example a full or partial view or only a glimpse;
- The proportion of the development or particular features that would be visible (such as full, most, small part, none);
- The distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small, minor element in a panoramic view;
- Whether the view is stationary or transient or one of a sequence of views, as from a footpath or moving vehicle;
- The nature of the changes, which must be judged individually for each project, but may include, for example, changes in the existing skyline profile, creation of a new visual focus in the view, introduction of new man-made objects, changes in visual simplicity or complexity, alteration of visual scale, and change to the degree of visual enclosure.”

For the purposes of our assessment, the susceptibility of visual receptors to change, the value attached to views, and the sensitivity of visual receptors is assessed using the criteria in **Tables VE.1, VE.2, and VE.3**, respectively. The magnitude of the visual effects is assessed as the size or scale, geographical extent and duration and reversibility of visual effects arising from proposed development, and this was assessed using the criteria in **Tables VE.4, VE.5 and VE.6**.

4.1 Susceptibility of visual receptors to change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at specific viewpoints and/or locations, and the extent to which their attention may be focused on the views and the visual amenity experienced from those locations (GLVIA3, Paragraph 6.32).

GLVIA3 (Paragraphs 6.33) provides guidance on the receptors most susceptible to change, including [inter alia]:

- “Residents at home...
People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area.”

It is also worth noting that people travelling by road, rail or other transport routes tend to fall into an intermediate category of moderate or lower susceptibility to change. Conversely, travel that involves recognised scenic routes where appreciation and awareness of the landscape is likely to be particularly high.

GLVIA3 (Paragraph 6.34) also provides guidance pertaining to the visual receptors likely to be less sensitive to change, including [but not limited to]:

- “People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).”

The assessment of susceptibility of visual receptors to change is tailored to fit the project and does not therefore form part of the visual baseline. Judgements about the susceptibility to change are recorded on a verbal scale of Very High, High, Medium, Low and Very Low as set out in **Table VE.1** below and the basis for given judgements is made clear and linked back to evidence from the baseline study as set out in GLVIA3, Paragraph 5.43.

Table VE.1: Criteria for Susceptibility of Visual Receptors to Change

Very High	People with a very high susceptibility to change where there is specific and wider interest in their surroundings and where attention is intensely focused on the landscape with opportunities for prolonged views. The changes to views that could be brought about by a development of this scale and nature would be incompatible and/or the proposal would constitute in a large and extensive change, being a discordant and/or incongruous feature in the wider view. Examples include [inter alia]: - Visitors to very high value landscapes and townscapes; - Receptors in Internationally or Nationally designated sites such as World Heritage Sites, National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty), Special Landscape Areas, National Trails, Registered Parks and Gardens, Scheduled Monuments, Grade I and II* listed buildings; - Recognised scenic travel routes and other places where the views are the major contributor to the visit. The landscape / townscape provides a recognised Nationally / Internationally important wider visual function (context, setting, gateway, gap, screen, buffer, transition zone, skyline, panorama, vista, focal point, cultural association, etc.) and provides numerous opportunities for visual amenity.
High	People with a high susceptibility to change where there is a particular interest in their surroundings and attention is greatly focused on the landscape with opportunities for prolonged views. The changes to views that could be brought about by a development of this scale and nature would have a poor compatibility and/or the proposal would constitute in a large and apparent change, being a dominant feature in the wider view. Examples include [inter alia]: - Receptors in landscapes of Regional or County importance (e.g. Areas of Great Landscape Value (AGLV), country parks, long distance walks, Grade II listed buildings, Conservation Areas etc.); - Views from other important, valued, and well-used visitor destinations and recreation areas, including long distance walks / promoted routes, touring routes, cycle paths, canals and waterways, public rights of way used by many people where the view is an important reason for the visit;

	People in high value landscapes and townscapes where views contribute to the landscape / townscape qualities and setting; Residents at home using rooms normally occupied during daytime hours and are likely to experience prolonged views. The landscape provides an important wider visual function and there are plentiful opportunities for visual amenity.
Medium	People with a moderate susceptibility to change where there is some interest in their surroundings and attention is regularly focused on the landscape with longer exposure to views. The changes to views that could be brought about by a development of this scale and nature would have a limited degree of compatibility and/or the proposal would constitute in an obvious and noticeable change in the wider view. Examples include [inter alia]: People whose attention is not solely focused on their surroundings or there are obvious views for short periods of time while passing through the landscape / townscape; People engaged in outdoor recreation or sport where landscape / townscape appreciation is unlikely to be a primary motive; Users of scenic roads, railways or waterways not used by many people and where the view is only part of the reason for the visit; Residents at home with limited view of the development; People at their place of work where visual amenity readily contributes to the setting and quality of working life. People using less used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view. Residents at home using rooms normally occupied during daytime hours and are likely to experience prolonged views. The landscape / townscape provides a localised visual function and there are some opportunities for visual amenity.
Low	People with a low susceptibility to change where there is little or some interest in their surroundings and attention is slightly focused on the landscape. The changes to views that could be brought about by a development of this scale and nature would have a degree of compatibility and/or the proposal would constitute a minor component of the wider view. Examples include [inter alia]: People using busy main roads where views are focused on the road; People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life; People engaged in outdoor recreation or sport which does not involve or depend upon an appreciation of views; The landscape / townscape provides a visual function which is not important or at the site level and provides limited opportunities for visual amenity.
Very Low	People with a very low susceptibility to change where there is no interest in their surroundings and attention is not focused on the landscape. The changes to views that could be brought about by a development of this scale and nature would have some compatibility and/or only a small part of the proposal would be discernible in views. Examples include [inter alia]:

	People moving past or through the view at high speed (e.g., motorways and main line railways). The landscape / townscape provides no visual functions and there are no obvious opportunities for visual amenity.
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4.2 Value attached to views

GLVIA3 (Paragraph 6.37) is clear that judgements should also be made about the value attached to the views experienced. The value attached to a view takes account of any recognition attached to particular views (e.g., heritage assets and/or planning designations) and/or any indicators of the value attached to views by visitors, for example through guidebooks, tourist maps, defined viewpoints, provision of facilities for their enjoyment, or references in literature or art. Judgements regarding the value attached to views are recorded on a verbal scale of Very High, High, Medium, Low and Very Low. The criteria for assessing the value of views are set out in **Table VE.2** below:

Table VE.2: Criteria of Value Attached to Views	
Very High	Views from nationally and internationally known viewpoints and/or locations, which include [inter alia]: They are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; Views, viewpoints, and vistas which have planning designations and/or form areas containing key and protected views as outlined in policy, supplementary guidance or strategies; They are associated with internationally or nationally designated landscapes / townscapes or important heritage assets; They are promoted in sources such as guidebooks or on tourist maps; Very highly aesthetic views, viewpoints, and vistas, with lack of visual clutter and absence of traffic and other elements which may cause visual degradation Have important cultural associations; or Night-time views within dark sky reserves.
High	Views from nationally (and in some cases internationally) known viewpoints and locations, including [but not limited to]: Views from high usage public spaces, direct observers (e.g. views from residential properties and care homes with direct views to the development); Non-designated views of distinctive or characteristic landscapes from general road network; They are associated with nationally designated landscapes or important heritage assets; Views to and from local ridges, hills, high-points, buildings of note. Views to and from sites of regional ecological and / or cultural interest and associations; They are promoted in sources such as maps and other literature; They are linked with important and popular visitor attractions where the view forms part of the visitor experience;

Medium	Views from viewpoints of some importance at regional or local levels, which include [inter alia]: Non-designated views of distinctive or characteristic landscapes from general road network. Views to and from open spaces, local parks. Views from sports and recreational facilities. Views to and from sites of local ecological and / or cultural interest. Views from general community, schools, institutional buildings, and associated outdoor areas. They have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or They are promoted in local sources; or They are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or They have important local cultural associations.
Low	Views from viewpoints or locations which, although they may have value to local people, including [but not limited to]: Views of unremarkable landscapes from general road network. Views of users of recreational facilities where the purpose of that recreation is not related to the view. Views to and from industrial landscapes of little or no cultural heritage antiquity or aesthetic merit. They have no formal planning status; They are not associated with designated or otherwise high-quality landscapes; They are not linked with popular visitor attractions; or They have no known cultural associations.
Very Low	Views from viewpoints or locations which have little to no value to local people, including [but not limited to]: Typically have no formal planning status; They are not associated with designated or otherwise high-quality landscapes / townscapes; May include areas of dereliction and poor visual quality due to such elements as graffiti, vandalism, derelict and run-down buildings and structures and littering. Views to and from degraded or abandoned urban or peri-urban landscapes / townscapes or areas of dereliction with very low aesthetics value and little or no elements of interest. Views to brownfield or damaged landscapes / townscapes with no known associations. Views dominated by major transportation and other infrastructure of no aesthetics merit. They are not linked with popular visitor attractions.

4.3 Sensitivity of visual receptors

It is critical to remember from the outset of the assessment that visual receptors are all people. GLVIA3 (Paragraph 6.31) also states that “...each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views”.

Judgements about sensitivity of visual receptors are a result of combining judgments regarding value and susceptibility. This is recorded on a verbal scale of Very High, High, Medium, Low and Very Low and the basis for the judgements is made clear. The criteria used to assess the sensitivity of landscape receptors are set out in **Table VE.3** below:

Table VE.3: Judgement of Visual Sensitivity						
Criteria		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High-High	High	High-Medium	Medium
	High	Very High-High	High	High-Medium	Medium	Medium-Low
	Medium	High	High-Medium	Medium	Medium-Low	Low
	Low	High-Medium	Medium	Medium-Low	Low	Low-Very Low
	Very Low	Medium	Medium-Low	Low	Low-Very Low	Very Low

	Higher Sensitivity
	Lower Sensitivity

4.4 Magnitude of Visual Effects

Similarly to judgments about the magnitude of landscape effects, GLVIA3 (Paragraph 6.38) sets out that “Each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility”.

The criteria used to assess the magnitude of visual effects is provided in **Tables VE.4, VE.5, and VE.6** as set out below. The tables set out the categories and criteria adopted in respect of the separate considerations of size or scale, the geographical extent and duration and reversibility of visual effects, all of which are described where relevant in the narrative text.

4.4.1 Size or Scale

Judgements about the size or scale of change are adequately described within the narrative text and categorised on verbal scale of Very High, High, Medium, Low and Very Low. The judgement considers the scale of change within the view (particularly with respect to the loss or addition of features and changes to composition), the degree of contrast or integration of any new features or changes in the landscape / townscape, and the nature of the view of the proposed development in terms of the relative amount of time it will be experienced and the visibility of the development (GLVIA, Paragraph 6.39).

Table VE.4: Criteria about the Size or Scale of Change	
Very High	The proposals would constitute an immense change to the view, resulting in a total loss or permanent and enduring alteration and forming a conspicuous and / or discordant new feature to the existing view, such that the pre-development baseline condition would be drastically changed and redefined. Overall view will be extraordinarily changed.
High	The proposals would constitute a major change to the view, resulting in a major loss or permanent alteration and / or forming prominent feature, which introduces uncharacteristic new elements or features to the existing view. Overall view will be substantially changed.
Medium	The proposals would constitute a noticeable change to the view, resulting in an obvious loss or alteration and / or the introduction of new elements or features which may have prominence but are not necessarily uncharacteristic to the existing view. Overall view will be obviously changed.
Low	The proposals would constitute a minor change to the view, resulting in a limited loss or alteration and/or the introduction of new elements or features which are evident in the existing view. Overall view will be perceptibly changed.
Very Low	The proposals would constitute a negligible change to the view, resulting in the loss or the addition of new features or elements which are either characteristic of the existing view or not perceptible in views. Overall view will be minimally changed.

4.4.2 Geographical Extent

The geographical extent of the visual effect(s) may vary with different viewpoints and is likely to affect the angle of the view in relation to the main activity of people, the distance of the viewpoint from the proposed development, and the extent of the area over which the changes would be visible (GLVIA3, Paragraph 6.40). Judgements about geographical extent are provided on verbal scale of Widespread, Extensive, Moderate, Limited, and Minimal.

Table VE.5: Criteria for Defining Geographical Extent	
Widespread	Pronounced change to a widespread proportion of the existing view, occupying a substantial portion of the field of view which coincides with intense focus and/or attention of the proposed development and typically appearing in close-distance views (Dominates the view)
Extensive	Notable change to an extensive proportion of the existing view, occupying a large portion of the field of view which coincides with great focus and attention of the proposed development, and would be typically experienced in middle- to close-distance views
Moderate	Moderate change to part of the existing view, occupying a medium vertical and horizontal field of view which coincides with regular focus and

	attention of proposed development, and typically appear in middle-distance views
Limited	Change over a limited part of the existing view, occupying a small vertical or horizontal field of view which coincides with slight focus and attention of the proposed development, and is typically observed in long-distance views
Minimal	Change over a minimal part of the existing view, the proposed development may go unnoticed, and is typically viewed in the far distance

4.4.3 Duration and Reversibility

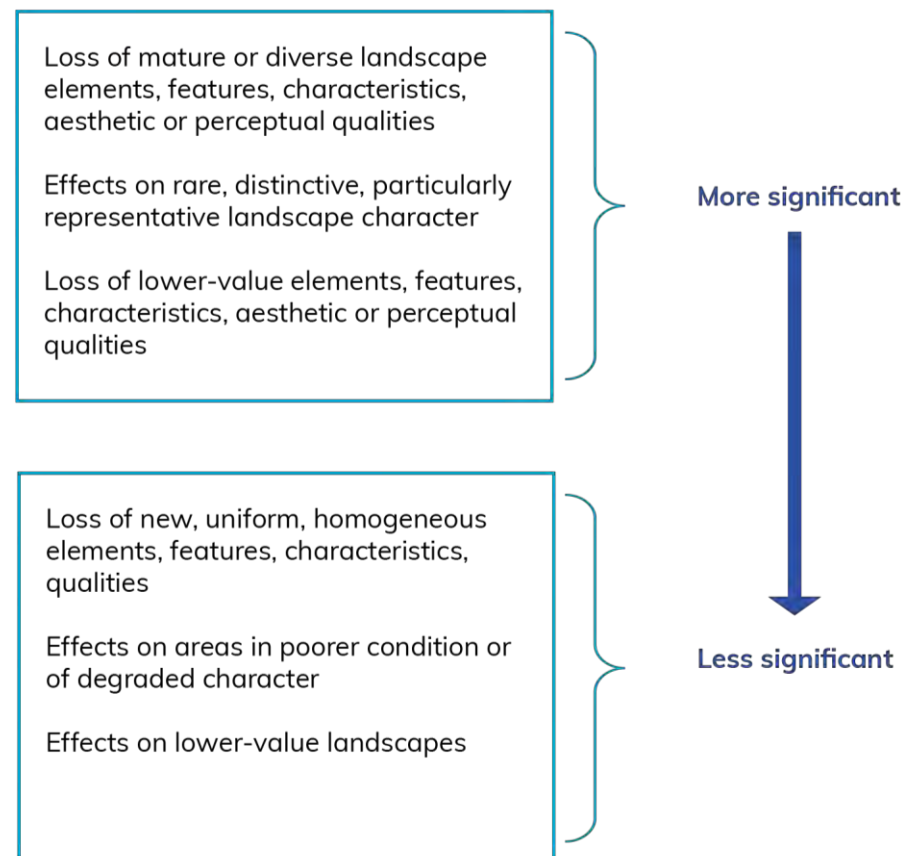
As with landscape effects these are separate but linked considerations. Duration is judged on a five-point scale of Permanent, Long Term, Medium Term, Short Term and Temporary. The rationale for these categories clearly stated with clear criteria for the lengths of time encompassed in each case.

Table VE.6: Criteria for Duration and Reversibility of Visual Effects	
Permanent	Permanent development and/or irreversible
Long Term	Long-term development (e.g., 20 to 30+ years) and/or difficult to reverse
Medium Term	Medium-term development (e.g., 10 to 20 years) and/or moderately difficult to reverse
Short Term	Short-term development (e.g., 5 to 10 years) and/or partially reversible
Temporary	Temporary development (e.g., 0 to 5 years) and/or reversible

5 Significance / Importance of Effects

The assessment follows a concise step-by-step process to allow for the identification of significant effects, and for judgements to be made about the overall significance / importance of landscape / townscape and visual effects resulting from the proposed development. Judgements about the significance / importance of effects, are recorded on a verbal scale of substantial, major, moderate, minor and negligible. The underlying principles summarised in GLVIA3 (Figure 5.10) have been adapted below.

Figure A.3. Scale of Significance / Importance:



5.1 Final Judgements

The rationale for reaching the final judgements on landscape / townscape and visual effects are always explained and the effects clearly reported within the narrative text. The following diagram at **Figure A.4** can assist in understanding the way in which judgements regarding landscape sensitivity and magnitude of change are combined to draw an overall judgement on the significance / importance of each effect. Where appropriate, tables and matrices related to judgements of value, susceptibility, sensitivity, magnitude and significance are used to support and summarise the descriptive text. The diagrams are thoughtfully and consistently prepared, particularly where they may be relied on to provide a summary of the landscape / townscape and visual effects.

The final conclusions of landscape / townscape and visual effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of change. Our overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

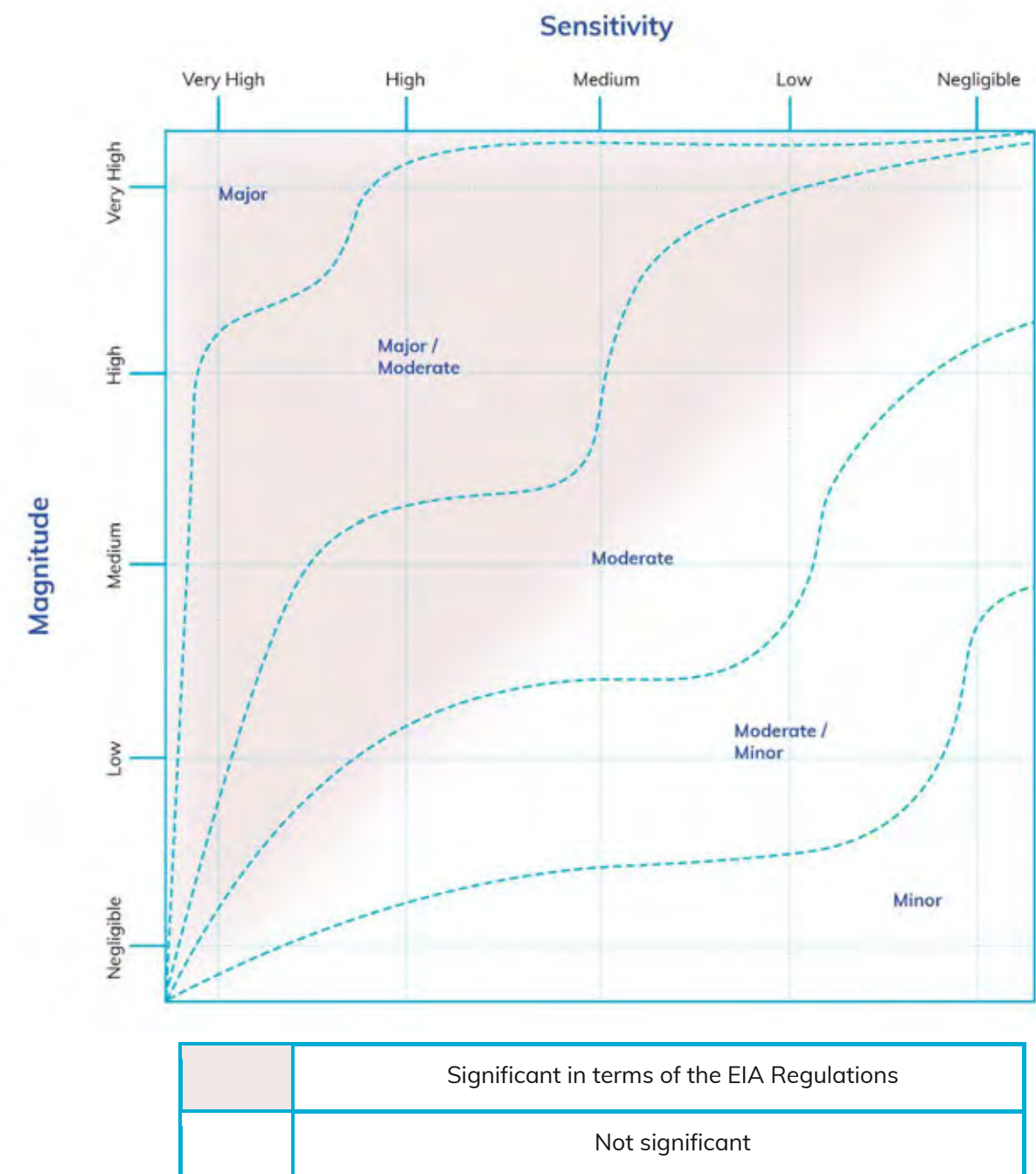
GLVIA3 (Paragraph 5.56 & 6.44) states that “There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach...” particularly as the

circumstances can vary with the location, landscape and visual context and with the type of proposal. Therefore, the following terms have been used for this appraisal:

Major
Moderate
Minor
Neutral

Intermediate judgements such as ‘medium-low’ or ‘moderate-minor’ are also used in the assessments where the judgment falls between two levels. Where such a judgement is reached there is no intended difference to be derived from which judgment comes first – so medium-high is the same as high-medium or moderate-major the same as major-moderate.

Figure A.4. Significance / Importance of Effects:





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