

Landscape and Visual Impact Appraisal

Proposed Wine Pressing Unit

Land North of Knowe Top, Broadford Bridge Road,
West Chiltington, RH20 2LD.



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1.0 INTRODUCTION

1.1 The Brief and Background

- 1.1.1 Ramsay & Co has been commissioned by Nyetimber Limited to undertake a Landscape and Visual Impact Appraisal (LVIA) for a new wine pressing building to land north of Knowe Top, Broadford Bridge Road, West Chiltington, RH20 2LD.
- 1.1.2 The requirement for a Landscape and Visual Impact Appraisal was identified by the lead consultant: ECE Planning. This report will assess and identify the potential landscape and visual effects of the proposed Nyetimber wine pressing unit on the landscape character and visual amenity of the proposed development site location and surrounding area.
- 1.1.3 This report has been prepared by Andrew Ramsay (BA Hons) MALA who is a Landscape Architect and Chartered Member of the Landscape Institute (CMLI). All the relevant photographs and figures are included with this report.
- 1.1.4 This report considers the potential effects of the proposed development on:
- *Landscape character;*
 - *Visual amenity and the people who view the landscape.*

1.2 The Purpose of the Report

- 1.2.1 Within the Guidelines for landscape and Visual Impact Assessment (Third Edition) it makes clear there is a difference between Landscape and Visual Impact Assessments which are conducted as part of the Environmental Impact Assessment procedure and a standalone 'Appraisal'. GLVIA 03 states: *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.*
- 1.2.2 The main objectives of this report are to:
- *evaluate and describe the baseline conditions of the proposed development site;*
 - *identify the relevant landscape character of the proposed development site and surrounding area as well as any notable landscape features within (or adjacent) to the site;*
 - *identify the key views and visual receptors in relation to the proposed development site;*
 - *assess the sensitivity of the existing landscape character and visual receptors;*

- *assess the size and scale of the landscape and visual effects - magnitude of change;*
- *describe any potential mitigation measures;*
- *predict and evaluate the overall degree of landscape and visual effects with regard to the proposed development.*

- 1.2.3 The assessment and scope of work has been identified in accordance with the relevant guidance (Refer to Section 3.0 - Methodology) and includes:
- *A desktop study and review of the relevant national and local planning policies together with statutory and non-statutory landscape designations;*
 - *An identification and assessment of the study area (where appropriate) and Zone of Theoretical Visibility (ZTV);*
 - *An identification and assessment of the relevant existing landscape character assessments, landscape components and landscape receptors;*
 - *An identification and assessment of the key visual receptors and representational viewpoints in relation to the proposed development site;*
 - *A description and assessment of the likely landscape and visual effects and whether they are adverse, beneficial or neutral.*

2.0 DEVELOPMENT PROPOSALS

2.1 Proposed Winery Development Scheme

- 2.1.1 The proposed development comprises a new wine pressing unit which would lie to the south-east corner of a field planted with vines immediately north-east of an existing wine processing building. The proposed building would measure 20,035.0m x 63,126.0m with an overall height of 8.0m, new areas of [concrete] hard-standing would extend west and south and a new access would link the existing and proposed agricultural buildings.

3.0 METHODOLOGY

3.1 Principles and Overview

- 3.1.1 This report has been prepared in accordance with the following guidance:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013;*
 - *An Approach to Landscape Character Assessment published by Natural England 2014;*

- *Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute.*

- 3.1.2 This Landscape and Visual Impact Appraisal will follow the guidelines for assessment as contained within GLVIA Third Edition.
- 3.1.3 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:
- *Natural England - National Character Areas Profile: 120 – Wealden Greensand (2013);*
 - *West Sussex District Council: Landscape Character Assessment: WG7-Storrington Woods and Heaths [2003];*
 - *Horsham District Landscape Character Assessment [2003]*
 - *Magic Interactive Map, Defra and Natural England.*
- 3.1.4 The following planning documents were referred to:
- *The National Planning Policy Framework (Dec 2024);*
 - *Horsham District Council: Horsham District Planning Framework;*
- 3.1.5 Within the Guidelines for Landscape and Visual Impact Assessment (Third Edition) it states: *Landscape and Visual Impact Assessment 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. This report will assess and describe these two elements separately.*
- 3.1.6 Guidelines for Landscape and Visual Impact Assessment (Third edition) defines the four essential components which should be included within a Landscape and Visual Impact Appraisal (LVIA):
- *Project Description;*
 - *Baseline Studies;*
 - *Mitigation;*
 - *Identification and Description of Effects.*
- 3.1.7 GLVIA3 recognises that professional judgement is a very important part of LVIA and within the guidelines it states that: *whilst there is some scope for quantitative measurements of some relatively objective matters..... much of the assessment must rely on qualitative judgements.*

3.2 Baseline Studies

- 3.2.1 The initial step in LVIA is to establish the baseline landscape and visual conditions. The landscape baseline aims to provide an understanding of the landscape context of the area that may be affected; its constituent elements, character, condition and

value. The visual baseline aims to define the area where the development may be visible, the nature of the views and the types of people who may experience the views. The anticipated landscape and visual effects can then be assessed against the existing baseline conditions.

- 3.2.2 The overall degree of landscape and visual effects can be predicted by making judgements regarding two main components:
- *The value and susceptibility of the visual and landscape receptors to change (sensitivity);*
 - *Nature of the effect likely to occur (magnitude of effect).*
- 3.2.3 Assessment of the above criteria is combined to allow the overall degree of landscape and visual effects to be assessed and predicted.

3.3 Assessment of Landscape Effects

- 3.3.1 GLVIA 03 recommends that: *An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The baseline landscape is described by referring to existing landscape character assessments and by a description of the proposed development site and the surrounding area: Landscape is an area as perceived by people, whose character is the result of action and interaction of natural and / or human factors.*
- 3.3.2 Landscape character assessments identify and describe the physical influences (geology, soils etc.), human influences (land use, management, etc.) and aesthetic and perceptual qualities providing an overall character of the landscape. They also classify the overall character, including any distinctive landscape types and the particular combinations of aesthetic and perceptual qualities that make them distinctive.
- 3.3.3 Development can give rise to a variety of landscape effects and can include:
- *Change or loss of features and elements which contribute to the character and distinctiveness of the landscape;*
 - *Addition of new features / elements which influence or change the existing landscape character;*
 - *A combination of the above.*

3.4 Sensitivity and Susceptibility to Change of Landscape Receptors

- 3.4.1 Predicting the overall degree of landscape effects is based on an assessment of the sensitivity of the landscape receptor combined with the magnitude of the effect.

- 3.4.2 Sensitivity of a landscape receptor is based on its susceptibility to the type of change or development proposed combined with the value attached to the landscape. Within GLVIA 03 it states that sensitivity is; specific to the particular project or development that is being proposed and to the location in question. Sensitivity is judged on a scale of *High, Medium* or *Low*.

Table 01: Criteria for Assessing Landscape Character / Receptor Sensitivity	
High Sensitivity	Landscapes which are: • <i>of national importance and which are particularly distinctive with elements that are likely to be substantially changed by the development proposals;</i> • <i>assessed to be in good condition, intact and particularly vulnerable to disturbance;</i> • <i>valued and have little potential for replacement.</i>
Low Sensitivity	Landscapes which: • <i>either by designation or assessment have no value / importance attached to the landscape area and/or features;</i> • <i>have few features or qualities susceptible to change;</i> • <i>have features which could be improved and enhanced;</i> • <i>have good potential for replacement or substitution.</i>

- 3.4.3 Susceptibility to change is expressed on a scale of High, Medium or Low and is an assessment of the ability of the landscape receptor to accommodate the proposed development or change without undue consequences for the maintenance of the existing baseline conditions. Within GLVIA 03 the guidelines state: *It is possible for an internationally, nationally, or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*

Table 02: Criteria for Assessing Landscape Character / Receptor Susceptibility	
High Susceptibility	• <i>The landscape effects, as a consequence of the development would change the quality or condition of the overall character of a landscape type / area;</i> • <i>As a consequence of the development, the landscape effects would alter or remove landscape elements or components, change aesthetic or perceptual qualities important to that landscape character or introduce new elements which would be inappropriate to the existing landscape character;</i> • <i>The development would be contrary to current landscape planning policies and strategies relating to the landscape.</i>
Low Susceptibility	• <i>The changes as a consequence of the development proposals would not affect the existing character / quality / condition of the existing landscape character;</i>

	• <i>the aims of existing planning policies / strategies would not be compromised by the proposed development;</i> • <i>The development proposals would not remove or alter landscape components / receptors which are important to the existing landscape character or introduce new elements incongruous to the existing landscape character.</i>
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3.4.4 The value of the landscape is expressed on a scale of High, Medium or Low and is defined by assessing the information which contributes to understanding landscape:

- *Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty etc;*
- *Information about Heritage Coasts, where relevant;*
- *Local planning documents for local landscape designations;*
- *Information on individual or groups of features such as conservation areas, listed buildings, special historic or cultural sites;*
- *Art and literature identifying value attached to particular areas or views;*
- *Material on landscape of local or community interest.*

3.4.5 The following factors can also contribute to understanding the value of landscape:

- *Landscape quality (condition);*
- *Scenic quality;*
- *Rarity;*
- *Representativeness;*
- *Conservation interest;*
- *Recreation value;*
- *Perceptual aspects;*
- *Cultural Associations.*

Table 03: Criteria for Assessing Landscape Value

High Value	Landscapes which: • <i>have existing, recognised national or local designations;</i> • <i>are judged to have scenic / wildness / tranquil qualities;</i> • <i>have cultural heritage features or cultural / artistic associations;</i> • <i>are not designated but which are assessed as being intact and in good condition;</i> • <i>are particularly representative of a typical landscape character;</i> • <i>have specific landscape components which are identified as being important to the landscape character.</i>
Low Value	Landscapes where: • <i>the character is assessed to be in poor condition;</i> • <i>key characteristics such as scenic quality / cultural heritage features / wildness or tranquillity / rarity are absent;</i>

- | | |
|--|--|
| | <ul style="list-style-type: none">• <i>cultural / artistic associations are not in evidence.</i> |
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3.5 Magnitude of Landscape Effects

3.5.1 GLVIA 03 states: Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility. For the purposes of this report the magnitude of landscape effects in relation to the size or scale of the change is expressed as major, moderate, minor, or none. The size or scale of change in the landscape is judged in terms of:

- *The extent of existing landscape components that will be lost;*
- *The degree to which perceptual or aesthetic aspects of the landscape are changed - either by the removal or the addition of components;*
- *Whether the effect changes the key characteristics of the landscape character.*

3.5.2 The geographical extent over which the landscape would be changed is categorised as:

- *At the site level – within the development site itself;*
- *At the level of the immediate setting of the site;*
- *At the scale of the landscape type or character area within which the proposal lies;*
- *On a larger scale – influencing several landscape types or character areas.*

3.5.3 The duration and reversibility of the proposed development are separate but linked. The duration of the proposed development would be considered in relation to the expected life span of the scheme and is expressed as:

- *Short term: zero – five years;*
- *Medium term: five – ten years;*
- *Long term: ten – thirty years;*
- *Permanent: greater than thirty years.*

3.5.4 The reversibility of the scheme would consider the practicality of the change being reversed within thirty years.

3.6 Assessment of Visual Effects

3.6.1 The assessment of visual effects describes the changes in the character of the available views as a result of the development proposals and the change in visual amenity available to visual receptors. Predicting the overall degree of visual effects is based on an assessment of the sensitivity of the visual receptor combined with the magnitude of effect.

- 3.6.2 Viewpoint locations are selected as objectively as possible with the aim of providing a range of representational views which will demonstrate long-distance, medium distance and near distance views (where possible and appropriate) of the proposed development site.

3.7 Sensitivity and Susceptibility to Change of Visual Receptors

- 3.7.1 The sensitivity of visual receptors is dependent on location, importance of view and expectation or activity of viewer. The overall sensitivity of a visual receptor is assessed by combining the susceptibility to change with the value of the view. Overall sensitivity is expressed on a scale of High, Medium or Low.

Table 04: Criteria for Assessing Visual Sensitivity	
High Sensitivity	• <i>Visual receptors in residential properties with open views of the proposed development site;</i> • <i>High quality views experienced by many visual receptors;</i> • <i>A view which is valued nationally for its visual / scenic quality.</i>
Low Sensitivity	• <i>A view of low importance or value with little scenic quality;</i> • <i>A view from a landscape which has little value and existing, detracting features;</i> • <i>Glimpsed or intermittent views from highways;</i> • <i>A view available to few visual receptors.</i>

- 3.7.2 For the purposes of this report the susceptibility to change is expressed as High, Medium or Low. The visual receptors most susceptible to change and therefore with a susceptibility to change likely to be High could be:
- *Residents at home;*
 - *Views experienced by many viewers;*
 - *Recreational walkers whose attention or interest is likely to be focused on landscape and the available views;*
 - *Visitors to heritage assets where views form an important part of the experience.*
- 3.7.3 The susceptibility to change of visual receptors travelling on road, rail or other transport routes would tend to fall into the *Low / Medium* category however if the route were to feature recognised scenic views then *High* may be more appropriate.
- 3.7.4 Visual receptors likely to be less concerned with change and therefore with a susceptibility to change assessed to be Low could include:
- *People engaged in sport or external activities where views are less likely to be appreciated;*
 - *Intermittent or glimpsed views from transport routes;*
 - *Workers where attention is likely to be focused on an activity not connected with the surroundings.*

- 3.7.5 Judgements on the value of the selected viewpoints are expressed as High, Medium or Low and assessing the value attached to a view takes account of:
- *The nature of the view eg a panoramic view of open countryside from an elevated location as opposed to a constrained urban viewpoint;*
 - *Recognition of the value of views eg. scenic viewpoints within Areas Of outstanding Natural Beauty;*
 - *Viewpoints where the views have been noted on maps, guidebooks, websites etc.*

3.8 Magnitude of Visual Effects

- 3.8.1 Each of the visual effects identified is assessed with regard to size or scale, geographical extent and where appropriate duration / reversibility:
- 3.8.2 The magnitude of visual effects in relation to the size or scale of the change is expressed as major, moderate, minor, or none. The size or scale of change in the view is judged in terms of:
- *The degree of the loss or addition of features in the view;*
 - *The extent of the changes in the view, including the proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics;*
 - *The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.*
- 3.8.3 The geographical extent of the visual effects is concerned with an assessment of:
- *the angle of the view;*
 - *the distance involved;*
 - *the extent of the area over which the change would be visible.*
- 3.8.4 The duration and reversibility of the proposed development are separate but linked. The duration of the development would be considered in relation to the expected life span of the development scheme and is expressed as:
- *Short term: zero – five years;*
 - *Medium term: five – ten years;*
 - *Long term: ten – thirty years;*
 - *Permanent: greater than thirty years.*
- 3.8.5 The reversibility of the scheme would consider the practicality of the change being reversed within thirty years.

3.9 Overall Degree of Landscape and Visual Effects

3.9.1 The overall degree of landscape and visual effects are assessed by combining the separate judgements of sensitivity and the magnitude of effects on landscape and visual receptors. Table 05 defines and describes the range of landscape and visual effects which can be expressed as *adverse*, *beneficial* or *neutral*.

Table 05: Overall Degree of Landscape and Visual Effects: Definitions and Descriptions	
NEUTRAL	
No Change	• No part of the development would be discernible; • There would be no effect within the context of the existing landscape; • The development proposals would be appropriate to the existing landscape scale, character, pattern and quality of the existing landscape resource.
Negligible	• Only a very small part of the development would be discernible; • There would be little effect within the context of existing landscape character.
ADVERSE	
Low / Slight	• The proposals would constitute only a minor component within the existing landscape character; • Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.
Moderate	The Proposals would: • form a visible and recognisable new element within the existing landscape; • negatively affect the existing landscape character.
Substantial	The proposals would: • form a significant part of the existing landscape; • be unable to be fully mitigated; • substantially and negatively affect an existing high-quality landscape.
Severe	The proposals would: • become a dominant feature within a high-quality landscape; • be entirely inappropriate to the existing landscape pattern, scale and landform; • permanently degrade or damage the existing landscape.
BENEFICIAL	
Low / Slight	The proposals would: • improve the landscape quality and character; • be appropriate to the landscape scale, quality and pattern;

	• <i>provide some restoration of lost or degraded landscape features.</i>
Moderate	<i>The proposals would:</i> • <i>Integrate very well within the existing landscape character;</i> • <i>Improve the overall landscape quality through restoration of missing or degraded landscape features due to other uses or neglect.</i>

3.10 Field Survey Methodology and Viewpoint Images

3.10.1 The on-site survey visit was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 10th June 2026 and undertaken from Public Rights of Way and Public Highways surrounding the proposed development site. Weather conditions were fair with some sunny spells. It should be noted the site survey was conducted during late Spring / early Summer when deciduous vegetation was generally in leaf - views would be more open during late Autumn, Winter and early Spring when deciduous vegetation would generally be out of leaf.

3.10.2 The photographs were all taken with a Canon EOS R [Full Frame] digital camera with a 50mm lens approximately 1.5 - 1.7m above ground level.

Zone of Theoretical Visibility

3.10.3 The ZTV is the area from within which any future development is anticipated to be visible. It is mapped by means of desktop research which was then refined and clarified with on-site investigations – refer to: Section 7.3 Visual Effects and RCo620 / Figure 01 / Viewpoint Locations [VPs 01-07] & PRowS and RCo620 / Figure 02 / Viewpoint Locations [VP 08] & PRowS.

4.0 PLANNING POLICY CONTEXT

4.1 National Planning Policy Context

4.1.1 A desk top study assessment of the relevant planning policy designations and statutory landscape designations surrounding and including the proposed development site has been carried out by Ramsay & Co. This desktop study has been undertaken at a national and local planning level and relevant planning and the relevant landscape designations are shown on RCo620 / Figure 04 / Relevant Landscape and Planning Designations.

4.1.2 The National Planning Policy Framework (NPPF) was most recently updated in December 2024. The NPPF has introduced a presumption in favour of sustainable development and reaffirmed that: *Planning law requires that applications for*

planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.....

4.1.3 In Section 2, paragraph 7 of the National Planning Policy Framework it states the following: *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*

4.1.4 The NPPF promotes sustainable development through:*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;.....*

National Planning Policy Framework: Public Rights of Way (PROW)

4.1.5 The National Planning Policy Framework states: *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

4.1.6 A designated footpath [Ref: WEC-2406] shares the private Knowe Top / Nyetimber access [off Broadford Bridge Road] and meets a PROW: Footpath [Ref: WEC-2356] which runs north-south to the western edge of the field within which the proposed development site is located.

4.2 District Planning Policy Overview

4.2.1 Horsham District Council formally submitted a new Local Plan and supporting documents to the Planning Inspectorate on Friday 26 July 2024. In the meantime the Horsham District Planning Framework [HDPF - Nov 2015] guides development in the Horsham District up to 2031.

4.2.2 The relevant Horsham District Council planning policies with regard to the proposed development site and landscape / visual amenity are considered to be as follows:

- *HDPF / 25: The Natural Environment and Landscape Character;*
- *HDPF / 26: Strategic Policy: Countryside Protection;*
- *HDPF / 31: Green Infrastructure and Biodiversity;*
- *HDPF / 32: The Quality of New Development*
- *HDPF / 33: Development Principles.*

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

- 4.2.3 *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

- 4.2.4 *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;

- 5. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
- 6. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and*
- 7. The landform of the area.*

Policy 31 Green Infrastructure and Biodiversity

- 4.2.5 *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.....

Policy 32 The Quality of New Development

4.2.6 *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

4.2.7 *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.*

5.0 EXISTING BASELINE CONDITIONS

5.1 Landscape Context

- 5.1.1 The proposed development site is located to the south-east corner of a field which is planted with uniform rows of grape vines - one of several which lie east of Broadford Bridge Road. It lies immediately north-east of an existing Nyetimber Ltd. wine related building, it and an adjacent contemporary dwelling [Knowe Top Cottages] are accessed via a straight [private] road which leads east off Broadford Bridge Road.

5.2 Proposed Development Site: Baseline Topography

- 5.2.1 The proposed development site lies to the south-east corner of a field which forms part of a well-established vineyard, the field gently falls from north to south and west to east, the fall continues over a woodland block [Park Hangar], much further east the upper slopes of the South Downs are perceptible in very long-distance views.
- 5.2.2 To the north there is a slight rise which then levels out south of London Copse and to the west there is a gradual fall to Broadford Bridge Road. To the south the landform gradually falls to Hatch's farm and the northern edge of West Chiltington.

5.3 Existing Vegetation

- 5.3.1 Immediately south of the proposed development site location is a species rich ribbon of shrubs [informal hedgerow] and intermittent trees which separates the vine field from the existing Nyetimber Vineyard building and associated hard standing area. To the east, the field edge is more open with only intermittent ruderal vegetation to the fence line. A row of intermittent trees lies further to the west - edging the field boundary.

5.4 National Landscape Character: Natural England – National Character Areas Profile (120): Wealden Greensand

- 5.4.1 The top tier of landscape character assessments is the National Countryside Character assessment comprising of 8 Regional Volumes which are subdivided into 159 distinct, natural areas.
- 5.4.2 The proposed development site lies within Volume 7: South East and London and is located within National Character Area Profile (120): Wealden Greensand: *The long, curved belt of the Wealden Greensand runs across Kent, parallel to the North Downs, and on through Surrey. It moves south, alongside the Hampshire Downs, before curving back eastwards to run parallel with the South Downs in West Sussex. Around a quarter of the NCA is made up of extensive belts of woodland – both ancient mixed woods and more recent conifer plantations. In contrast, the area also features more open areas of heath on acidic soils, river valleys and mixed farming, including areas of fruit growing.*
- 5.4.3 The relevant key characteristics are summarised below:
- *A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. The Greensand forms escarpments separated by a clay vale: the overall undulating and organic landform – particularly in*

the west – gives a sense of intimacy to the landscape. Leith Hill in Surrey is the highest point in south-east England.

- *There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries. These areas reflect the diverse geology, including the distinctive chalk grassland elements within the East Hampshire Hangers Special Area of Conservation (SAC), the wooded commons ('charts') of East Surrey and West Kent, and conifer plantations.*
- *Semi-natural habitats include: remnant lowland heathland, mostly concentrated in West Sussex, Hampshire and West Surrey; the wetlands associated with the River Arun in West Sussex; and unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture.*
- *Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils. On the clay, hedgerows are dense and species-rich, with occasional standard oaks. On more acidic soils they generally consist of hawthorn and blackthorn, also with occasional oak trees, and often trimmed low.*
- *Agricultural land comprises a mosaic of mixed farming, with pasture and arable land set within a wooded framework. There is a fruit-growing orchard belt in Kent and also around Selborne in Hampshire. The rural settlement pattern is a mixture of dispersed farmsteads, hamlets and some nucleated villages. Large houses set within extensive parks and gardens are found throughout the area.*
- *In the east of Kent, the Wealden Greensand has a gentler and more open aspect than in the wooded west. This part of the area is also more marked by development, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways and railway lines including the Channel Tunnel Rail Link (High Speed 1).*
- *The local built vernacular includes the use of Greensand, ragstone and, in the west, malmstone, bargate stone, plus dark carrstone patterned in the mortar between stones ('galleting') in Surrey, as well as timber-framing and weatherboarding.*
- *There are a range of historic landscape features, including field monuments, old military defences, prehistoric tumuli, iron-age hill forts, Roman forts, the Royal Military Canal, small quarries and relics of the iron industry (including hammer ponds). Sunken lanes cut into the sandstone are a historic and characteristic feature, as are older deer parks and more recent 18th-century parklands.*
- *Surface water is an important feature across the Greensand, with many streams and rivers passing through the NCA: the Western Rother, Wey, Arun, Medway and the Great and East Stour.*
- *The Greensand ridge meets the coast of Kent between Folkestone Warren and Hythe. While most of the coastal strip is now built up and*

protected by sea defences, the undeveloped sea cliffs at Copt Point provide important geological exposures, are designated for their nature conservation interest and fall within the Dover–Folkestone Heritage Coast.

5.5 Regional Landscape Character: West Sussex County Council Landscape Character Assessment 2003: WG7 – Storrington Woods & Heaths

5.5.1 The proposed development site areas lies within WSCC Landscape Character Area: WG7 – Storrington Woods & Heaths which is described as follows: *This Character Area lies between Fittleworth and Storrington in the middle of the County. It has a distinctive landform of low ridges alternating with shallow valleys, reflecting a complex geology of sandstone and clay. Heavily wooded ridges to the south are interspersed with small patches of heathland. Undulating, mixed farmland lies to the north with a scattering of orchards and vineyards, a network of small woodlands and a more heavily wooded northern escarpment. Despite the presence of sand quarries, abandoned glasshouses, and suburban development at Storrington, Pulborough and West Chiltington, much of the area retains a predominantly undeveloped character.*

5.5.2 The key landscape characteristics are summarised as follows:

- *Low ridges with shallow valleys (ridge and vale).*
- *Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham.*
- *Smaller broadleaved woods.*
- *Wooded northern escarpment.*
- *Mixed arable and pasture farmland with predominantly small to medium-sized fields with a variable density of hedgerows. Hedgerows tend to be more fragmented around arable farmlands.*
- *Small patches of heathland.*
- *Numerous small streams with fringing woodland.*
- *Orchards and vineyards.*
- *Many narrow, winding lanes, some sunken with exposed sandstone outcrops.*
- *Major historic parkland of Parham.*
- *Sand quarries.*
- *Small villages with many stone buildings (purple ironstones and honey coloured sandstones) and scattered cottages linked by narrow lanes.*
- *Localised suburban development around Storrington and West Chiltington.*
- *Extensive rights of way network.*

5.6 District Landscape Character: Horsham District Landscape Character Assessment: F1 Pulborough, Chiltington & Thakeham Farmlands

5.6.1 The overall character of this assessment states: *Lying over and along the prominent, north facing lower Greensand ridge, this is an undulating mixed farmland landscape of arable and horticulture, with small areas of pasture. It has a varied hedgerow pattern, fragmented in parts with a few small woodlands. On the low northern escarpment that forms the boundary to the character area there is a greater woodland cover. The leafy sunken lanes and orchards are particularly distinctive features. Essentially the area retains a rural character, but there is localised visual intrusion from derelict nurseries and small scale industrial uses.*

5.6.2 The key characteristics are as follows:

- *Undulating sandstone ridge.*
- *Partly wooded low scarp.*
- *Extensive arable and some horticultural land use with glasshouses and mushroom farms.*
- *Small orchards and vineyards*
- *Leafy sunken lanes with sandstone exposures.*
- *Small historic villages built of sandstone and half timber such as West Chiltington and Thakeham.*
- *Scattered small cottages and farmsteads mainly along lanes.*

5.7 Proposed Development Site: Landscape Character

5.7.1 The proposed development site landscape receptors / components are illustrated in Appendix A.

5.7.2 The proposed development site lies to the south-east corner of a field which is planted with vines and forms part of the larger Nyetimber Vineyard area which is characterised by medium scale fields which are planted with uniform rows of grape vines. Immediately south of the proposed development site location is a mature and dense ribbon of species rich shrubs and small trees which separates the vine field from a large wine related building further south-west. This building contains essential equipment related to the harvesting and processing of the Nyetimber grape crop.

5.7.3 The existing building is accessed by a metalled private road which runs east off Broadford Bridge Road and curves around the building curtilage to an extensive hard standing area to the east. The building has a cranked northern component and the elevations feature a variety of materials including natural stone and weathered

timber cladding. Further south-west is a residential dwelling [Knowe Top Cottages] which has a modern, contemporary architectural style.

5.7.4 The immediate landscape beyond the proposed development site location is dominated by fields with rows of evenly spaced grape vines which are supported with tensioned wires, the field edges are delineated with a mix of intermittent, mature trees and informal hedgerows. There are some very long-distance views of the upper slopes of the north-facing scarp of the south downs to the east. Generally this is a tranquil landscape with some intermittent intrusion as a result of standard winery related activities.

5.7.5 The main landscape receptors would be summarised by:

- *Species rich informal hedgerow;*
- *Rows of grape vines;*
- *Winery related agricultural building to the south-west;*
- *Residential dwelling [Knowe Top Cottages].*

5.8 Landscape Receptor Value

5.8.1 The elements of landscape character which may be affected by the proposed agricultural scheme were identified from existing landscape character assessments and the site visit. The characteristics and guidelines within the landscape character assessments were assessed and provided indicators as to which elements were important to landscape character.

5.8.2 The value of the proposed development site landscape character and landscape receptors / components are assessed below:

- *The existing species rich informal hedgerow and trees to the south delineate the field edge and are an important ecological / green infrastructure feature, they are therefore assessed to be of high value;*
- *The rows of vines are monocultural and offer little biodiversity potential, therefore they are assessed as having a low value;*
- *The winery building and hard standing area to the south-west is a large, man-made component which is not listed - therefore it is considered to have a low value;*
- *The contemporary residential dwelling to the south-west is not listed and is understood to be a Nyetimber building and intrinsically linked to the production of wine – it is not listed and therefore considered to be of low value;*
- *The proposed development site is judged to be of medium value as the landscape is not designated and the vines are monocultural.*

5.9 Statutory Landscape Designations

Ancient Woodland

- 5.9.1 There are no woodland blocks designated as *Ancient and Semi-Natural Woodland* adjacent to or in close proximity to the proposed development site.

Listed Buildings

- 5.9.2 Huntleys [residential dwelling] which lies some 500.0m south-west of the proposed development site is Grade II Listed and is the nearest designated heritage asset.

5.10 Visual Baseline: Potential Visual Receptors

Residential Receptors

- 5.10.1 The nearest residential building is Knowe Top Cottages which lies to the south-west of the proposed development site. The wider landscape north of West Chiltington is characterised by dispersed and isolated residential dwellings and farmsteads – some are partially perceptible in views from the proposed development site area.

Recreational Users

- 5.10.2 The proposed winery building location is partially perceptible in views from locations to the PRow: Footpath [Ref: WEC / 2356] which edges the field to the west and north-west. There is also some perceptibility of the proposed development site field edge from the designated footpath which runs south from the Knowe Top Cottages location. Views from the footpath which runs east off Broadford Bridge Road [Ref: WEC / 2356] to the west are constrained by existing intervening Nyetimber buildings.

Road Users

- 5.10.3 Views of the proposed development site from locations to Broadford Bridge Road [to the west] are constrained by intervening vegetation and buildings.

5.11 Visual Analysis: Representational Viewpoints

- 5.11.1 This section of the report provides an analysis of the existing baseline visual condition. The locations demonstrate the views available of the proposed development site [and viewpoints which demonstrate a lack of visibility due to the prevailing landform and/or intervening vegetation]. Views are shown in *Appendices B & C: Viewpoint Photographs*.

Viewpoint 01: PRow: Footpath Looking South-East

- 5.11.2 This viewpoint lies north-west of the proposed development site location and looks south-east across a field planted with uniform rows of grape vines. The view shows the gradual fall in levels to the south and east which characterise this field as well as long-distance views of the north-facing scarp of the South Downs. To the right of

the image are the mature trees and shrub understorey which delineate the field edge. The existing Nyetimber winery building is partially discernible over intervening vines, trees and shrubs.

Viewpoint 02: PRoW: Footpath Looking South-East

- 5.11.3 Viewpoint 02 lies south of Viewpoint 01 to the same footpath and also looks south-east across rows of vines, the location lies to a break in the vine planting [for agricultural access]. As with Viewpoint 01, there are long-distance views of the South Downs to the east as the landform falls over mature woodland. To the right of the image are the intermittent trees and dense shrub understorey which edge the field, there is a partial view of the existing Nyetimber wine processing building roof.

Viewpoint 03: PRoW: Footpath Looking South-East

- 5.11.4 This viewpoint lies south of Viewpoints 01 & 02 and lies to the same designated footpath, the view looks south-east across the southern part of the field. There are long-distance views of the South Downs to the skyline over intervening mature trees further east. The view also shows the trees and shrubs which lie to the southern edge of the field with partial views of the Nyetimber winery building beyond.

Viewpoint 04: PRoW: Footpath Looking East

- 5.11.5 Viewpoint 04 lies close to a gated access through deer fencing and is located to the same PRoW: Footpath as the previous viewpoints. To the right of the image are dense trees and shrubs which edge the southern boundary of the field. The view looks east towards the proposed development site location over a strip of rough grassland which separates the vines from the field edge vegetation, the view demonstrates the gradual fall in the landform to the east. Views of the south downs scarp are more constrained in this view due to intervening woodland.

Viewpoint 05: PRoW: Footpath Looking North-East

- 5.11.6 This view lies to a PRoW: Footpath and looks north-east towards the existing Nyetimber winery building and the cranked architectural element to the north. The view shows the fall in levels to the east and how the existing building sits in the landscape as well as the variety in the existing roof-scape – there is a steep fall beyond the area of hard standing to the foreground. To the left of the image are the trees and shrubs which extend east-west along the field edge beyond the existing building.

Viewpoint 06: PRoW: Footpath Looking North-East

- 5.11.7 Viewpoint 06 lies to the main Nyetimber entrance off Broadford Bridge Road and looks north-east up the main access which is also designated as a PRoW: Footpath. Uniform rows of grape vines with the associated steel supports characterise the fields both north and south of the metalled access road, further north-east are the mature trees which delineate the field edge, there is a partial view of the existing

Nyetimber winery buildings beyond the intervening vegetation and to the right of the image is the contemporary [Knowe Top Cottages] building.

Viewpoint 07: PRoW: Footpath Looking North-East

- 5.11.8 This viewpoint lies to a PRoW: Footpath which runs south from the Knowe Top Cottages residential dwelling. It lies just north of a field boundary, further south of this location, intervening vegetation constrains views north. To the left of the image is a densely spaced row of Alders, the footpath runs to the left of these trees and they are tall enough to constrain views north-east. The Knowe Top Cottages residential dwelling is perceptible and further right the roof of the Nyetimber winery building is also identifiable.

Viewpoint 08: PRoW: Footpath Looking North-West

- 5.11.9 Viewpoint 08 lies close to the Chanctonbury Hill Trig Point [just north of the South Downs Way] and is included to demonstrate the panoramic vistas over the Low Weald landscape from elevated locations to the north-facing scarp of the south downs. The existing Nyetimber winery building which lies south-west of the proposed development site is discernible in very long-distance views although binoculars were required to assist in locating it.

6.0 MITIGATION AND POTENTIAL EFFECTS

6.1 Proposed Mitigation

- 6.1.1 With the exception of a limited section of vegetation which would be removed to facilitate a new access – all the existing boundary vegetation would be retained. New ribbons of native species trees and shrubs are proposed to the south-east and north-west of the proposed wine pressing building. The colour of the new roof and elevations has been carefully considered to blend into the semi-rural location as well as reflecting the existing Nyetimber building elevational materials.

6.2 Potential Effects: Construction Phase

- 6.2.1 Construction phase activities would involve the standard operations associated with any construction scheme – adverse effects would be temporary in nature and comprise:
- *Tree & shrub removal;*
 - *General groundworks;*
 - *Delivery of construction materials / construction traffic movements;*
 - *Construction site activities and site operations.*

6.3 Post Construction / Operational Phase

- 6.3.1 Post construction, effects would be limited to views of the proposed winery building and associated hard standing / infrastructure – effects would be permanent.

7.0 LANDSCAPE AND VISUAL EFFECTS

7.1 Landscape Effects

- 7.1.1 This section will deal with the potential effects of the proposed development scheme on the landscape character and fabric of the proposed development site.

Landscape Features: Potential Effects

- 7.1.2 The existing landscape features / components which are important to the proposed development site have been identified as follows:

- *Species rich informal hedgerow;*
- *Rows of grape vines;*
- *Winery related agricultural building to the south-west;*
- *Residential dwelling [Knowe Top Cottages].*

Landscape Character: Potential Effects

- 7.1.3 Landscape character is partly derived from the combination and pattern of landscape elements within any view and therefore there is an overlap between visual amenity and landscape character.

7.2 Effects on the Landscape

Sensitivity

- 7.2.1 The sensitivity of the identified landscape receptors / components has been assessed as follows:
- *The existing trees & shrubs which form the informal hedgerow to the south of the proposed development site are assessed as having a high value being important to landscape character. Susceptibility to change would be medium as a limited section would be removed – Sensitivity is assessed to be **Medium** overall;*
 - *The rows of grape vines are judged to have a low value and there would be a low susceptibility to change - overall sensitivity is assessed as being **Low**;*
 - *The existing Nyetimber winery building to the south-west is assessed as having a low value. Susceptibility to change is judged as low as retained vegetation would separate the two site areas - the overall sensitivity is assessed to be **Low**.*

- The residential dwelling [Knowe Top Cottages] to the south-west is assessed as having a low value. Susceptibility to change would be low due to the presence of the large existing winery building and intervening, retained vegetation - sensitivity is assessed as being **Low**.
- Proposed Development Site: Landscape Character - value has been assessed as medium, the susceptibility to change is also judged to be medium as the proposed winery would be read within the context of the land-use and adjacent wine related building. The proposed development site is judged to have a **Medium** sensitivity to the type and scale of the proposed development.

Magnitude of Change: Construction Phase

- 7.2.2 During the construction phase of development, there would be short term, adverse effects in relation to enabling works, ground works, construction deliveries and general construction site activities.

Magnitude of Change: Proposed Agricultural Scheme

- 7.2.3 Following completion of the proposed wine pressing facility, effects would be permanent and primarily related to the perceptibility of the new grape pressing building and associated activities / traffic movements etc.

Assessment of Landscape Effects

- 7.2.4 The proposed development location lies to the south-east of a field which is given over to the growing and harvesting of grapes.

Existing Trees & Shrubs

- 7.2.5 The magnitude of change in relation to the adjacent informal hedgerow is assessed as being **Minor** as the majority of the trees and shrubs would be retained. There would be a **Low / Slight Adverse** overall degree of landscape effect in relation to existing trees and shrubs to the field boundaries.

Rows of grape vines

- 7.2.6 There would be a **Minor** magnitude of change with regard to the wider field of vines as a result of the removal of some vine rows and a **Negligible Neutral** overall degree of landscape effect.

Winery Related Agricultural building to the south-west

- 7.2.7 The setting of the existing Nyetimber winery building to the south-west would have a **Minor** magnitude of change and **Negligible Neutral** overall degree of landscape effect.

Residential Dwelling [Knowe Top Cottages]

- 7.2.8 The Knowe Top Cottages residential dwelling overlooks the existing Nyetimber winery building and lies in close proximity to it and the associated access and hard standing areas to the south-west of the proposed development site location. There

would be a **Minor** magnitude of change and **Low / Slight Adverse** overall degree of landscape effect on the setting of the Knowe Top Cottages residential dwelling.

Proposed Development Site - Landscape Character (Construction Phase)

- 7.2.9 The magnitude of change in relation to landscape effects arising as a result of the proposed development scheme during the construction phase would be short-term and **Moderate**. The overall degree of landscape effect would be temporary and **Moderate Adverse** as localised ground-work operations, deliveries and construction site activities would negatively affect the landscape character of the proposed development site north-east of the existing Nyetimber winery building.

Proposed Development Site - Landscape Character (Post Construction)

- 7.2.10 Following completion of the proposed development scheme, the magnitude of change is anticipated to be **Moderate**. The overall degree of landscape effect would be permanent and **Moderate Adverse** due to the type and scale of the proposed agricultural scheme.

Conclusion

- 7.2.11 The proposed winery building location lies in close proximity to an existing Nyetimber building which contains essential equipment for the harvesting and processing of grapes and wine making. The proposed building would form part of a cluster of buildings, agricultural access and hard standing areas which clearly relate to the uniform rows of vines which characterise the fields which surround the Nyetimber Vineyard area.

7.3 Visual Effects: Extent of Visibility - Zone of Theoretical Visibility (ZTV)

- 7.3.1 The Zone of Theoretical Visibility (ZTV) illustrating the anticipated perceptibility of the proposed agricultural development scheme has been mapped by means of desktop research which was then refined and clarified with on-site investigations. It is intended as indicative with judgements constrained by the limitations of the mapping and transient nature of deciduous vegetation. The ZTV is illustrated within: *RCo620 / Figure 01 / Viewpoint Locations and PRow [VPs 01-07]*.
- 7.3.2 To the north, the ZTV extends over a field planted with grape vines and is constrained by a combination of landform and tree line to the north-western edge. To the east there is a fall in levels and the ZTV extends across fields to the edge of a woodland block.
- 7.3.3 To the south, there would be views from adjacent fields with vegetation to the southern field edge defining the ZTV boundary. To the west, the ZTV is constrained by existing vegetation however there would likely be partial, seasonal perceptibility from locations to a field of vines further west.

South Downs National Park

- 7.3.4 The new Nyetimber development would be perceptible but very difficult to discern from elevated locations to the north facing scarp of the south downs due to the long-distance nature of the views [6.5km approx].

7.4 Visual Effects: Viewpoints and Visual Receptors

- 7.4.1 The viewpoint photographs are shown in Appendix B & C: Viewpoint Photographs.

Viewpoint 01: PRoW: Footpath Looking South-East

- 7.4.2 This viewpoint lies to the north-west of the proposed development site and looks south-east across a field of vines. The value is assessed as being high as there is some scenic quality, the location would be representative of recreational walkers who would be anticipated to have a high susceptibility to change - the resulting overall sensitivity is **High**. The magnitude of effect is assessed as being **Minor** as perceptibility of the proposed agricultural building would be constrained by intervening vines.

- 7.4.3 The roof of the proposed Nyetimber winery building would be perceptible over the intervening vines and therefore it is anticipated there would be a **Low / Slight Adverse** overall degree of visual effect.

Viewpoint 02: PRoW: Footpath Looking South-East

- 7.4.4 Viewpoint 02 lies south of Viewpoint 01 and also looks south-east, value is assessed as high as there is scenic quality with long-distance views of the South Downs over grape vines. This view would be most representative of recreational walkers who would be likely to have a high susceptibility to change - the resulting sensitivity is judged to be **High**. The magnitude of effect would be **Minor** as visibility of the proposed development would be partially constrained due to intervening vegetation.

- 7.4.5 It is anticipated there would be a **Moderate Adverse** overall degree of visual effect as perceptibility of the proposed winery building would be partially limited by intervening vegetation and the fall in levels to the south-east.

Viewpoint 03 – PRoW: Footpath Looking South-East

- 7.4.6 This viewpoint lies to the same PRoW: Footpath as Viewpoints 01 & 02, value is judged to be high due to views of the south downs over tree cover. Susceptibility to change would be high as the view would be representational of recreational walkers, the resulting sensitivity is judged to be **High**. The magnitude of change is anticipated as being **Moderate** as the proposed winery building would be discernible in this view.

- 7.4.7 Although the intervening vines and new planting to the edge of the concrete hard standing area would partially limit visibility of the proposed development it would

be visible and form a new man-made component in this view, therefore there would be a **Moderate Adverse** overall degree of visual effect.

Viewpoint 04 – PRoW: Footpath Looking East

- 7.4.8 Viewpoint 04 lies south of Viewpoints 01-03 to the same designated footpath and looks east down a clear strip of grassland [maintained for agricultural access], value is assessed as medium. Susceptibility to change would be high as the view would be representational of recreational walkers – the resulting sensitivity is therefore judged to be **High**. The magnitude of change is anticipated as being **Major** as there would be near-distance views of the proposed winery building.

- 7.4.9 New planting to the western edge of the proposed area of hard standing would soften and filter views east however the new building would be a large, man-made component in this view and therefore there would be a **Substantial Adverse** overall degree of visual effect as a result of the proposed development scheme.

Viewpoint 05 – PRoW: Footpath Looking North-East

- 7.4.10 This viewpoint looks north-east from a location to a PRoW: Footpath which lies close to the existing Nyetimber wine building. Value is assessed as being low as the landscape is not designated and there is little scenic quality, the view location would be primarily representational of recreational walkers therefore susceptibility to change is assessed as high - the resulting sensitivity is judged to be **Medium**. The magnitude of effect would be **Minor** as perceptibility of the proposed Nyetimber development would be limited by the existing building.
- 7.4.11 Perceptibility of the new wine pressing building would be constrained by intervening development and dense vegetation, therefore there would be **Low / Slight Adverse** overall degree of visual effect.

Viewpoint 06 – PRoW: Footpath Looking North-East

- 7.4.12 Viewpoint 06 lies to the main access to the existing Nyetimber winery building [and Knowe Top residential dwelling] which runs west off off Broadford Bridge Road. The access road is also designated as a PRoW: Footpath and the view looks north-east. Value is assessed to be medium as the landscape is not designated and the view has limited scenic quality, susceptibility to change is assessed as high as the route would be used by recreational walkers. The overall sensitivity is assessed as being **Medium**. The magnitude of effect would be **Minor** as perceptibility would be limited by intervening buildings and trees.
- 7.4.13 Any partial views of the proposed wine pressing building would be within the context of the existing Nyetimber buildings to the skyline and therefore there would be a **Negligible Neutral** overall degree of visual effect.

Viewpoint 07 – PRow: Footpath Looking North-East

- 7.4.14 This viewpoint looks north-east from a location to a PRow: Footpath which runs south from the Knowe Top Cottages residential dwelling. Value is assessed as being medium as there is limited scenic quality, susceptibility to change is assessed as high as the location would be used by recreational walkers - the resulting sensitivity is judged as **Medium**. Mid-distance views of the proposed building would be partially limited by existing and proposed vegetation and therefore the magnitude of effect would be **Minor**.
- 7.4.15 Perceptibility of the proposed development would be constrained by intervening planting however it would be partially perceptible - there would be **Low / Slight Adverse** overall degree of visual effect.

Viewpoint 08 – Chanctonbury Hill Looking North-West

- 7.4.16 Viewpoint 08 lies to the Chanctonbury Hill Trig point just north of the South Downs Way. Value is judged to be high as the landscape is designated [South Downs National Park] and there are panoramic views across the Low Weald, susceptibility to change is assessed as high, the overall sensitivity is therefore **High**. The magnitude of effect would be **Minor** due to the distance and scale of the proposed development scheme.
- 7.4.17 The distance between this viewpoint location and the proposed development site means the proposed wine pressing facility would be very difficult to discern for any casual viewer, therefore there would be a **Negligible Neutral** overall degree of visual effect.

8.0 SUMMARY AND CONCLUSIONS

8.1 Zone of Theoretical Visibility (ZTV)

- 8.1.1 The proposed development site has a constrained ZTV with a combination of existing vegetation and buildings resulting in a fairly compact ZTV. To the north the ZTV extends over a field of vines and is constrained by mature trees which lie to the west, to the east the ZTV extends across grassland fields to the edge of a woodland block.
- 8.1.2 To the south the ZTV partially extends across fields of vines and includes the southern and eastern section of a field east of Broadford Bridge Road, further north, dense shrubs and mature trees limit visibility of the proposed development site from the west.

South Downs National Park

- 8.1.3 The new building would be perceptible in very long-distance views from locations to elevated locations to the north facing scarp of the south downs however due to the distance and scale of the building it would be extremely difficult to discern with the naked eye.

8.2 Mitigation

- 8.2.1 All the existing field edge vegetation would be retained and protected with the exception of a limited section of trees and shrubs to the southern edge which would be removed to facilitate an access. To the eastern edge, a new ribbon of native species scrub and tree specimens would link the retained informal hedgerow to the southern edge with established field edge vegetation further north-east.
- 8.2.2 Intermittent areas of scrub and tree specimens would run to the western edge of the concrete apron – softening views of the new pressing centre from locations to the PRow: Footpath further west. The colour of the external elevations and roof has been carefully considered with the aim of making the building as visually unobtrusive as possible.

8.3 Landscape Effects

- 8.3.1 The sensitivity of the landscape receptors is summarised in the table below.

Table 06: Summary of Sensitivity of Landscape receptors			
Landscape Receptor	Value	Susceptibility To Change	Sensitivity
Species rich informal hedgerow	High	Medium	Medium
Rows of grape vines	Low	Low	Low
Winery related agricultural building to the south-west	Low	Low	Low
Residential dwelling [Knowe Top Cottages]	Low	Low	Low
Proposed Development Site	Medium	Medium	Medium

- 8.3.2 The overall degree of landscape effects with regard to the proposed residential scheme are summarised below in Table 07.

Table 07: Anticipated Overall Degree of Landscape Effects (Landscape Character / Landscape Components)			
Landscape Receptors	Sensitivity	Magnitude of Effect	Overall Degree of Landscape Effect
Species rich informal hedgerow	Medium	Minor	Low / Slight Adverse
Rows of grape vines	Low	Minor	Negligible Neutral
Winery related agricultural building to the south-west	Low	Minor	Negligible Neutral
Residential dwelling [Knowe Top Cottages]	Low	Minor	Low / Slight Adverse
Proposed Development Site: Landscape Character (Construction phase)	Medium	Moderate (Short Term)	Moderate Adverse (Short Term)
Proposed Development Site: Landscape Character (Post construction)	Medium	Moderate (Permanent)	Moderate Adverse (Permanent)

- 8.3.3 The proposed development site lies immediately north-east of an existing Nyetimber winery building and associated residential dwelling [Knowe Top Cottages] to the south-east corner of a field which is planted with uniform rows of grape vines.
- 8.3.4 The existing ribbon of trees and shrubs to the southern boundary would be retained however a limited section would be removed to facilitate an access resulting in a **Low / Slight Adverse** overall degree of landscape effect.
- 8.3.5 The removal of an area of grape vines would result in a **Negligible Neutral** overall degree of landscape effect.
- 8.3.6 Landscape effects with regard to the setting of the existing Nyetimber building would be **Negligible Neutral**.
- 8.3.7 The proposed scheme would result in a **Low / Slight Adverse** overall degree of landscape effect on the setting of the Knowe Top Cottages residential dwelling.
- 8.3.8 There would be a short-term **Moderate Adverse** overall degree of landscape effect with regard to the proposed development site landscape character due to associated ground works, deliveries and construction site activities during any construction phase. Long-term and post construction, it is anticipated there would be a permanent **Moderate Adverse** overall degree of landscape effect as a new wine pressing facility, an associated access and hard standing etc. would be located to the corner of an agricultural field.

South Downs National Park

- 8.3.9 The distance to the South Downs National Park boundary and scale of the proposed development scheme means there would be negligible landscape effects with regard to the setting of the designated landscape.

Existing Landscape Character Assessment Areas

- 8.3.10 It is considered the scale and type of development as well as the retention of existing boundary vegetation would mean there was a negligible effect on the National Character Area Profile (120): Wealden Greensand, WSCC Landscape Character Area: WG7 – Storrington Woods & Heaths, Horsham District Landscape Character Assessment: F1 Pulborough, Chiltington & Thakeham Farmlands.

8.4 Visual Effects

- 8.4.1 The sensitivity of the Viewpoint locations are summarised in the table below.

Table 08: Summary of Sensitivity of Viewpoints			
Viewpoint	Value	Susceptibility To Change	Sensitivity
Viewpoint 01: PRoW: Footpath Looking South-East	High	High	High
Viewpoint 02: PRoW: Footpath Looking South-East	High	High	High
Viewpoint 03: PRoW: Footpath Looking South-East	High	High	High
Viewpoint 04 - PRoW: Footpath Looking South-East	Medium	High	High
Viewpoint 05: PRoW: Footpath Looking East	Low	High	Medium
Viewpoint 06 - PRoW: Footpath Looking North-East	Medium	High	Medium
Viewpoint 07 - PRoW: Footpath Looking north-east	Medium	High	Medium
Viewpoint 08 – Chanctonbury Hill Looking North-West	High	High	High

- 8.4.2 The overall degree of visual effects in relation to the proposed commercial scheme and selected representational viewpoints are summarised below in Table 09.

Table 09: Anticipated Overall Degree of Visual Effect			
Viewpoint	Sensitivity	Magnitude of Effect	Overall Degree of Visual Effect
Viewpoint 01: PRoW: Footpath Looking South-East	High	Minor	Low / Slight Adverse
Viewpoint 02: PRoW: Footpath Looking South-East	High	Minor	Moderate Adverse
Viewpoint 03: PRoW: Footpath Looking South-East	High	Moderate	Moderate Adverse
Viewpoint 04 - PRoW: Footpath Looking South-East	High	Major	Substantial Adverse
Viewpoint 05: PRoW: Footpath Looking East	Medium	Minor	Low / Slight Adverse
Viewpoint 06 - PRoW: Footpath Looking North-East	Medium	Minor	Negligible Neutral
Viewpoint 07 - PRoW: Footpath Looking north-east	Medium	Minor	Low / Slight Adverse
Viewpoint 08 – Chanctonbury Hill Looking North-West	High	Minor	Negligible Neutral

8.5 Visual Receptors

Recreational Users

- 8.5.1 The proposed development site lies to the south-east corner of a field planted with uniform rows of vines and immediately north-east of an existing Nyetimber grape processing building. *Viewpoints 01, 02, & 03* lie to a public right of way footpath which extends north-south to the western edge of the field. Viewpoint 01 would have a ***Low / Slight Adverse*** overall degree of visual effect and *Viewpoints 02 & 03* are anticipated as having a ***Moderate Adverse*** overall degree of visual effect.
- 8.5.2 *Viewpoint 04* looks east and the proposed building would be a new man-made component in near-distance views – there would be ***Substantial Adverse*** overall degree of visual effect.
- 8.5.3 *Viewpoint 05* would have a ***Low / Slight Adverse*** overall degree of visual effect as near-distance views would be limited by the existing Nyetimber winery building. *Viewpoints 06 & 07* lie to the western and southern edges of the field which lies east of Broadford Bridge Road, *Viewpoint 06* would have a ***Negligible Neutral*** overall degree of visual effect and *Viewpoint 07* would have a ***Low / Slight Adverse*** overall degree of visual effect.
- 8.5.4 *Viewpoint 08* lies to Chanctonbury Hill and is assessed as having a ***Negligible Neutral*** overall degree of visual effect.

Road Users [Broadford Bridge Road]

- 8.5.5 Views from locations to Broadford Bridge Road would generally be limited by intervening vegetation and buildings, any partial views east from the more open, gated Nyetimber Vineyard entrance would be glimpsed and at speed.

8.6 Conclusions

- 8.6.1 The proposed development site lies to the south-eastern corner of a field planted with grape vines, immediately south-west beyond a ribbon of vegetation is an existing Nyetimber wine processing building with a residential dwelling [Knowe Top Cottages] beyond. The proposed development scheme comprises a new wine pressing building roughly rectangular in plan. A new access would be created to the south providing a link between the existing Nyetimber building and a new concrete hard standing area north-west of the proposed building.
- 8.6.2 The proposed development site location benefits from a ribbon of dense vegetation to the southern edge and to the west, mature intermittent trees and dense shrubs edge the field. A new ribbon of trees and scrub would extend north-east, linking existing established habitats and new trees and shrubs would soften the edge of the concrete hard standing to the north-western edge.
- 8.6.3 The proposed wine pressing building would read as an agricultural development which lies in proximity to an existing facility of similar scale, the surrounding fields are planted with uniform rows of grapevines which are supported with tensioned steel wires. The proposed planting would enhance the south-eastern field edge, biodiversity and green infrastructure. Whilst it is accepted there would be adverse landscape character effects, clustered and dispersed agricultural development characterises the rural landscape north of West Chilton.
- 8.6.4 The proposed development would be partially perceptible in near and mid-distance views from locations to PRoWs north-west, west and south-west of the proposed development site. The proposed planting would soften and filter visibility from publicly accessible locations and perceptibility would be within the context of the existing Nyetimber wine processing facility and surrounding viticulture land-use. Adverse visual effects in views from elevated locations to the north facing scarp of the south downs would be limited by distance and scale of the proposed scheme.
- 8.6.5 It is therefore considered the proposed agricultural development could be accommodated to the proposed site north east of Knowe Top residential dwelling without causing undue harm to the Knowe Top landscape character and visual amenity.

9.0 REFERENCES

- 9.1.1 This report has been prepared in accordance with the following guidance:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013;*
 - *An Approach to Landscape Character Assessment published by Natural England 2014;*
 - *Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute.*
- 9.1.2 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:
- *Natural England - National Character Areas Profile: 120 – Wealden Greensand (2013);*
 - *West Sussex District Council: Landscape Character Assessment: WG7-Storrington Woods and Heaths [2003];*
 - *Horsham District Landscape Character Assessment [2003]*
 - *Magic Interactive Map, Defra and Natural England.*
- 9.1.3 The following planning documents were referred to:
- *The National Planning Policy Framework (Dec 2024);*
 - *Horsham District Council: Horsham District Planning Framework;*