

OAKLANDS STUD FARM, FOREST GRANGE, WEST SUSSEX, RH13 6HX

Landscape and Visual Impact Assessment (LVIA) Appendix I Viewpoints I to 5 hla 678 R02

For Andrea Starns

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I.0 Introduction

- I.1 The Site was visited on the 12th June 2026 to assess the proposed development. The weather allowed clear views and trees were in leaf.
- I.2 Views to the Site were selected through desktop review and on-Site assessment as the most likely public locations from which the proposed development might be visible. As such, they demonstrate highest-impact or worst-case-scenario views.
- I.3 The Zone of Theoretical Visibility (ZTV) is illustrative only and based upon desk-based assessment and field verification.
- I.4 Each of the 5 Viewpoints has been prepared in accordance with: *the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment and the Landscape Institute (GLVIA 3)*; and the *Landscape Institute Advice Note 06/19 Visual Representation of Development Proposals*.

Figure 1 Viewpoints 1 to 5 Plan

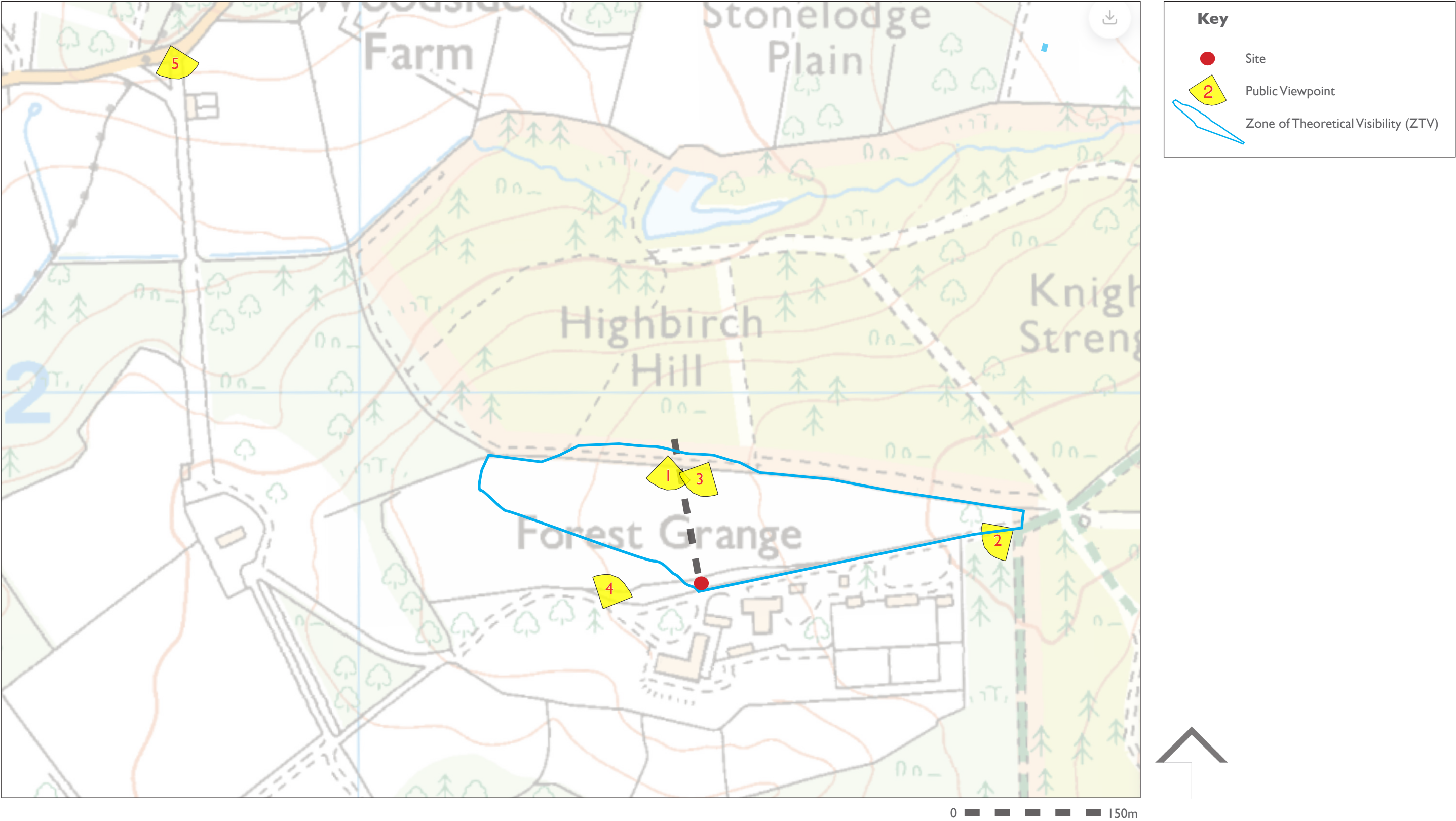




Figure 2 Viewpoint I

2.1 Viewpoint I

2.1.1 Location: From a managed path on accessible land located within a private area of woodland approximately 110m north west of the stables.
GPS ref: 50.07398 N, 0.27095 W.

2.1.2 Photographic Height: 120m AOD (plus 1.5m photographers view).

2.1.3 Existing Views Description: This is a filtered and framed view that partially sees the stable block, parked vehicles and the enclosing post and wire fencing. The pole barn is entirely screened.

2.1.4 Visual Value: **Medium** (This is a moderate quality wooded view from accessible land which sees some built form and fencing to lessen scenic quality).

2.1.5 Visual Susceptibility: **Low** (The development would be experienced by visual receptors on private land with permissive access in the High Weald National Landscape and would result in barely discernible change within a context of built forms and parked vehicles (including horse boxes).

2.1.6 Visual Sensitivity of Receptors: **Low**.

2.1.7 During Construction Magnitude of Impact: **Negligible Adverse** (The construction would be a barely discernible change).

2.1.8 On Completion, Magnitude of Impact: **Negligible Adverse** (The development would be a barely discernible change).

2.1.9 On Completion Visual Effect: **Negligible Adverse/Not Significant**.

2.1.10 Mitigation: Mitigation is not required although planting on the paddock side of the woodland would strengthen the woodland edge and screen views in long term.

2.1.11 After establishment of planting (15 years): **Negligible Beneficial Magnitude of Visual Impact/Negligible Beneficial Visual Effect/Not Significant**.

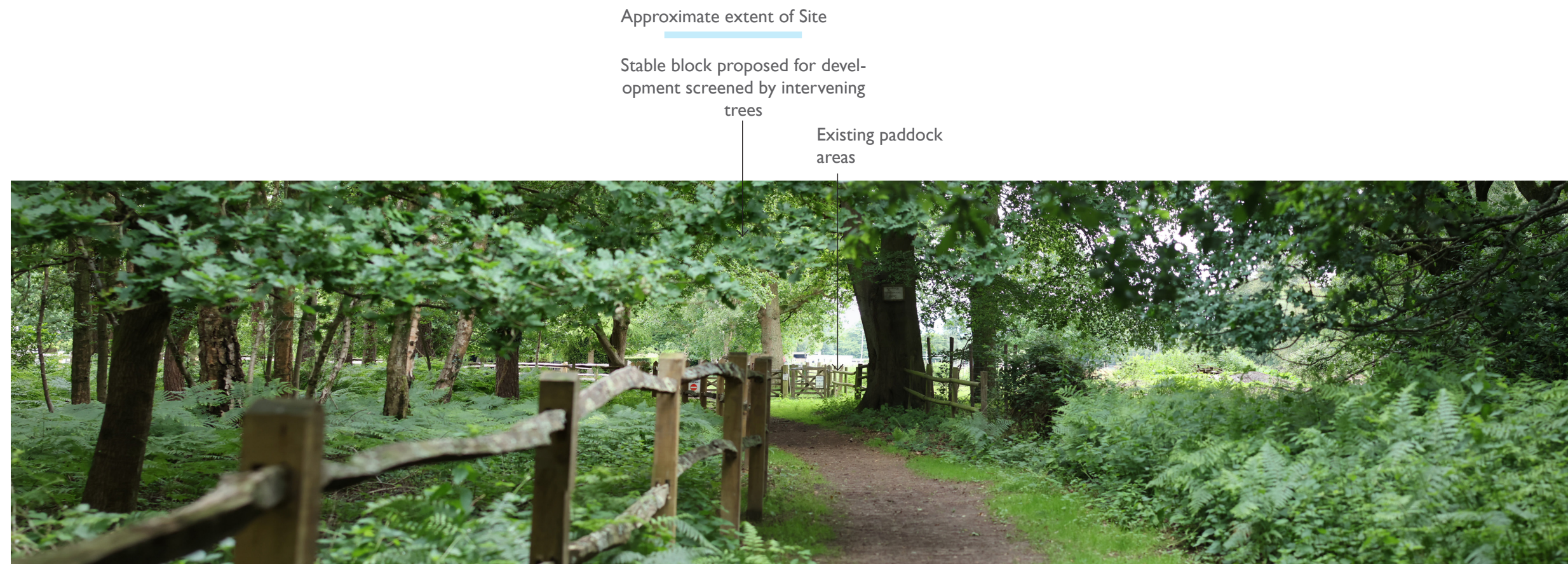


Figure 3 Viewpoint 2

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| <p>2.2 Viewpoint 2</p> <p>2.2.1 Location: From PRow COL-2822 (Bridleway), approximately 350m north east of the stables.
GPS ref: 50.07327 N, 0.26947 W.</p> <p>2.2.2 Photographic Height: 126m AOD (plus 1.5m photographers view).</p> <p>2.2.3 Existing Views Description: This is a screened view of the stables and pole barn from an enclosed and wooded PRow location.</p> <p>2.2.4 Visual Value: Medium (This is a moderate quality wooded view).</p> <p>2.2.5 Visual Susceptibility: Low (The view would be experienced by PRow users. The development would not be discernible).</p> <p>2.2.6 Visual Sensitivity of Receptors: Low.</p> | <p>2.2.7 During Construction Magnitude of Impact: No Change.</p> <p>2.2.8 On Completion, Magnitude of Impact: No Change.</p> <p>2.2.9 On Completion Visual Effect: No Change.</p> <p>2.2.10 Mitigation: Mitigation is not required.</p> <p>2.2.11 After establishment of planting (15 years): No Change.</p> |
|--|--|

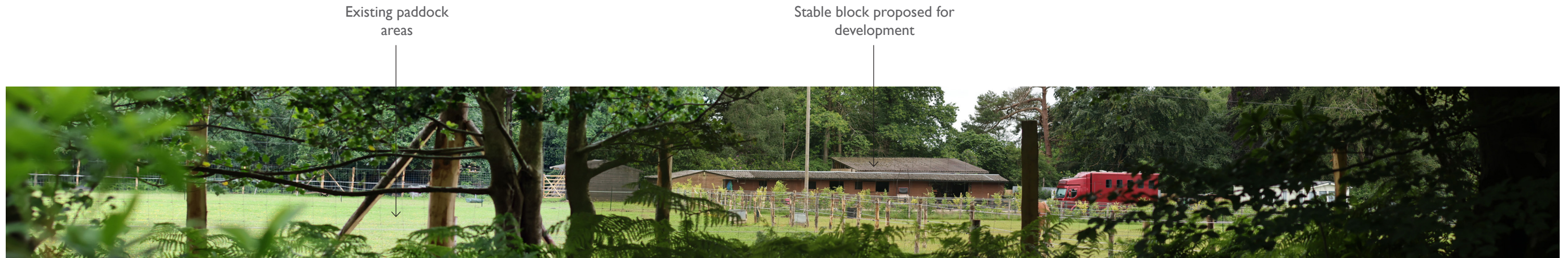


Figure 4 Viewpoint 3

2.3 Viewpoint 3

2.3.1 Location: From path in accessible land within wooded private land approximately 100m north of the stables.
GPS ref: 50.07399 N, 0.26989 W.

2.3.2 Photographic Height: 123m AOD (plus 1.5m photographers view).

2.3.3 Existing Views Description: This has a filtered and slightly obscure view of the stable block, parked vehicles and the enclosing post and wire fencing. The pole barn roof is visible beyond the stable block.

2.3.4 Visual Value: **Medium** (This is a moderate quality wooded view from accessible land which sees some built form and fencing to lessen scenic quality).

2.3.5 Visual Susceptibility: **Low** (The development would be experienced by visual receptors on private land with permissive access in the High Weald National Landscape and would result in some discernible change within a context of built forms and parked vehicles (including horse boxes)).

2.3.6 Visual Sensitivity of Receptors: **Low**.

2.3.7 During Construction Magnitude of Impact: **Slight Adverse** (The construction would be a perceptible change).

2.3.8 On Completion, Magnitude of Impact: **Negligible Beneficial** (The removal of the pole barn would be a beneficial discernible change with less built form and more woodland to be seen).

2.3.9 On Completion Visual Effect: **Negligible Beneficial/Not Significant**.

2.3.10 Mitigation: Mitigation is not required although planting on the paddock side of the woodland would strengthen the woodland edge and screen views in long term.

2.3.11 After establishment of planting (15 years): **Negligible Beneficial Magnitude of Visual Impact/Negligible Beneficial Visual Effect/Not Significant**.

Main gates to Oaklands Stud and development area

Main development area screened by intervening vegetation



Figure 5 Viewpoint 4

2.4 Viewpoint 4

2.4.1 Location: From private road that gives access to the Site and directly opposite the entrance gates, located approximately 100m south west of the stables.
GPS ref: 51.07409 N, 0.27111 W

2.4.2 Photographic Height: 115m AOD (plus 1.5m photographers view).

2.4.3 Existing Views Description: This is a foreshortened view from a private road that is strongly influenced by the road surface, the gates to the Site and the surrounding mature planting.

2.4.4 Visual Value: **Low to Medium** (This is a low to moderate quality view strongly influenced by built forms).

2.4.5 Visual Susceptibility: **Low** (The view would be experienced by private residents and their visitors as they fleetingly pass by the entrance on arriving by car. The development would not be discernible and it is unlikely that there would be an increase in vehicle movements).

2.4.6 Visual Sensitivity of Receptors: **Low**.

2.4.7 During Construction Magnitude of Impact: **No Change**.

2.4.8 On Completion, Magnitude of Impact: **No Change**.

2.4.9 On Completion Visual Effect: **No Change**.

2.4.10 Mitigation: Mitigation is not required.

2.4.11 After establishment of planting (15 years): **No Change**.

Main development area screened
byond intervening vegetation

Private drive to residential
estate and Oaklands Stud



Figure 6 Viewpoint 5

2.5 Viewpoint 5

2.5.1 Location: From the grass verge on the north side of Forest Road and looking down the private road that gives access to the Site, located approximately 600m north west of the stables.
GPS ref: 50.07779 N, 0.27668 W.

2.5.2 Photographic Height: 102m AOD (plus 1.5m photographers view).

2.5.3 Existing Views Description: This is an enclosed view from Forest Road that is strongly influenced by the highway and its vehicle movements as well as the surrounding mature woodland planting and the private drive in to the estate. The development area is entirely screened.

2.5.4 Visual Value: **Low to Medium** (This is a low to moderate quality view strongly influenced by the road and its steady vehicular traffic).

2.5.5 Visual Susceptibility: **Low** (The view would be experienced by visual receptors in vehicles as they fleetingly pass by the entrance to the private drive. The development would not be discernible and it is unlikely that there would be an increase in vehicle movements).

2.5.6 Visual Sensitivity of Receptors: **Low**.

2.5.7 During Construction Magnitude of Impact: **No Change**.

2.5.8 On Completion, Magnitude of Impact: **No Change**.

2.5.9 On Completion Visual Effect: **No Change**.

2.5.10 Mitigation: Mitigation is not required.

2.5.11 After establishment of planting (15 years): **No Change**.