



LIZARD
Landscape Design and Ecology

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND SOUTH OF ATHELSTAN WAY HORSHAM

Mr & Mrs A. Brazil

Project Reference	LLD3693-LPL-REP-001
Approved:	Josh Peacock
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Revision	02

EXECUTIVE SUMMARY

i Introduction

Lizard has been commissioned by Mr and Mrs A. Brazil to undertake a non statutory Landscape and Visual Impact Assessment for land south of Athelstan Way, Horsham (NGR TQ 18014 29869).

ii The Site

The Site is a triangular shaped area of 0.94 hectares of pasture land. A tree and shrub belt extends along the western edge of the Site, east of which Public Bridleway 1670/1 extends. Landform rises from some 51m above Ordnance Datum, (aOD) to the north-western corner of the Site and 52m aOD to the north-eastern corner to some 56m aOD to the southern corner. A drainage ditch extends along the northern edge of the Site.

iii The Scheme

The Scheme comprises of a residential development of 21 dwellings accessed off Athelstan Way to the east. The tree and shrub belt along the western boundary and informal access outside of the eastern edge of this would be maintained as part of the layout, as would the existing drainage ditch to the northern edge of the Site. The southern corner of the Site would be used for habitat creation for Biodiversity Net Gain. A footpath access would be provided to the south west through the habitat area to enable connectivity with Public Bridleway 1670/1 from Athelstan Way.

iv Summary Appraisal

Landscape Character

There would be a localised **Moderate adverse effect** on the contribution of the triangular field to rural character, with a **Minor adverse effect** upon the medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws, (as characterised within the Horsham District Landscape Capacity Assessment, HDC 2021).

This is not considered to be of sufficient magnitude to be adverse at the landscape scale on the strength of character within the Land to the South of Horsham, (LLCA 20, HDC 2021) or Upper Arun Valleys, (LCA P1, CBA 2003) the key features and characteristics of which would be conserved.

The Scheme would complement the urban grain to the north, with the alignment of the presently truncated Athelstan Way continued to a natural termination offset from the habitat area of natural vegetation at the southern corner of the Site as part of a biodiversity enhancement area offset from the field boundary.

Visual Amenity

There would be **Moderate adverse effects** on visual amenity for a very limited area comprising of the adjacent extent of Public Bridleway 1670/1 along the western edge of the Site. The enclosure from landform and existing mature vegetation would avoid impacting on the skyline and important views from Horsham Hill offset to the west and the wider area.

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Legend

Development Site Boundary

Watercourse,
(Source: OS Open Rivers)

50m

Contours,
(Source: OS Terrain 50)

Figure 1.1. Development Site Location



Figure 1.2. Site and Surrounds

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology, (Lizard) has been commissioned by Mr and Mrs A. Brazil to undertake a non statutory Landscape and Visual Impact Assessment, (LVIA) for land south of Athelstan Way, Horsham (NGR TQ 18014 29869), (see **Figure 1.1**).
- 1.2 The LVIA has been undertaken by Josh Peacock, Technical Lead of Landscape Planning and Strategic Design at Lizard and a Chartered Landscape Architect with over 20 years professional experience in Landscape and Visual Impact Assessment.
- 1.3 The LVIA has informed the layout of the Scheme, through a landscape led approach, with an early iteration of the Landscape Approach Figure informing the approach to the layout.

Report Structure

- 1.4 The LVIA presents an understanding of the Site and its context, published landscape characterisation, relevant planning policy and designations. The field survey and review then enables an analysis of the physical and experiential aspects of the landscape and visual amenity against which the Scheme can be appraised. This is further informed by a review of time depth within the landscape through a historic map regression.
- 1.5 The appraisal takes into account avoidance and reduction measures integrated into the design of the Scheme, whilst identifying further opportunities. An overall understanding of effect is provided, supported by a tabulated assessment informed by the LVIA methodology, derived from reference to the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3, 2013).
- 1.6 The structure and approach taken by Lizard enables the LVIA to be used as a Strategic Design Tool, which is outcome focused.

The Site

- 1.7 The proposed development site, (the Site) is a triangular shaped area of 0.94 hectares of pasture land locally known as 'The Triangle'.
- 1.8 A clipped hedgerow extends along the western edge of the Site, with a mature oak tree to the north-western corner and a further mature oak inset from the southern corner, both with upper canopies some 12-15m above Ground Level, (aGL). Public Bridleway 1670/1 extends at an offset from this vegetation corridor, (see **Viewpoint Photograph's No. 04, 06 and 07** within **Appendix B**).
- 1.9 Landform rises from some 51m above Ordnance Datum, (aOD) to the north-western corner of the Site and 52m aOD to the north-eastern corner to some 56m aOD to the southern corner of the Site along this. A drainage ditch extends along the northern edge of the Site.

Surrounds

- 1.10 The garden curtilages of settlement to the southern edge of Horsham extend along the northern edge of the Site, defined with close boarded fencing. Arun Way terminates off the north-western corner and Athelstan Way off the north-eastern corner.
- 1.11 Offset to the west of the Site, beyond the clipped hedgerow and dispersed mature oak trees is an area of allotment gardens named the Chesworth Allotments, which are accessed off the southern end of Arun Way. Landform rises to some 60m aOD some 50m off the southern corner of the Site, locally known as Picts Hill, beyond which landform falls to the upper River Arun.
- 1.12 The land to the south and east of the Site forms part of an area of land known as the Muggeridge Field, owned by West Sussex County Council. Outside of this area across the Arun Valley and to the west the landscape forms part of a larger area comprising Chesworth Farm, which is jointly owned by Horsham District Council and West Sussex County Council.

- 1.13 The Chesworth Farm area is managed for the benefit of its wildlife, its heritage and the beauty of its natural and agricultural landscape and supports numerous footpaths and bridleways.

The Scheme

- 1.14 Through reference to proposed Layout Plan, (see **Extract A**) the Scheme comprises of a residential development of 21 dwellings accessed off Athelstan Way.
- 1.15 The clipped hedgerow and dispersed mature oak trees along the western boundary of the Site and Public Bridleway east of this would be maintained as part of the layout, as would the existing drainage ditch to the northern edge of the Site. The southern corner of the Site would be used for habitat creation for Biodiversity Net Gain. A footpath access would be provided to the south west through the habitat area to enable connectivity with Public Bridleway 1670/1 from Athelstan Way.

Planning Background

- 1.16 Within the Horsham Blueprint Business Neighbourhood Plan 2019-2036, (August 2022) the Site, as part of a larger area to the south-east is identified as HB27: Athelstan Way, which identifies that this site could be sensitively developed, at an appropriate density to reduce impact on the countryside.
- 1.17 The land to the south and east, (known as the Muggeridge Field) was subject to refusal at appeal in 2012 for residential development of up to 70 dwellings across 2.8 Ha, (subsequent to non-determination under DC/11/0224) due to significant impact on countryside.



Extract A. Proposed Site Layout Plan

2.0 PLANNING POLICY CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- *National Planning Policy Framework, (December 2024);*
 - *Horsham District Planning Framework, (November 2015);*
 - *Draft Horsham District Local Plan 2019-2036, (March 2020);*
 - *Horsham Blueprint Business Neighbourhood Plan 2019-2036, (August 2022).*
- 2.2 The Statutory development plan for the Site area includes the relevant policies from the Horsham District Planning Framework, (2015) supported by the Horsham Blueprint Business Neighbourhood Plan 2019-2036, (August 2022).
- 2.3 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:
- National Planning Policy Framework (December 2024)**
- 2.4 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework, (NPPF).
- 2.5 Regarding achieving well-designed places, Paragraph 131 within Chapter 12 identifies that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 2.6 Paragraph 135 identifies that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Albeit, not preventing or discouraging appropriate innovation or change, (such as increased densities).

- 2.7 Regarding the conservation and enhancement of the natural environment, Paragraph 187 within Chapter 15 identifies that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Horsham District Planning Framework (2015)

- 2.8 Strategic Policy 25: The Natural Environment and Landscape Character, states that:

'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'. Development proposals will be supported, 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; [...]*

- 2.9 Strategic Policy 26: Countryside Protection, states that:

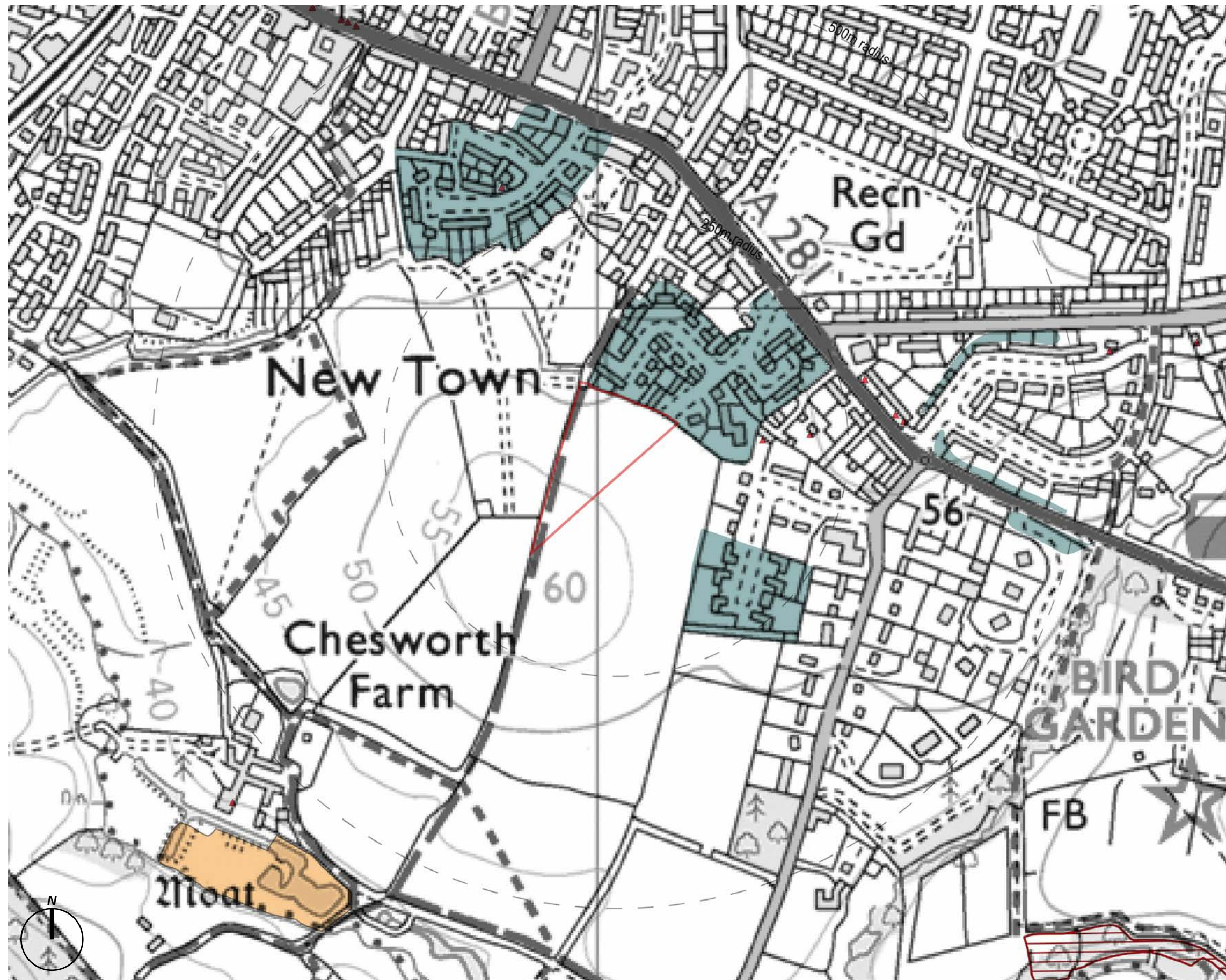
'Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. [...] Additionally, 'proposals must be of a scale appropriate to its countryside character and location.

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, waterbodies and other features; and*
- *3. The landform of the area.'*

- 2.10 Strategic Policy 33: Development Principles, states that: *'In order to conserve and enhance the natural and built environment developments shall be required to:*

- *'[...] 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;*
- *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.'*

**Legend**

 Development Site Boundary

Designations

 Scheduled Monument

 Listed Buildings

 Tree Preservation Order

 Ancient Woodland

Figure 2.1. Planning Designations

Draft Horsham District Local Plan 2019-2036, (March 2020)

- 2.11 The Draft Horsham District Local Plan 2019-2036, (March 2020) is at a very early consultation stage and of very limited weight as a result. The key policy numbers are considered to be: Strategic Policy 27: The Natural Environment and Landscape Character; Strategic Policy 28: Countryside Protection.

Horsham Blueprint Business Neighbourhood Plan 2019-2036, (August 2022)

- 2.12 The Neighbourhood Councils of Denne, Forest and Trafalgar are represented through the unparished part of Horsham through the Neighbourhood Plan.
- 2.13 Policy HB3: Character of Development, identifies that:
- 'Development is expected to preserve and enhance the Character Area in which it is located (as shown in Figure 6.1 and on the Policy Maps). The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.'*
- 2.14 Policy HB10: Green and Blue Infrastructure and delivering Biodiversity Net Gain, identifies that:
- '[...] D. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.'*
- E. The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.'*

Chesworth Farm F. Proposals that deliver the objectives of the Chesworth Farm Management Plan – including conserving its distinctive landscape features, enhancing the site as a wildlife habitat and encouraging sustainable community access and use for recreational and educational purposes – are supported. [...]

Landscape Planning Designations

- 2.15 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**.

Tree Preservation Orders

- 2.16 Tree Preservation Orders (TPO's) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 2.17 Through reference to the Horsham District Tree Preservation Order Mapping TPO Area/0070 extends north from the northern edge of the Site across the adjacent residential area. Further areas are protected offset to the south and north west, (see **Figure 1.2**).

Ancient Woodland

- 2.18 Ancient Woodland is recognised as a material consideration in the planning process by the National Planning Policy Framework, but does not have statutory protection.
- 2.19 A belt of Ancient Woodland extends within the River Arun valley bottom over 1km to the south-east of the Site.

Cultural Heritage Designations

- 2.20 Scheduled Monuments have statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 as amended. Listed buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Scheduled Monuments

- 2.21 A Moated site and fishponds 15m south of Chesworth House, located some 500m south west of the Site within the River Arun valley bottom Site is scheduled.

Listed Buildings

- 2.22 Chesworth House is Grade II* Listed. The National Heritage List for England, (NHLE) provides the following description:

*'Chesworth House is a fine quality late C15 timberframed three bay north east wing with close-studding and butt-purlin roof with curved braces, a very high quality early C16 south east brick wing with decorative features together with C17 and circa 1930 additions. * It has historical interest as the surviving part of a manor house owned by the Dukes of Norfolk, the childhood home of Queen Catherine Howard where events took place which ultimately led to her trial and execution and which, reverting to the Crown after the execution of the fourth Duke for treason in 1572 was later gifted to two other queens of England, Henrietta Maria and Catherine of Braganza.'*

- 2.23 There is a dispersed cluster of Grade II Listed Buildings offset from some 100m to the east of the Site within the built fabric, with the closest being 116 and 118, Brighton Road, comprising of a C16 timber-framed cottages with plaster infilling.
- 2.24 The Grade I Listed Parish Church of St Mary is located some 1km to the north-west, within the suburban fabric of Horsham, described within the NHLE as a large C13 church, with a tall shingled spire to the west tower.

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas, (Natural England, June 2022);*
- *Horsham District Landscape Character Assessment, (CBA, October 2003);*
- *Horsham District Landscape Capacity Assessment, (HDC, May 2021);*
- *Good By Design - (Building Design in Horsham), (May 2018).*

National Character Areas (Natural England, June 2022)

3.2 England's 159 National Character Areas (NCAs) represent areas of distinct and recognisable character at the national scale. Their boundaries are defined by natural boundaries within the landscape, not county or district boundaries.

3.3 The Study Area is situated within the High Weald National Character Area, (NCA 122) described as a faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers. Landscape attributes, (and their justification) are identified including:

- *'Small irregularly shaped fields bounded by hedgerows, shaws and woodlands. (Justification: These form part of the landscape and habitat mosaic and an essential component of what is a rare, surviving essentially medieval landscape. Hedgerows and shaws are important to landscape character and ecological connectivity, often giving the area a feel of a small-scale landscape and a 'patchwork quilt' effect. [...] The soft, sinuous forms of the field boundaries add texture and variety to the landscape and make a significant contribution to the overall arboreal character of the landscape), [...]*

3.4 Landscape opportunities are identified including:

- *'Maintain the existing extent of woodland and particularly ancient woodland, maintaining and enhancing the landscape character, ecological functioning and connectivity of woodland at a landscape scale;*
- *[...] enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance;*
- *[...] Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles. Where development is permitted, ensure good green infrastructure is included to bring about multiple benefits for people and the environment; [...]*

Horsham District Landscape Character Assessment (CBA, October 2003)

3.5 The 2003 CBA Study identified 16 District Landscape Character Types (LCT), with subsequent Landscape Character Areas (LCA) defined at a scale of 1:25000. Through reference to **Figure 3.1**, the Site is situated within the eastern extent of the Upper Arun Valleys LCA, (LCA P1) of the Minor River Valley Landscape Character Type, (LCT P). This LCA extends beyond the bounds of the countryside within the Study Area.

Upper Arun Valleys LCA, (LCA P1)

3.6 Overall character is described as follows:

'[...] the upper reaches of the Arun from Pulborough northwards to Horsham, [...]. Throughout they meander through relatively narrow valleys, with gently to strongly undulating valleysides. Occasional curving strips of woodland are a feature of the valleysides whilst seasonally flooded wet pastures occur on the valley floor. There is very little settlement apart from small scattered farmhouses [...]. Few roads cross the rivers, although those that do are busy in nature. As a result, the area has a mostly unspoilt rural character with only limited visual and noise intrusion around Horsham.' (Ibid, p152)

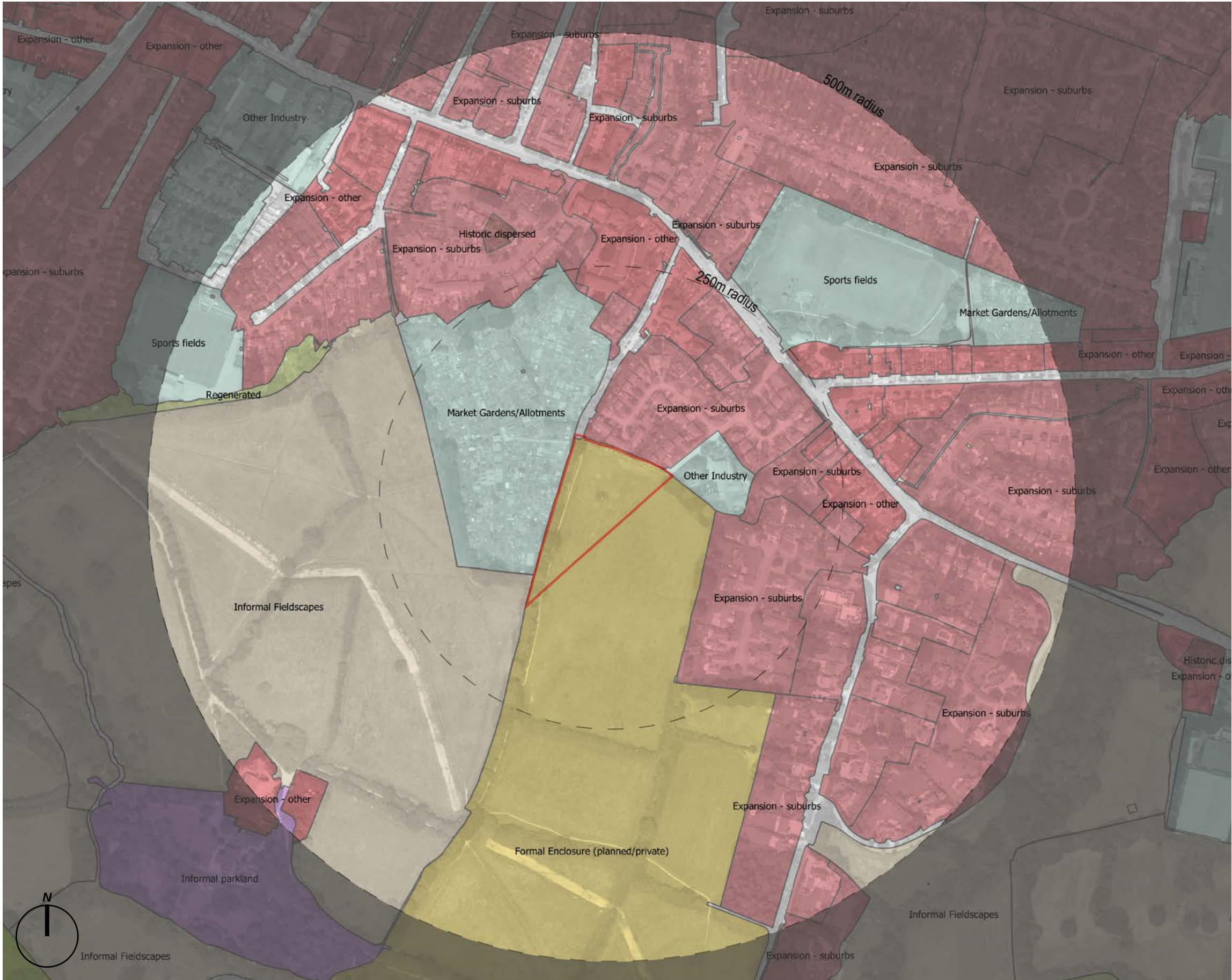
3.7 Key characteristics for LCA P1 identified by CBA include:

- *'Mostly narrow valleys with undulating valleysides;*
- *Lush valley bottoms with small drained irregularly shaped pastures;*
- *Occasional curving strips of woodland on valleysides;*
- *Tightly meandering and steeply banked river and stream courses;*
- *A few widely dispersed small farms on elevated valleysides;*
- *The Wey and Arun Junction Canal, which is currently being restored;*
- *Mostly rural unspoilt character, except for urban edge influence around Horsham and some road and aircraft noise in places.'* (Ibid, p151)

3.8 Landscape condition for LCA P1 is described as good, with some localised areas of decline of unspoilt character in the Horsham area. Overall sensitivity to change is described as high due to the many landscape qualities of the area and visual prominence of some valleysides. Key sensitivities are identified including: *'Any large scale development on valleysides.'*

3.9 Planning and Landscape Management Guidelines are identified including:

- *'Conserve the open character of the floodplain;*
- *Ensure any small scale development on the valleysides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows;*
- *[...] Conserve and manage valleyside woodland and hedgerows; [...]* (Ibid, p153)



Legend

Development Site Boundary

Figure 3.1. Sussex Historic Landscape Character Types

Horsham District Landscape Capacity Assessment (HDC, April 2014)	3.16 Landscape Character Sensitivity for LLCA 20 is described as follows:	Sussex Historic Landscape Characterisation (Bannister, August 2010)
3.10 The 2014 Study undertook a landscape characterisation to identify Horsham District Landscape Study Areas (LSA) about settlements, including Horsham.	• <i>'Undulating landform intersected by the River Arun;</i> • <i>Distinctive small hill around Chesworth farm, which allows for long views across town and wooded landscape towards north-west in the background;</i>	3.19 The Sussex Historic Landscape Characterisation, (2010) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within Figure 3.1 .
3.11 The 2014 study states that: <i>'it was considered necessary to provide a finer grain of assessment of landscape capacity than the areas identified [in the 2003 study]. Without this greater level of detail it was considered that there was a risk that important local variations in landscape sensitivity and capacity would be missed.'</i>	• <i>Panoramic views are also available towards the wooded countryside that sit in the ridgeline to the south;</i> • <i>Views towards the town are present, in which landmark churches are prominent;</i> • <i>There is a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws;</i>	3.20 This shows that the Site area falls within the north-western corner of an area of Broad Historic Landscape Type of: <i>'Fieldsapes'</i> and HLC Type of: <i>'Formal enclosure'</i> . A summary description is provided of <i>'planned / private'</i> . There is an area of 'Informal Fieldsapes' offset to the south-west.
3.12 The 2014 study identifies Combined Landscape Sensitivity and Landscape Value for each LSA to arrive at an overall landscape Capacity rating. However, sensitivity and capacity considerations are defined specifically for differing types and scale of development. There is no consideration for small scale development up to 100 dwellings.	• <i>Scattered historic farmsteads are also present;</i> • <i>Mostly unspoilt rural character, apart from visual influence from pylon route to the south east of the character area;</i> • <i>The landscape is in good condition although there are some urban influences from roads and railway corridor'.</i>	3.21 To the west of the Site is an area historically characterised as Market Gardens / Allotments, whilst Settlement expansion, resulting from suburb extends across the suburban area of Horsham to the north, with some Sports Fields within.
3.13 The Study Area forms part of the northern extent of LSA20: Land to the South of Horsham. Horsham District Landscape Capacity Assessment (HDC, May 2021)	3.17 Landscape Value is described as follows:	Good By Design - (Building Design in Horsham), (May 2018)
3.14 The 2021 Study undertook a landscape characterisation to update the earlier 2014 capacity decisions within Horsham District LSA about settlements, including Horsham as part of the evidence base that supports the Draft Horsham District Local Plan 2019-2036.	• <i>'Ecological and historic interest of small woodlands, river and species rich meadow grassland;</i> • <i>Moderate tranquillity in the north of the area due to some localised urban influences, but the area has many semi-natural qualities;</i> • <i>High amenity value of landscape with rights of way and open access land. The area forms an important green lung on the edge of Horsham and is very well used by local residents;</i> • <i>Very important in providing attractive landscape setting to the town.'</i>	3.22 The 2018 Study is described as combining and expanding content from the Horsham Town Design Statement. Within Section C - Consideration for all Developments, regarding layout of development sites the Horsham Society wants to see: <i>A well thought out site plan that complements the urban grain; The features and topography of the site used, not casually built over; Good proportions of buildings and space driven by aesthetics and the nature of the site; Appropriate variety and rhythms of materials and design, bespoke designs to suit the location; Existing hedgerows and trees retained and incorporated.'</i> (Ibid, p12)
3.15 The same LSA were used but renamed as Local Landscape Character Areas, (LLCA) with the same landscape and visual sensitivity, value components and Landscape Capacity descriptions identified and described, as in 2014. In this case Local Landscape Character Area 20: Land to the South of Horsham. As with the 2014 Study, Small Scale housing is not considered.	3.18 Visual Sensitivity is described as follows: <i>'Visual sensitivity to housing is moderate-high due to the relatively high visual prominence of the landform in the area. [...].'</i>	

4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Landscape Character Baseline

Landscape Character

- 4.1 The landscape around the southern edge of the settlement boundary to Horsham is characterised in this area as part of the Upper Arun Valleys LCA, (LCA P1, CBA 2003). LCAP1 is described as the upper reaches of the Arun extending from Pulborough northwards to Horsham, where limited visual and noise intrusion occurs. Key characteristics are highlighted including mostly narrow valleys with undulating valleysides and a mostly rural unspoilt character, except for urban edge influence around Horsham.
- 4.2 The condition of the landscape character within LCA P1 is described as good, with some localised areas of decline in the Horsham area. Key sensitivities are identified including any large scale development on the valleysides. Planning Guidelines are identified including to ensure any small scale development on the valley sides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows.
- 4.3 Local Landscape Character Areas, (LLCA) are identified for the area within the Horsham District Landscape Capacity Assessment, (HDC 2021) with the landscape in this area characterised as part of the LLCA 20: Land to the South of Horsham. Visual Sensitivity to housing is described as moderate-high, due to the relatively high visual prominence of the landform in the area. Landscape Character Sensitivity is described including: Undulating landform intersected by the River Arun; Panoramic views to the south towards the wooded countryside and ridgeline; Views towards the town from Horsham Hill, in which landmark churches are prominent; Medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws; and a mostly unspoilt rural character, apart from the visual influence from a pylon route to the south east of the character area. Regarding value, high amenity value is noted with rights of way and open access land forming an important green lung on the edge of Horsham, which is well used by local residents and provides an attractive landscape setting to the town.

Landform, Soils and Hydrology

- 4.4 Through reference to **Figures 4.1** and **4.2**, landform across the Study Area rises from the upper catchment of the River Arun at some 40m aOD, with the undulating landform about rising towards the built edge of Horsham at some 50-55mm aOD.
- 4.5 Within the Study Area a ridge of higher ground of 60m aOD extends from the north-east, dipping a little before climbing across the Site area from some 50-55m aOD towards a defined area of high ground at some 60m aOD, named Picts Hill or Horsham Hill. Landform falls away more steeply to the south and west of the Hill.
- 4.6 Landform within the Site rises from some 51m above Ordnance Datum, (aOD) to the north-western corner of the Site and 52m aOD to the north-eastern corner to some 56m aOD to the southern corner of the Site along this. A drainage ditch extends along the northern edge of the Site.
- 4.7 Soil type across the western half of the Study Area, including the Site is understood through reference to the Soils Map, (produced by Cranfield University, with support from Defra) to comprise: *'Slightly acid loamy and clayey soils with impeded drainage'*. A general indication of the plant communities and habitats with which this soil type is associated with include: *'Wide range of pasture and woodland types'*. Through reference to the Provisional Agricultural Land Classification, the land within the Site and surrounds is provisionally classified as Grade 4.

Time depth - Boundaries and Settlement Pattern

- 4.8 Through reference to the Ordnance Survey Maps provided within **Appendix A**, the western edge of the Site historically formed part of a southerly access track to Chesworth Farm, continuing from Arun Way, to the east of which a Right of Way extended, (as today).
- 4.9 The settlement of New Town to the north extended along and off Brighton Road, extending to its present extent across earlier hospital grounds and allotments by the 1980s. The present Non-Civil Parish of Horsham presently extends to the River Arun to the south. Previously, (from 1898 to 1982) the parish boundary extended along the northern edge of the Site, albeit settlement extended well south of this offset to the east along Kerves Lane.

- 4.10 Offset to the east, beyond the remainder of the field within which the Site is located, settlement off Kerves Lane and Kentwyns Drive occurred by 1938 alongside introduced tree belts south of this, and to its present extent by 1982.

Landscape Receptors

- 4.11 Existing character assessments are reviewed and interpreted for the Site. This review informs the identification of key characteristics associated with the character area that are most relevant to an appraisal of the proposal, as recommended within GLVIA3, (p79, Para 5.15). In identifying components reference is made to the LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, where relevant.
- 4.12 The application Site is not a valued landscape in relation to Paragraph 187 of the National Planning Policy Framework as informed by LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations.
- 4.13 The Horsham District Landscape Capacity Assessment (HDC, May 2021) and Capacity descriptions identified and described within 2014 note the presence of some urban influences which reduces condition, which is supported by the Horsham District Landscape Character Assessment (CBA, October 2003) which notes limited visual and noise intrusion from Horsham.
- 4.14 The Sensitivity of the Site area to residential development is lower than that within the wider area, due to physical enclosure with urban development to the north, landform which falls away from the Arun Valley towards the urban grain to the north and the hedgerow with trees and Chesworth Allotments to the west. These characteristics distinguish the Site area from the surrounding landscape and lower susceptibility to the nature of development proposed.
- 4.15 The description of relevant components of landscape enables an understanding of their value, including what the contribution of the Site is to that. Within the subsequent appraisal this enables a consideration of the susceptibility of these receptors against the type and magnitude of change proposed.

- 4.16 Components, which may include elements, features and areas where appropriate are defined to provide an understanding of the landscape both within the site and placed within a wider context where relevant, as follows:

Landscape Areas, Features and Aspects within the Site

- Landform - The sloping landform which falls from some 56m aOD at the southern corner of the Site to some 61-62m aOD along the northern boundary with existing residential curtilages. Landform rises some 5m to 60m aOD some 50m offset to the south of the Site atop Horsham Hill, (Picts Hill);
- Natural Heritage Character - The clipped hedgerow which extends along the western edge of the Site, with a mature oak tree to the north-western corner and a further mature oak inset from the southern corner of the Site along this;
- Field Pattern - The local contribution of the triangular field within which the Site is located to rural character;
- Recreational Use - The recreational use of the adjacent Public Bridleway 1670/1, which provides connectivity for settlement to the north along Arun way to the network of Public Rights of Way and Permissive open access land upon the Chesworth Farm area;

Landscape Character and Wider Context of the Site

- Landscape Pattern - The local contribution of the field within which the Site is located to a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws, (as characterised within the Horsham District Landscape Capacity Assessment, HDC 2021);

- Settlement Pattern - The surrounding settlement pattern to New Town extended to its present extent across earlier hospital grounds and allotments by the 1980s. The Non-Civil Parish boundary extended south to along the northern edge of the Site from 1898 to 1982, albeit offset to the east along and off Kerves Lane settlement occurred by 1938 alongside introduced tree belts south of this, and to its present extent along Kentwyns Drive by 1982;
- Distinctiveness - The strength of character of the Land to the South of Horsham, (LLCA 20, HDC 2021) characterised by: Undulating landform intersected by the River Arun; Medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws; Mostly unspoilt rural character; Rights of way and open access on the edge of Horsham, which is well used by local residents and provides an attractive landscape setting to the town; Views towards prominent landmark churches within the town from Horsham Hill; Panoramic views towards the wooded countryside and ridgeline to the south.
- Distinctiveness - The strength of character of the Upper Arun Valleys LCA, (LCA P1, CBA 2003) described as the upper reaches of the Arun extending from Pulborough northwards to Horsham, where limited visual and noise intrusion occurs. Key characteristics are highlighted including mostly narrow valleys with undulating valleysides and a mostly rural unspoilt character, except for urban edge influence around Horsham;



- Legend**
-  Development Site Boundary
 -  Site Location - From which viewshed derived at a height of 8m above upper Site level of 54m aOD.
 -  Zone of Theoretical Visibility from high ground within the Site. (Produced through Google Earth Viewshed Tool).

Figure 4.1. Zone of Theoretical Visibility



Legend

Development Site Boundary

Watercourse,
(Source: OS Open Rivers)

50m

Contours,
(Source: OS Terrain 50)

Public Footpath

Public Bridleway

Chesworth Farm - Indicative
Permissive Access

V01

Viewpoint Location and Direction

Zones of Visual Influence, (ZVI)

Areas of publicly accessible land
where there is direct visibility into
part of the Site;

Areas of publicly accessible land
where there is filtered visibility into
the area above part of the Site.

Figure 4.2. Viewpoints and Zones of Visual Influence

Visual Amenity Baseline

- 4.17 Viewpoint locations referred to below are shown through reference to **Figure 4.2**. Viewpoint Photographs are provided within **Appendix B**. Receptors are identified as the persons experiencing the view, their occupation and any values associated with the view.

Nature of Visual Receptors

- 4.18 Recreational users of the adjacent extent of Public Bridleway 1670/1 along the western edge of the Site, from beyond the southern end of Arun Way to the high ground some 50m south of the Site, before landform drops away are respectively illustrated from the north-western corner, southern corner and offset to the south by **Viewpoint's No. 06, 07 and 08**. A further viewpoint is provided from within the enclosed, southern end of Arun Way offset from the north-western corner of the Site by **Viewpoint No. 05**.
- 4.19 Pavement and vehicular users of Athelstan Way from east of the junction with Paget Close, east of the junction with Weald Close, and at the western end of Athelstan Way are respectively illustrated by **Viewpoint's No. 02, 03 and 04**. A further viewpoint is provided from Brighton Road south of the junction with Athelstan Way, illustrated by **Viewpoint No. 01**.
- 4.20 For recreational users of permissive access land forming part of Chesworth Farm, there are patches of land offset to the south and west of the Chesworth Allotments, from which there is filtered visibility of the area above parts of the Site and the mature oak tree along the western boundary, inset from the southern corner. These users are respectively represented from atop Highdown Hill, offset to the west of the Hill and from the western end of the Jenny Bare Legs Field by **Viewpoint's No. 09, 10 and 11**.

Susceptibility (based on occupation and expectation)

- 4.21 Recreational users of Public Rights of Way within a rural area have a **High** expectation of visual quality. Road users which experience incidental views within a suburban context have a **Low** expectation of visual quality.

Value (based on visual quality)

- 4.22 These users experience views of **Medium** value primarily associated with the naturalistic elements of the field, hedgerows and trees, increasing to a **High value**, where associated with more panoramic views across landform.

Zone of Visual Influence

- 4.23 The Zones of Visual Influence, (ZVI) (see **Figure 4.2**) for the Site was derived from a Zone of Theoretical Visibility (ZTV) (see **Figure 4.1**) determined as part of the field appraisal and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 4.24 The ZVI is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking account of landform, built form, vegetation and distance. Respective ZVI thresholds are described within the key for **Figure 4.2**.
- 4.25 Visibility towards the Site area is substantially confined to the adjacent extent of Public Bridleway 1670/1 along the western edge of the Site, from beyond the southern end of Arun Way to the high ground some 50m south of the Site, before landform drops away. There is otherwise a glimpsed view of part of the Site from along Athelstan Way.

TABLE 5.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE CHARACTER COMPONENTS					
RECEPTOR	ASSESSMENT				
	VALUE	RECEPTOR SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
LANDSCAPE AREAS, FEATURES AND ASPECTS WITHIN THE SITE					
<u>Landform</u> - The sloping landform which falls from some 56m aOD at the southern corner of the Site to some 61-62m aOD along the northern boundary with existing residential curtilages. Landform rises some 5m to 60m aOD some 50m offset to the south of the Site atop Horsham Hill, (Picts Hill);	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Natural Heritage Character</u> - The clipped hedgerow which extends along the western edge of the Site, with a mature oak tree to the north-western corner and a further mature oak inset from the southern corner of the Site along this;	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Field Pattern</u> - The local contribution of the triangular field within which the Site is located to rural character;	LOW	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<u>Recreational Use</u> - The recreational use of the adjacent Public Bridleway 1670/1, which provides connectivity for settlement to the north along Arun way to the network of Public Rights of Way and Permissive open access land upon the Chesworth Farm area;	LOW	LOW	LOW	LOW	NEGLIGIBLE
LANDSCAPE CHARACTER AND WIDER CONTEXT OF THE SITE					
<u>Landscape Pattern</u> - The local contribution of the field within which the Site is located to a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws, (as characterised within the Horsham District Landscape Capacity Assessment, HDC 2021);	LOW	MEDIUM	MEDIUM	LOW	MINOR ADVERSE
<u>Settlement Pattern</u> - The surrounding settlement pattern to New Town extended to its present extent across earlier hospital grounds and allotments by the 1980s. The Non-Civil Parish boundary extended south to along the northern edge of the Site from 1898 to 1982, albeit offset to the east along and off Kerves Lane settlement occurred by 1938 alongside introduced tree belts south of this, and to its present extent along Kentwyns Drive by 1982;	LOW	MEDIUM	MEDIUM	MEDIUM	NEUTRAL
<u>Distinctiveness</u> - The strength of character of the Land to the South of Horsham LLCA, (LLCA 20, HDC 2021) characterised by: Undulating landform intersected by the River Arun; Medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws; Mostly unspoilt rural character; Rights of way and open access on the edge of Horsham, which is well used by local residents and provides an attractive landscape setting to the town; Views towards prominent landmark churches within the town from Horsham Hill; Panoramic views towards the wooded countryside and ridgeline to the south.	HIGH	LOW	LOW	LOW	NEGLIGIBLE
<u>Distinctiveness</u> - The strength of character of the Upper Arun Valleys LCA, (LCA P1, CBA 2003) described as the upper reaches of the Arun extending from Pulborough northwards to Horsham, where limited visual and noise intrusion occurs. Key characteristics are highlighted including mostly narrow valleys with undulating valleysides and a mostly rural unspoilt character, except for urban edge influence around Horsham;	MEDIUM	LOW	LOW	LOW	NEGLIGIBLE

5.0 LANDSCAPE AND VISUAL APPRAISAL

General

- 5.1 This section appraises the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 5.2 The appraisal considers the likely effects using the criteria provided within **Appendix C**, taking-into-account the value of the receptor and susceptibility to the magnitude of impact anticipated.
- 5.3 The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible, supported by a tabulated assessment of effect for landscape character within **Table 5.1**, and visual amenity within **Table 5.2**.

Landscape Approach

- 5.4 The following measures present the contextual analysis and distinctive approach taken as part of the Scheme.
- 5.5 The contextual approach taken to avoid and reduce potential adverse effects from the Scheme are identified as primary measures, including opportunities recommended within earlier iterations of the LVA.
- 5.6 The residual effects from time dependent primary mitigation (including enhancement measures) are considered within the appraisal of landscape and visual effects.

Contextual Approach Taken:

- **Avoid** - The development would extend settlement south, consistent in extent with that off Kentwyns Drive offset to the east, whilst enclosed from wider visibility by the offset higher landform at Picts Hill / Horsham Hill some 50m to the south and mature vegetation of hedgerow and trees to the west and south-west which separates from the permissive access land at Horsham Hill within the Chesworth Farm area;
- **Avoid** - The existing drainage ditch to the northern edge of the Site would be maintained;

- **Reduce** - The clipped hedgerow and dispersed mature oak trees along the western boundary of the Site and Public Bridleway east of this would be maintained and reinforced as part of the layout, with native species;
- **Enhance** - The southern corner of the Site would be used for habitat creation for Biodiversity Net Gain;
- **Enhance** - A footpath access would be provided to the south west through the habitat area to enable connectivity with Public Bridleway 1670/1 from Athelstan Way;
- **Reduce** - A native hedgerow with trees would be planted along the eastern edge of the Public Bridleway to create a broken naturalistic edge to the residential development for users of the Right of Way.

Landscape Character Appraisal

- 5.7 The landscape around the southern edge of the settlement boundary to Horsham is characterised in this area as part of the Upper Arun Valleys, (LCA P1, CBA 2003) and at a more localised level as part of the Land to the South of Horsham, (LLCA 20, HDC 2021).
- 5.8 The Capacity descriptions for LLCA20 note the presence of some urban influences which reduce condition, which is supported by the Horsham District Landscape Character Assessment (CBA, October 2003) which notes limited visual and noise intrusion from Horsham.
- 5.9 The Sensitivity of the Site area to residential development is lower than that within the wider area, due to physical enclosure from urban development to the north, landform which falls away from a high point offset to the south towards the urban grain to the north and the hedgerow with trees and Chesworth Allotments to the west. These characteristics distinguish the Site area from the surrounding landscape and result in a lower susceptibility at the Site level to the nature of development proposed.

- 5.10 The bridleway to the west would be maintained and enclosed within something of a green corridor in the mid to long term, further to maturing of recommended scrub and additional trees along the western edge of the development, alongside of the existing hedgerow and trees to the west, which would be reinforced. A footpath access would be provided to the south west through the habitat area to enable connectivity with Public Bridleway 1670/1 from Athelstan Way.
- 5.11 The surrounding settlement pattern to New Town extended to its present extent across earlier hospital grounds and allotments by the 1980s. The Non-Civil Parish boundary extended south to along the northern edge of the Site from 1898 to 1982, albeit offset to the east along and off Kerves Lane settlement occurred by 1938 alongside introduced tree belts south of this, and to its present extent along Kentwyns Drive by 1982. The Scheme would complement the urban grain to the north, with the alignment of the presently truncated Athelstan Way continued to a natural termination offset from the habitat area of natural vegetation at the southern corner as part of a biodiversity enhancement area offset from the field boundary.
- 5.12 There would be a localised **Moderate adverse effect** on the local contribution of the triangular field within which the Site is located to rural character, with a **Minor adverse effect** upon the medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws, (as characterised within the Horsham District Landscape Capacity Assessment, HDC 2021). This is not considered to be of sufficient magnitude to be adverse at the landscape scale on the strength of character within the Land to the South of Horsham, (LLCA 20, HDC 2021) or Upper Arun Valleys, (LCA P1, CBA 2003). The key features and characteristics of the landscape character area within which the Site is located would be conserved.
- 5.13 Through reference to the visual amenity assessment which follows, the enclosure from landform and existing mature vegetation would avoid impacting on the skyline and important views from Horsham Hill offset to the west.

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY					
RECEPTOR	ASSESSMENT				
	RECEPTOR SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
VISUAL AMENITY FROM PUBLICLY ACCESSIBLE LAND					
Visual amenity for pavement and vehicular users of Brighton Road south of the junction with Athelstan Way, illustrated by Viewpoint No. 01 ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
Visual amenity for pavement and vehicular users of Athelstan Way east of the junction with Paget Close, illustrated by Viewpoint No. 02 ;	MEDIUM	LOW	LOW	LOW	MINOR ADVERSE
Visual amenity for pavement and vehicular users of Athelstan Way east of the junction with Weald Close, illustrated by Viewpoint No. 03 ;	MEDIUM	LOW	LOW	LOW	MINOR ADVERSE
Visual amenity for vehicular users at the western end of Athelstan Way, illustrated by Viewpoint No. 04 ;	MEDIUM	LOW	MEDIUM	MEDIUM	NEUTRAL
Visual amenity for recreational users of Public Bridleway 1670/1, to the southern end of Arun Way, illustrated by Viewpoint No. 05 ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
Visual amenity for recreational users of Public Bridleway 1670/1, to north-western corner of the Site, along the western edge of the Site, illustrated by Viewpoint No. 06 ;	HIGH	LOW	MEDIUM	MEDIUM	MODERATE ADVERSE
Visual amenity for recreational users of Public Bridleway 1670/1, within the southern end of the Site, illustrated by Viewpoint No. 07 ;	HIGH	LOW	MEDIUM	MEDIUM	MINOR ADVERSE / NEUTRAL
Visual amenity for recreational users of Public Bridleway 1670/1, upon high ground before landform drops away to the south, illustrated by Viewpoint No. 08 ;	HIGH	LOW	MEDIUM	LOW	MINOR ADVERSE / NEUTRAL
Visual amenity for recreational users upon the high ground at Horsham Hill, within permissive access land forming part of Chesworth Farm, illustrated from adjacent to a bench by Viewpoint No. 09 ;	HIGH	HIGH	HIGH	LOW	NEGLIGIBLE
Visual amenity for recreational users within the western corner of the Horsham Hill field, within permissive access land forming part of Chesworth Farm, illustrated by Viewpoint No. 10 ;	HIGH	MEDIUM	HIGH	LOW	NEGLIGIBLE
Visual amenity for recreational users within the western corner of the Jenny Bare Legs Field, within permissive access land forming part of Chesworth Farm, illustrated by Viewpoint No. 11 .	HIGH	MEDIUM	HIGH	LOW	NEGLIGIBLE

Visual Amenity Appraisal

- 5.14 The assessment is undertaken through reference to the Viewpoint Photographs within **Appendix B** and the Zones of Visual Influence and Viewpoint Photograph Locations provided on **Figure 4.2**.
- 5.15 Recreational users of the adjacent extent of Public Bridleway 1670/1 along the western edge of the Site, from beyond the southern end of Arun Way to the high ground some 50m south of the Site, are respectively illustrated from the north-western corner, southern corner and offset to the south of the Site.
- 5.16 For those at the north-western corner and along the western edge of the Site, represented by **Viewpoint No. 06** the grassed area of the field within the Site extending away from the southern facades of houses off Weald Close towards mature trees and glimpses of built form offset to the east off Kentwyns Drive and the offset brow of higher land to the south, would be replaced with residential dwellings interspersed with trees. These users would experience a **Moderate adverse** on visual amenity, which would be limited by the high quality built form and intervening tree planting.
- 5.17 For those users walking north from the southern end of the Site to 50m beyond, respectively illustrated by **Viewpoint's No. 07** and **08** the tapering triangular shape of the Site and backdrop of the existing dwellings off Weald Close and Athelstan Way, beyond the Site would limit the visual effect from the introduction of housing. Those at the southern end would experience a **short term Minor adverse effect**, reducing to a **mid term Neutral effect** as the naturalistic habitat creation in the southern end of the Site established, which would filter visibility of built form, both proposed and of the current baseline.

- 5.18 For pavement and vehicular users of Athelstan Way respectively illustrated by **Viewpoint's No. 02, 03** and **04** the tree'd canopy to the backdrop of the suburban visual character would remain within the view. The grassed area would be replaced with a continuation of built form to the same perspective and finishing point as those existing within the view, softened with front garden hedgerows and trees. The view would retain a cohesive character consistent with the present, albeit with the alignment of Athelstan Way continued to a natural termination against the permanent field boundary beyond. The loss of the grassland character to the balance of the view would result in a **Minor adverse effect** to the pleasantness of the view. At the very southern end of Athelstan Road, (represented by Viewpoint No. 04) there would be a more expansive visual amenity opportunity along the extended road, south of which there would be views over fields to the far wooded skyline. This would more than neutralise any adverse effect from the housing here, with a **Neutral effect**.
- 5.19 For recreational users of permissive access land forming part of Chesworth Farm, there are patches of land offset to the south and west of the Chesworth Allotments, from which there is filtered visibility of the area above parts of the Site and the mature oak tree along the western boundary, inset from the southern corner. These users are respectively represented from atop Highdown Hill, offset to the west of the Hill and from the western end of the Jenny Bare Legs Field by **Viewpoint's No. 09, 10** and **11**. Within these views, the upper canopy of the mature oak tree, (at some 12-15m aGL) inset from the southern edge of the Site along the western boundary can be seen over the intervening vegetation of the Chesworth Allotments. It is plausible that the upper roofline of one or two houses, north of this tree could be glimpsed within filtered views when vegetation was out of leaf. However, the barely perceptible extent of this would not impact on the existing composition, line or texture of the view with a **Negligible effect** on visual amenity.

Conclusion

- 5.20 There would be a localised **Moderate adverse effect** on the contribution of the triangular field to rural character, with a **Minor adverse effect** upon the medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws, (as characterised within the Horsham District Landscape Capacity Assessment, HDC 2021).
- 5.21 This is not considered to be of sufficient magnitude to be adverse at the landscape scale on the strength of character within the Land to the South of Horsham, (LLCA 20, HDC 2021) or Upper Arun Valleys, (LCA P1, CBA 2003), the key features and characteristics of which would be conserved.
- 5.22 The Scheme would complement the urban grain to the north, with the alignment of the presently truncated Athelstan Way continued to a natural termination offset from the habitat area of natural vegetation at the southern corner of the Site as part of a biodiversity enhancement area offset from the field boundary.
- 5.23 There would be **Moderate adverse effects** on visual amenity for a very limited area comprising of the adjacent extent of Public Bridleway 1670/1 along the western edge of the Site. The enclosure from landform and existing mature vegetation would avoid impacting on the skyline and important views from Horsham Hill offset to the west and the wider area.