

Legal and General (Strategic Land North Horsham) Limited

Land North of Horsham

Employment Land - Landscape and Visual Impact Assessment

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SITE NAME: Land North of Horsham

REPORT TITLE: Employment Land - Landscape and Visual Impact Assessment

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REPORT REVISIONS

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P1	14/11/2025	First Draft	MCG/PG	PG
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P4	02/06/2026	Amended description of development	PG	PG

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1. INTRODUCTION

Introduction and Competency

- 1.1 David Jarvis Associates Limited (DJA) has been commissioned by Legal and General (Strategic Land North Horsham) Limited (the 'Applicant') to prepare this Landscape and Visual Impact Assessment (LVIA) to inform and assess proposals on land at North Horsham ('the Site'). The Site location is shown on **Drawing LV-0001**.
- 1.2 DJA is an environmental, planning and design consultancy experienced in the design and assessment of development across the planning spectrum.
- 1.3 DJA is a Registered Practice of the Landscape Institute.

Scope

- 1.4 A typical LVIA considers landscape and visual matters as separate issues. Visual impacts relate to changes in views and visual amenity, whereas landscape impacts relate to physical changes to the defining characteristics of the landscape within an identified study area.
- 1.5 This LVIA concerns the predicted landscape and visual effects arising from an outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.
- 1.6 Full details provided in the planning statement accompanying the application.
- 1.7 For LVIA, the impacts arising from the Proposed Development are conveyed as effects (refer to Methodology para. 1.2). Typically, the assessment is undertaken for the construction stage, then short term effects at completion/ operation ('Year 1') and long term, 'residual' effects (Year 15'), accounting for mitigation as required. However, where it is relevant, assessment of stages may be combined; for example, where the effects are predicted to remain the same for construction and operation.
- 1.8 This assessment considers the parameters as they reflect the worst case scenario, rather than one of the illustrative masterplan options presented in the DAS.

Methodology

- 1.9 This report has been prepared in accordance with a bespoke methodology that adheres to best practice guidelines, which include the Guidelines for Landscape and Visual Impact Assessment¹ (also referred to as 'GLVIA3'). The full methodology used for this assessment is provided in **Appendix 1** of this report. Considerations that are specific to this assessment are recorded below.

Background Information

- 1.10 The Site comprises part of a broader area of development at North Horsham, known as Mowbray.
- 1.11 The wider Mowbray site is the subject of a planning consent. The 'consented development' is used to describe the development that was approved by HDC in March 2018 subject to the outline planning application (Ref: DC/16/1677).

¹ Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

- 1.12 The consented application was accompanied by an LVIA. The decision reached by HDC in approving the application confirms that any landscape and visual effects arising were deemed to be acceptable.
- 1.13 The majority of the Site comprises farmland. The baseline has not changed in any significant way, other than some areas of recent development associated with the wider Mowbray site. No other changes to the baseline are predicted since the submission of the 2017 ES Addendum.
- 1.14 The 2016 ES / 2017 ES Addendum concluded the landscape effects for the site as a whole would range from moderate to minor adverse effects on landscape elements within the application site during construction and on completion (Year 1), reducing in the longer term to be minor adverse effects on the application site and wider surrounding landscape character areas but these effects are not considered significant.
- 1.15 Visual effects for the site as a whole are predicted to be moderate adverse or lesser effects and not significant at completion reducing significantly to result in beneficial effects in the majority cases. This is primarily due to the establishment and maturing of landscape planting.
- 1.16 It concluded that the development of the site as a whole would not result in any significant adverse effects upon the landscape or on visual amenity in the area surrounding the application site and includes proposals aimed at minimising the landscape and visual effect and assimilating the development into the local area.
- 1.17 The Proposed Development is significantly smaller than the wider site. Consequently, any landscape and visual effects arising from the Proposed Development are not anticipated to be as extensive as those assessed for the wider outline application.
- 1.18 The Proposed Development occupies a significantly smaller area than the wider site. The parameters are almost identical in area and identical in height to those already approved and the identified mitigation would remain. It is expected that the same, or lesser, effects would arise, and the overall effect should be as per the approved application.

LPA Consultation

- 1.19 The viewpoints to be used in this LVIA were issued to HDC as part of the scoping. They replicate the relevant viewpoints used in the 2016 ES.

Assessment Limitations

- 1.20 Specific limitations pertinent to the site and time of visit are described below.
- 1.21 The field survey was undertaken in autumn (October 2025), in the transitional period of tree leaf cover. Where this is relevant, such consideration is taken into account as part of the assessment, this being informed by experience and professional judgement.

Study Area

- 1.22 The study area has been determined through a combination of desk-studies and actual intervisibility experienced during the site visit. The baseline findings have informed an understanding of the extent of the surroundings and their influence on the Site, where effects are predicted to occur.

Site Description

- 1.23 The Site comprises parts of three fields in agricultural use to the east of the LiLo junction on the A264, south of Channells Brook / Bush Lane, north of the A264 and west of PROW NOH/1585/2. A smaller pair of elongated fields lie between the A264 and the railway.

- 1.24 The land rises gently from north to south from Channells Brook at approximately 56m AOD rising to approximately 71m north of the A264.
- 1.25 One PROW NOH/1586/2 crosses the western part of the site.
- 1.26 The boundaries of the fields are defined by hedgerows and occasional hedgerow trees. The boundary against the A264 is more generously wooded, and there are areas of woodland along the north eastern and eastern boundaries.
- 1.27 The site is not the subject of any landscape quality designations.

2. PLANNING POLICY AND GUIDANCE

2.1 A full review of the Site in relation to national and local planning is contained within the Planning Statement accompanying this application. This section provides a review of policy and supporting guidance pertinent to the consideration of landscape and visual matters.

2.2 The following policy documents are relevant to this assessment:

- National Planning Policy Framework (NPPF 2024)²; and
- Horsham District Planning Framework (November 2015).

National Policy

National Planning Policy Framework

2.3 At the heart of the NPPF is a presumption in favour of sustainable development, described as being the 'golden thread' that should run throughout local plan and decision making. The NPPF encourages developments to function well, add to the overall quality of the area, are visually attractive and are sympathetic to local character; should be sympathetic to landscape setting and should not discourage innovation or change (para. 139)

2.4 An objective of the planning system is that decisions should contribute to and enhance the natural environment by protecting and enhancing 'valued' landscapes and recognising the intrinsic character and beauty of the countryside (Para 187).

Horsham District Planning Framework (November 2015)

2.5 Policies are contained within the Horsham District Planning Framework (November 2015). The key considerations are presented below.

2.6 The Site forms part of the Horsham Strategic Location : Land North of Horsham as defined in Policies Policy SD1-SD9 of the Adopted HDC Local Plan.

2.7 Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure (with reference to development on land to the north of Horsham) states:

"1. A strong 'Landscape Buffer' shall be provided to the open countryside to provide a robust and long term, defensible boundary to the development and to avoid perception of coalescence and to maintain separation between Horsham and Crawley.

2. The development shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.

3. A 'Nature Park' and the provision of green ways along the principal access roads, bus routes and cycle paths will be delivered as key features of a green infrastructure network.

4. Provision for a cemetery, allotments and sports provision should be made within the 'Landscape Buffer'.

5. The development will enable the retention, enhancement and creation of two major green corridors - north to south at the western side of Old Holbrook and Holbrook Park; and east to west at Bush Lane connecting to Langhurstwood Road and Wimlands Road.

² National Planning Policy Framework. December 2024; updated February 2025. Department for Communities and Local Government.

6. *Strategic landscape proposals, including advanced planting, shall be provided in key visually sensitive locations and designed to avoid creating the appearance of development along the A264. Proposals shall be delivered to an agreed phasing plan and an appropriate long term landscape management must be agreed."*

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

"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."*

2.9 Policy 30: Protected Landscapes states:

"1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

2. Proposals should have regard to any management plans for these areas and must demonstrate:

- a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.*
- b. How the public enjoyment of these landscapes will be retained.*
- c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.*

3. In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered."

2.10 Policy 31: Green Infrastructure and Biodiversity states:

"1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be

provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

- 2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.*
- 3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.*
- 4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:*
 - i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)*
 - ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)*
 - iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.*
- b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:*
 - i. The reason for the development clearly outweighs the need to protect the value of the site; and,*
 - ii. That appropriate mitigation and compensation measures are provided”...*

3. LANDSCAPE BASELINE

Published Landscape Character

- 3.1 The boundaries of published landscape character assessments are shown on **Drawing LV-0002** and their key characteristics are described below and then evaluated to determine the extent to which they are representative of the Site and its setting / local context.
- 3.2 The landscape of Great Britain has been classified into a series of character areas at a varying scales. These reflect broad recognisable characteristics such as geology, soils, vegetation, land use and settlement pattern. The following character assessments exist within the study area:
- National Character Area (NCA) 152: “*High Weald*”; and
 - Local: LW4 “*Northern Vales*” Landscape Character Assessment of West Sussex (2003)
- 3.3 NCAs 121 and 122 cover a large geographical area and, whilst it provides a helpful overview of the broader landscape patterns, it lacks detail to inform the local understanding. Instead, this is provided by the more localised character assessment.

Local Character Assessment

- 3.4 The site lies within the LW8 “*Northern Vales*” - Landscape Character Assessment of West Sussex (2003). An extract of the relevant LCAs can be found at **Appendix 2**.
- 3.5 The key characteristics of the “*Northern Vales*” Landscape Character Area (LCA) in which the Site is located as provided below, with those of particular relevance to the site shown underlined:
- *Flat to gently undulating narrow clay vale, with floodplain and upper tributaries of the River Mole in the north east;*
 - *Pattern of small, medium and large fields with a variable density of hedgerows;*
 - *Predominantly pasture farmland in the north east changing to arable farmland with smaller areas of pasture around Warnham and Faygate to the south west;*
 - *Scattered tree cover, isolated woodlands and copses;*
 - *Distinctive field trees and farm ponds;*
 - *Major road and rail corridors and pylon lines;*
 - *Strong suburban and urban fringe influences of Crawley, Horsham and Gatwick Airport;*
 - *Some localities retain an enclosed rural character, for instance, west of Ifield;*
 - *Significant area of historic parkland of Warnham Court;*
 - *Large golf course near Ifield; and*
 - *Visual intrusion in parts from retail and industrial areas, housing, and sand and gravel workings*

Landscape Designations and Considerations

- 3.6 Designations are an indication of landscape value and may be associated with relevant policies. **Drawing LV-0003**, shows that there are no landscape designations overlapping or abutting the Site.

- 3.7 The High Weald National Landscape (HWNL) lies to the south of the A264 to the south east of the site. There is no intervisibility or functional relationship between the Site and the HWNL, aside from a distant glimpse view at **Viewpoint 4**.
- 3.8 The boundary of the High Weald National Landscape is located to the east and south-east of the Site and is predominantly defined by the route of the A264 within part of the study area.

Landscape Sensitivity

- 3.9 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. Photoviewpoints are used interchangeably to assist with the landscape appraisal, as well as consider visual amenity. These are provided at **Appendix 3**. Judgements in relation to susceptibility are provided with reference to the assessment methodology.

Landscape Susceptibility – Study Area

- 3.10 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character.
- 3.11 The local area has a well developed landscape structure of shaws, woodlands and hedgerows with trees which limits views of the Site from the wider landscape, including from the HWNL. The town of Horsham lies to the south of the A264 which exerts a strong urbanising influence on the southwestern parts of the study area, and the emerging Mowbray development exerts a similar influence on the western edge of the study area.
- 3.12 The Site itself sits on land that falls from the A264 toward Channells Brook, and forms a part of the wider southern edge of the Horsham Strategic Location : Land North of Horsham. It also benefits from a well developed landscape structure.
- 3.13 Overall, the study area is judged to have a **medium – low** susceptibility and the Site is judged to have a **medium - low** susceptibility.

Landscape Value

- 3.14 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of various factors that are an influence on value. This may be assigned through a relevant designation. Where no designation exists, then LI guidance identifies a number of reasons why a landscape may be valued, which is determined with regard to the assessment methodology provided in Appendix 1.
- 3.15 **Drawing LV-0003** illustrates that the Site is not in a designated landscape.
- 3.16 As the Site is not in a designated landscape, then its value is determined with regard to the criteria listed in table 3.1 below.

Table 3.1: Landscape value for non-designated Site

Factor	Evaluation	Contribution (High/Medium/Low/None)
Natural heritage	There are areas of Ancient Woodland to the north of the Site. In contrast the Site is not the subject of any natural heritage designations. There are a number of trees and hedgerows within the Site but this is not unusual for the area	Medium
Cultural heritage	There are a number of Listed Buildings approximately 500m to the east and south east	Medium

Factor	Evaluation	Contribution (High/Medium/Low/None)
	to the west of the Site. The Site itself is not the subject of any cultural heritage designations.	
Landscape Condition	There is a well developed landscape structure of shaws, woodland, hedges and ditches within the wider study area; this is reflected within the Site	Medium
Associations	There are no known cultural associations	None
Distinctiveness	The landscape of the study area and Site is typical of the local area.	Medium
Recreational	There is a reasonably limited network of PROW in the vicinity of the Site and to the east. PROW NOH/1586/2 runs through the western end of the Site.	Medium
Perceptual (Scenic)	The quantity and density of the wooded areas and treed boundaries limits invisibility within the study area. The landscape within the study area outside the HWNL is pleasant but unremarkable	Medium
Perceptual (Wildness and tranquility)	The area to the north of the study is relatively tranquil. The Site itself, particularly the southern edge, is more associated with the edge of the A264 / railway and Horsham	Medium
Functional	The Site and study area is largely in agricultural use	Medium

- 3.17 As a result of these findings, it is concluded that the landscape value of the study area is **medium-high** as it includes a part of the HWNL, and the Site is **medium -low**.

Overall Landscape Sensitivity

- 3.18 Having developed a deeper understanding of the landscape value and susceptibility, the judgement of overall landscape sensitivity is provided in Table 3.2.

Table 3.2: Overall Sensitivity

	Susceptibility	Value	Overall Sensitivity
Study Area	Medium - low	Medium - high	Medium
Site	Medium - low	Medium - low	Medium - low

4. VISUAL BASELINE

General

- 4.1 In order to assess the impact the Proposed Development may have on visual amenity, it is necessary to understand who will be subject to a change in visual circumstances and the extent to which those persons – the visual receptor - will be affected. The starting point is thus to establish the sensitivity of the viewing public to visual change.
- 4.2 The visual baseline provides a record of the views available to visual receptors and their visual amenity, in order to determine, through the process of design and mitigation, how their views are changed by the Proposed Development. The degree by which a visual receptor is judged to be sensitive, however, also depends on the actual quality of the existing view at the point at which it is considered representative of the 'worse case', this being typically where the greatest intervisibility occurs. Accordingly, when the sensitivity to the change being proposed is assessed, matters such as the context and extent of the existing view as well as the proximity of the receptor to the proposed development need to be considered.

Visual Receptors

- 4.3 A site visit was undertaken on 17th October 2025 to visit the viewpoints. The viewpoints replicate those used in the 2016 Application that are relevant to the Site. The weather was overcast but visibility was good. The degree of leaf cover was still relatively high.
- 4.4 A total of 22 viewpoints were taken, see **Drawing LV-0006**. These represent where effects are predicted to occur. Where access is available, a photographic record of the broad extents of visibility is provided at **Appendix 3**.
- 4.5 **Viewpoint 1** is the view north-west over agricultural fields from Old Crawley Road, south-west of Newhouse Farm. The degree of intervening vegetation limits views of the A264 and the Site. Distant views of the wooded ridge are available.
- 4.6 **Viewpoint 2** from Old Crawley Road to the east of the Site looks over agricultural fields and farm buildings toward the boundary of the A264. The degree of boundary vegetation gives a strong sense of enclosure and there are no views of the Site or longer distance views.
- 4.7 **Viewpoint 3** from the junction of Old Crawley Road and A264 to the east of the Site is of the road corridor itself and the boundary vegetation associated with A264. There are no views of the Site or longer distance views.
- 4.8 **Viewpoint 4** Horsham Round (long distance promoted footpath) public footpath COL/1588/1 over agricultural fields near Roffey Park within the HWNL. This is an elevated view with long distance views over the valley to the west. The Site is largely obscured by intervening vegetation.
- 4.9 **Viewpoint 5** is taken from public footpath COL/1587/3 over agricultural fields near High Wood, within the HWNL. This is also an elevated view with some longer distance views over the valley to the west. The Site is largely obscured by intervening vegetation.
- 4.10 **Viewpoint 6** is taken from public footpath 1588 adjacent to the A264 to the south east of the Site. The view is of the road corridor itself and the boundary vegetation associated with A264. There are no direct views of the Site or longer distance views.
- 4.11 **Viewpoint 7** is taken from Wimland Road level crossing just to the east of the site. The narrow over agricultural fields to the south of the railway and the rising agricultural fields of the main body of the

Site are clearly visible, set within the well wooded landscape. Some longer distance views are available.

- 4.12 **Viewpoint 8** is taken from the junction of Wimland Road and Horsham Round (long distance promoted route) NOH/1585/2 on the eastern edge of the Site. The rising agricultural fields of the main body of the Site is clearly visible, set within the well wooded landscape. Some limited longer distance views are available.
- 4.13 **Viewpoint 9** is from Horsham Round long distance path, bridleway NOH/1585/1, south-east of Owlcastle Farm on the north east edge of the Site. The rising agricultural fields of the main body of the Site is clearly visible, set within the well wooded landscape, with the railway and the A264 on the higher ground to the south. No longer distance views are available.
- 4.14 **Viewpoint 10** is from footpath NOH/1586/2, on the north east edge of the Site. The rising agricultural fields of the main body of the Site is clearly visible, set within the well wooded landscape, with the railway and the A264 on the higher ground to the south. No longer distance views are available.
- 4.15 **Viewpoint 11** is from Horsham Round long distance path, bridleway NOH/1585/1 on the northern edge of the Site. The rising agricultural fields of the main body of the Site are partially visible beyond the tree / hedgeline along the PROW. The well wooded landscape structure, with the railway and the A264 on the higher ground to the south, is visible through the trees. No longer distance views are available.
- 4.16 **Viewpoint 12** is from footpath NOH/1586/2 on the northern edge of the Site. The rising agricultural fields of the main body of the Site are clearly visible. The well wooded landscape structure, with the railway and the A264 on the higher ground, is visible to the south. No longer distance views are available.
- 4.17 **Viewpoints 13 and 14** are from public footpath NOH/1586/2. The view to the north is largely obscured by a dense hedgerow, and to the south the rising agricultural fields of the main body of the Site are clearly visible. The well wooded landscape structure, with the railway and the A264 on the higher ground, is visible to the south. Limited longer distance views are available.
- 4.18 **Viewpoints 15** is from Bush Lane, public bridleway NOH/1585/1 to the north west of the Site. from footpath NOH/1586/2 on the northern edge of the Site. The Site is not visible due to the quantity of intervening vegetation along Bush Lane and elsewhere within the well wooded landscape structure. No longer distance views are available.
- 4.19 **Viewpoints 16** is from alternative footpath 1586 adjacent to the A264 to the south west of the Site. The view to the north is largely obscured by a dense hedgerow, with only a glimpse view of the agricultural fields of the western part of the Site.
- 4.20 **Viewpoints 17** is taken from public footpath NOH/1586/1 across A264 lies to the south west of the Site. The Site lies beyond the densely vegetated boundary to the A264. The Site is well screened in this view by boundary vegetation.
- 4.21 **Viewpoint 18** is on alternative footpath 1586 adjacent to the A264 railway bridge close to the south west corner of the Site. The view to the north is largely obscured by a dense hedgerow and trees. The Site is well screened in this view by boundary vegetation.
- 4.22 **Viewpoint 19** is taken from the junction of public bridleway COL/1590/2 and public footpath COL/1591/1 to the north east of the Site. The intervening woodland, landform and vegetation screens views of the Site. Limited longer distance views of the wooded ridge are available.

- 4.23 **Viewpoint 20** is from public footpath RUS/1592/1 in agricultural fields near Benson's Cottage to the north east of the Site. The intervening woodland, landform and vegetation screens views of the Site. Limited longer distance views of the wooded ridge are available.
- 4.24 **Viewpoint 21** from Wimland Road near Wimland Cottages is an elevated view over agricultural fields of the wooded valley side to the south. The intervening woodland, landform and vegetation screens views of the Site. Limited longer distance views of the wooded ridge of the HWNL are available.
- 4.25 **Viewpoint 22** is from junction of Wimland Road and public bridleway COL/1590/2 to the north east of the Site. The intervening woodland, landform and vegetation screens views of the Site. No longer distance views are available.

Summary of Visual Baseline

- 4.26 As a consequence of the topography and the extensive nature of the woodlands and treelines in the area the Site is generally well enclosed and is not visible from many receptors beyond the immediate vicinity of the site boundary.
- 4.27 This baseline appraisal has determined that there are two categories of Visual Receptor that have been identified within the study area. These are:
1. Users of Public Rights of Way.
 2. Users of local roads.
- 4.28 People occupied at their place of work are considered to be least likely to be affected by development and have not been included.
- 4.29 Receptor sensitivity is described in Table 4.1. The sensitivity of visual receptors varies according to category and the context of the view as described above. These findings are used to inform the iterative process of design and mitigation.

Table 4.1 Selected Representative Visual Receptors

Reference	Receptor description and location	Distance to Site boundary	Value	Susceptibility	Sensitivity
Users of Public Rights of Way					
VP 04	View north-west from Horsham Round (long distance promoted footpath) public footpath COL/1588/1 near Roffey Park (within HWNL)	1020m	High	Medium - low	Medium
VP 05	View north-west from public footpath COL/1587/3 near High Wood (within HWNL)	725m	High	Medium - low	Medium
VP 06	View north-west from public footpath 1588 adjacent to the A264	40m	Medium	Low	Medium - low
VP 08	View west from the junction of Wimland Road and Horsham Round (long distance promoted route) NOH/1585/2	195m	Medium - high	High	Medium
VP 09	View south from Horsham Round long distance path, bridleway NOH/1585/1, south-east of Owlcastle Farm	145m	Medium - high	High	Medium
VP 10	View south from public footpath NOH/1586/2	Boundary	Medium	High	Medium - high

Reference	Receptor description and location	Distance to Site boundary	Value	Susceptibility	Sensitivity
VP 11	View south from Horsham Round long distance path, bridleway NOH/1585/1	Boundary	Medium - high	Medium - high	Medium - high
VP 12	View south-east from public footpath NOH/1586/2	Boundary	Medium	High	Medium - high
VP 13	View west from public footpath NOH/1586/2	Within Site	Medium	High	Medium - high
VP 14	View east from public footpath NOH/1586/2	Within Site	Medium	High	Medium - high
VP 15	View south-east from Bush Lane, public bridleway NOH/1585/1	260m	Medium	Medium - low	Medium - low
VP 16	View north from alternative footpath 1586 adjacent to the A264	Boundary	Medium	Medium - low	Medium - low
VP 17	View north from public footpath NOH/1586/1 across A264	50m	Medium	Low	Medium - low
VP 18	View north from alternative footpath 1586 adjacent to the A264 railway bridge	25m	Medium	Low	Medium - low
VP 19	View west from the junction of public bridleway COL/1590/2 and public footpath COL/1591/1	860m	Medium	Low	Medium - low
VP 20	View south-west from public footpath RUS/1592/1 near Benson's Cottage	795m	Medium	Low	Medium - low
VP 22	View south-west from the junction of Wimland Road and public bridleway COL/1590/2	475m	Medium	Low	Medium - low
Users of Local Roads					
VP 01	View north from Old Crawley Road, south-west of Newhouse Farm	170m	Low	High	Medium
VP 02	View north-west from Old Crawley Road	285m	Low	Low	Low
VP 03	View north-west from the junction of Old Crawley Road and A264	410m	Low	Low	Low
VP 07	View west from Wimland Road railway crossing	30m	Low	Medium - high	Medium - low
VP 21	View south from Wimland Road near Wimland Cottages	1375m	Low	Low	Low

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

General

- 5.1 The Proposed Development is for an outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.
- 5.2 Full details are provided in the Planning Statement, with a summary of the main components described below.
- 5.3 The Proposed Development consists of a mixture of commercial offices, warehouses for storage and distribution, a health centre and leisure facilities combining racket sports, swimming and spa all accompanied with associated surface parking requirements.

Landscape Strategy

- 5.4 The consent for the wider Mowbray site includes mitigation in the form of the retention of existing trees and woodland, and Strategic Landscape Buffers, defined on the OPA parameter plans. The two small fields south of the railway form part of a buffer and would be delivered through this application.
- 5.5 The height parameters and broad extents of development reflect the approved OPA. No further mitigation is proposed.

6. PREDICTED EFFECTS ON LANDSCAPE CHARACTER

- 6.1 Timescales for assessment apply for the period of construction; and then following completion at Year 1 and for the residual stage at 15 years post-completion. The longer term assessment allows for consideration of maturation of landscape features and integration with the wider landscape.

Effects on landscape character of LCA LW8 Northern Vales

Completion / Operation – Assessment of Effects (Year 1)

Study Area

- 6.2 The change in land use would be perceived at a localised scale. The conversion of the Site from agricultural use to employment development would be discernible beyond the boundaries of the Site, but the well enclosed nature of much of the landscape, and the retention of key landscape features means that direct views of the site are principally limited to those viewpoints on or around the boundary of the Site. The magnitude of effect would be **medium-low**.
- 6.3 Accounting for the baseline sensitivity of **medium**, the level of effect at Year 1 will be **moderate-minor, adverse** and **permanent**.

Site

- 6.4 The character of the Site would be fundamentally altered by the proposed development with the introduction of built development into a currently undeveloped site. There would be a slight benefit arising from the implementation of the Strategic Landscape Buffer and the resulting increase in tree cover within the site. Accordingly, the magnitude of effect will be **high**.
- 6.5 Giving consideration to the **medium** sensitivity of the Site, the overall level of effect at year 1, will be **major / moderate, adverse** and **permanent**.

Completion / Operation – Assessment of Effects (Year 15)

Study Area

- 6.6 The change in land use would be perceived at a localised scale. The conversion of the Site from agricultural use to employment development would be discernible beyond the boundaries of the Site, but the well enclosed nature of much of the landscape, and the retention of key landscape features means that direct views of the site are principally limited to those viewpoints on or around the boundary of the Site. The developing Strategic Landscape Buffer also helps to strengthen a key characteristic locally. The magnitude of effect would be **low**.
- 6.7 Accounting for the baseline sensitivity of **medium**, the level of effect at Year 15 will be **minor, adverse** and **permanent**.

Site

- 6.8 The character of the Site would be fundamentally altered by the proposed development with the introduction of built development into a currently undeveloped site. There would be a benefit arising from the development of the Strategic Landscape Buffer and the resulting increase in tree cover within the site. Accordingly, the magnitude of effect will be **medium-high**.
- 6.9 Giving consideration to the **medium** sensitivity of the Site, the overall level of effect at year 15, will be **moderate, adverse** and **permanent**.

Table 6.1: Summary of Predicted Landscape Effects (Residual)

Receptor	Sensitivity	Magnitude	Level of Effect	Nature (Positive/ Adverse/Neutral)
LCA LW8 Northern Vales – study area				
Year 1	Medium	Medium-low	Moderate-minor	Adverse
Year 15	Medium	Low	Minor	Adverse
LCA LW8 Northern Vales – Site				
Year 1	Medium - low	High	Major-moderate	Adverse
Year 15	Medium - low	Medium-high	Moderate	Adverse

Cumulative Landscape Effects

- 6.10 The consideration of cumulative effects relates solely to the consented development of the wider site.
- 6.11 Given that the parameters for the Employment Area reflect those approved as part of the consented development, and the mitigation proposed in the consented development is unchanged, the conclusions of the 2016 ES can be relied upon.

7. PREDICTED EFFECTS ON VISUAL AMENITY

- 7.1 A Photographic Record of the field survey visit, which illustrates the 17 representative viewpoints selected around the Site, is included at **Appendix 3**. A detailed assessment of the predicted magnitude and effect of visual change from the viewpoints is set out below and summarised in Table 7.1.
- 7.2 A series of illustrative photomontage can be found at **Drawings LV-0007-0012** from VPs 4, 8, 12, 18 and 22. The maximum height parameter is shown as a dashed line with the Option 2 Illustrative Context Masterplan to demonstrate the potential visual effects of the completed development. Option 2 has been selected as it contains the largest buildings and therefore represents the worst case scenario.

Users of Public Rights of Way

Local PROW receptors Alternative PROW NOH 1585, 1585/1, 1586, 1586/1, 1586/2 and 1588

- 7.3 These receptors all lie within 260m of the boundary within the Site, along the northern boundary of the Site and to the south of the Site.
- 7.4 At Completion (Year 1) the view from **Viewpoints 8 and 9** along Horsham Round (long distance promoted route) NOH/1585/2 would be altered by the presence of the proposed development clearly visible in the Site to the west. The parameters break the skyline in this view. It is predicted that the magnitude of effect will be high and for these receptors with medium sensitivity, the overall level of effect will be **major-moderate, adverse** and **permanent**.
- 7.5 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **major-moderate, adverse** and **permanent**.
- 7.6 At Completion (Year 1) the views from **Viewpoints 10-12** along PROW public footpath NOH/1586/2 would be altered by the presence of the proposed development clearly visible in the Site to the south. The parameters break the skyline in this view and any longer distance views would be lost. It is predicted that the magnitude of effect will be high and for these receptors with medium-high sensitivity, the overall level of effect will be **major, adverse** and **permanent**.
- 7.7 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **major, adverse** and **permanent**.
- 7.8 At Completion (Year 1) the views from **Viewpoints 13 and 14** along PROW public footpath NOH/1586/2 would also be altered by the presence of the proposed development clearly visible in the Site to the north and south. The parameters break the skyline in these views and any longer distance views would be lost. It is predicted that the magnitude of effect will be high and for these receptors with medium-high sensitivity, the overall level of effect will be **major, adverse** and **permanent**.
- 7.9 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **major, adverse** and **permanent**.
- 7.10 At Completion (Year 1) the view from **Viewpoint 15** Bush Lane, public bridleway NOH/1585/1 would be slightly altered by the presence of the south western edge of the proposed development being visible over the treeline to the north of the A264. The parameters break the skyline in this view but only in a limited area. Any built elements would be almost entirely screened by intervening vegetation. It is predicted that the magnitude of effect will be low and for this receptor with medium-low sensitivity, the overall level of effect will be **minor, adverse** and **permanent**.

- 7.11 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **minor, adverse and permanent**.
- 7.12 At Completion (Year 1) the view from **Viewpoint 16** from alternative footpath 1586 adjacent to the A264 would be altered by the presence of the south western edge of the proposed development being visible through the hedge / treeline to the north. The parameters break the skyline in this view but only in a limited area. Any built elements would be almost entirely screened by intervening vegetation. It is predicted that the magnitude of effect will be low and for this receptor with medium-low sensitivity, the overall level of effect will be **minor, adverse and permanent**.
- 7.13 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **minor, adverse and permanent**.
- 7.14 At Completion (Year 1) there would be no change to the views from **Viewpoints 17 and 18**.
- 7.15 This would be unchanged at Year 15.

Distant PROW receptors COL/1587/1, 1588/1, 1590/2 and RUSH/1592/1

- 7.16 These receptors lie over 475m from the boundary to the east and south east.
- 7.17 At Completion (Year 1) the view from **Viewpoints 4 and 5** Horsham Round public footpath COL/1588/1 near Roffey Park and public footpath COL/1587/3 near High Wood respectively would change very little with the proposed development almost entirely screened from view by intervening vegetation and landform. The parameters do not break the skyline in this view. It is predicted that the magnitude of effect will be low and for these receptors with medium sensitivity, the overall level of effect will be **minor, adverse and permanent**.
- 7.18 There is no mitigation planting proposed that would affect this view. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **minor, adverse and permanent**.
- 7.19 At Completion (Year 1) there would be no change to the views from **Viewpoint 19** at the junction of public bridleway COL/1590/2 and public footpath COL/1591/1, from **Viewpoint 20** from public footpath RUS/1592/1 near Benson's Cottage, or from **Viewpoint 22** from the junction of Wimland Road and public bridleway COL/1590/2.
- 7.20 This would be unchanged at Year 15.

Local Roads

- 7.21 This category refers to users of the A264, Wimland Road and Old Crawley Road and includes **Viewpoints 1-3, 7 and 21**.
- 7.22 At Completion (Year 1) there would be no change to the views from **Viewpoint 1** from Old Crawley Road, south-west of Newhouse Farm, from **Viewpoint 2** from Old Crawley Road, from **Viewpoint 3** from the junction of Old Crawley Road and A264, or from **Viewpoint 21** from Wimland Road near Wimland Cottages.
- 7.23 This would be unchanged at Year 15.
- 7.24 At Completion (Year 1) the Site would be clearly visible beyond the railway, with main part of the Site clearly visible to the north at **Viewpoint 7**. The parameters would break the skyline in this view and restrict any open view to the north. The Strategic Landscape Buffer is visible to the south of the railway. It is predicted that the magnitude of effect will be high and for this receptor with medium-low sensitivity, the overall level of effect will be **major-moderate, adverse and permanent**.

- 7.25 Whilst visible from this viewpoint the Strategic Landscape Buffer would not affect views of the proposed development from this viewpoint. Consequently, the effects at Year 15 would be unchanged from the Year 1 assessment of **major-moderate, adverse and permanent**.

Summary of Visual Assessment

- 7.26 The assessment of visual impact has identified the change to the visual amenity is tempered by the rolling topography of the local area, the relatively low lying position of the Site and intervening characteristic woodlands, tree lines and boundary vegetation which screen the Proposals from most directions.
- 7.27 Those receptors that would experience an effect of moderate significance or higher all lie within 200m of the site boundary. Beyond this the effect on receptors within the remainder of the study area is predicted to be minor or no effect.
- 7.28 Table 7.1 presents a summary of the predicted effects on visual amenity.

Table 7.1 – Summary of Predicted Effects on Visual Amenity (Residual)

Receptor	Sensitivity	Magnitude	Level of Effect	Nature (Positive / Adverse / Neutral)
Users of Public Rights of Way				
Local PROW receptors Alternative PROW NOH 1585, 1585/1, 1586, 1586/1, 1586/2 and 1588				
Viewpoints 8 and 9 Year 1 (Completion)	Medium	High	Major - moderate	Adverse
Viewpoints 8 and 9 Year 15 / Residual	Medium	High	Major - moderate	Adverse
Viewpoints 10-12 Year 1 (Completion)	Medium-high	High	Major	Adverse
Viewpoints 10-12 Year 15 / Residual	Medium-high	High	Major	Adverse
Viewpoints 13 and 14 Year 1 (Completion)	Medium-high	High	Major	Adverse
Viewpoints 13 and 14 Year 15 / Residual	Medium-high	High	Major	Adverse
Viewpoint 15 Year 1 (Completion)	Medium - low	Low	Minor	Adverse
Viewpoint 15 Year 15 / Residual	Medium - low	Low	Minor	Adverse
Viewpoint 16 Year 1 (Completion)	Medium - low	Low	Minor	Adverse
Viewpoint 16 Year 15 / Residual	Medium - low	Low	Minor	Adverse
Viewpoints 17 and 18 Year 1 (Completion)	Medium - low	No effect	No effect	No effect
Viewpoints 17 and 18 Year 15 / Residual	Medium - low	No effect	No effect	No effect
Distant PROW receptors COL/1587/1, 1588/1, 1590/2 and RUSH/1592/1				
Viewpoints 4 and 5 Year 1 (Completion)	Medium	Low	Minor	Adverse
Viewpoints 4 and 5 Year 15 / Residual	Medium	Low	Minor	Adverse

Viewpoints 19, 20 and 22 Year 1 (Completion)	Medium - low	No effect	No effect	No effect
Viewpoints 19, 20 and 22 Year 15 / Residual	Medium - low	No effect	No effect	No effect
Users of Local Roads				
Viewpoints 1-3, and 21 Year 1 (Completion)	Medium / Low	No effect	No effect	No effect
Viewpoints 1-3, and 21 Year 15 / Residual	Medium / Low	No effect	No effect	No effect
Viewpoint 7 Year 1 (Completion)	Medium - low	High	Major moderate -	Adverse
Viewpoints 7 Year 15 / Residual	Medium - low	High	Major moderate -	Adverse

Predicted Potential Cumulative Effects

- 7.29 The consideration of cumulative effects relates solely to the consented development of the wider site.
- 7.30 The effect of the Proposed Development on visual amenity would be reduced in some instances where the wider site would partially screen or reduce the appearance of Employment Land. This would be evident at **Viewpoints 7-9**.
- 7.31 Given that the parameters for the Employment Area reflect those approved as part of the consented development, and the mitigation proposed in the consented development is unchanged, the conclusions of the 2016 ES can be relied upon.

8. SUMMARY AND CONCLUSIONS

- 8.1 David Jarvis Associates has been commissioned to inform the design process for the Proposed Development. The Site comprises part of a broader area of development at North Horsham, known as Mowbray.
- 8.2 The wider Mowbray site is the subject of a planning consent. The 'consented development' is used to describe the development that was approved by HDC in March 2018 subject to the outline planning application (Ref: DC/16/1677).
- 8.3 The consented application was accompanied by an LVIA. The decision reached by HDC in approving the application confirms that any landscape and visual effects arising were deemed to be acceptable.
- 8.4 The majority of the Site comprises farmland. The baseline has not changed in any significant way, other than some areas of recent development associated with the wider Mowbray site. No other changes to the baseline are predicted since the submission of the 2017 ES Addendum.
- 8.5 The Proposed Development occupies a significantly smaller area than the wider site. The parameters are almost identical in area and identical in height to those already approved and the identified mitigation would remain. It is expected that the same, or lesser, effects would arise, and the overall effect should be as per the approved application.

Landscape and Visual Baseline

- 8.6 The Site comprises parts of three fields in agricultural use to the east of the LiLo junction on the A264, south of Channells Brook / Bush Lane, north of the A264 and west of PROW NOH/1585/2. A smaller pair of elongated fields lie between the A264 and the railway, within the West Sussex LW8 "Northern Vales" - Landscape Character Area.
- 8.7 The Site is not within a designated landscape. It is concluded that the landscape sensitivity of the study area is **medium** and the Site is **medium-low**.
- 8.8 As a consequence of the topography and the extensive nature of the woodlands and treelines in the area the Site is generally well enclosed and is not visible from many receptors beyond the immediate vicinity of the site boundary.

Development Mitigation

- 8.9 The consent for the wider Mowbray site includes mitigation in the form of the retention of existing trees and woodland, and Strategic Landscape Buffers, defined on the OPA parameter plans. The two small fields south of the railway form part of a buffer and would be delivered through this application.
- 8.10 The height parameters and broad extents of development reflect the approved OPA. No further mitigation is proposed.

Effects on Landscape Character

- 8.11 The change in land use would be perceived at a localised scale. The conversion of the Site from agricultural use to employment development would be discernible beyond the boundaries of the Site, but the well enclosed nature of much of the landscape, and the retention of key landscape features means that direct views of the site are principally limited to those viewpoints on or around the boundary of the Site. The developing Strategic Landscape Buffer also helps to strengthen a key characteristic locally. The magnitude of effect would be **low**.

- 8.12 Accounting for the baseline sensitivity of **medium**, the level of effect at Year 15 will be **minor, adverse** and **permanent**.

Effects on Visual Amenity

- 8.13 The assessment of visual impact has identified the change to the visual amenity is tempered by the rolling topography of the local area, the relatively low lying position of the Site and intervening characteristic woodlands, tree lines and boundary vegetation which screen the Proposals from most directions.
- 8.14 Those receptors that would experience an effect of moderate significance or higher all lie within 200m of the site boundary. Beyond this the effect on receptors within the remainder of the study area is predicted to be minor or no effect.

Cumulative Effects

- 8.15 Given that the parameters for the Employment Area reflect those approved as part of the consented development, and the mitigation proposed in the consented development is unchanged, the conclusions of the 2016 ES can be relied upon.

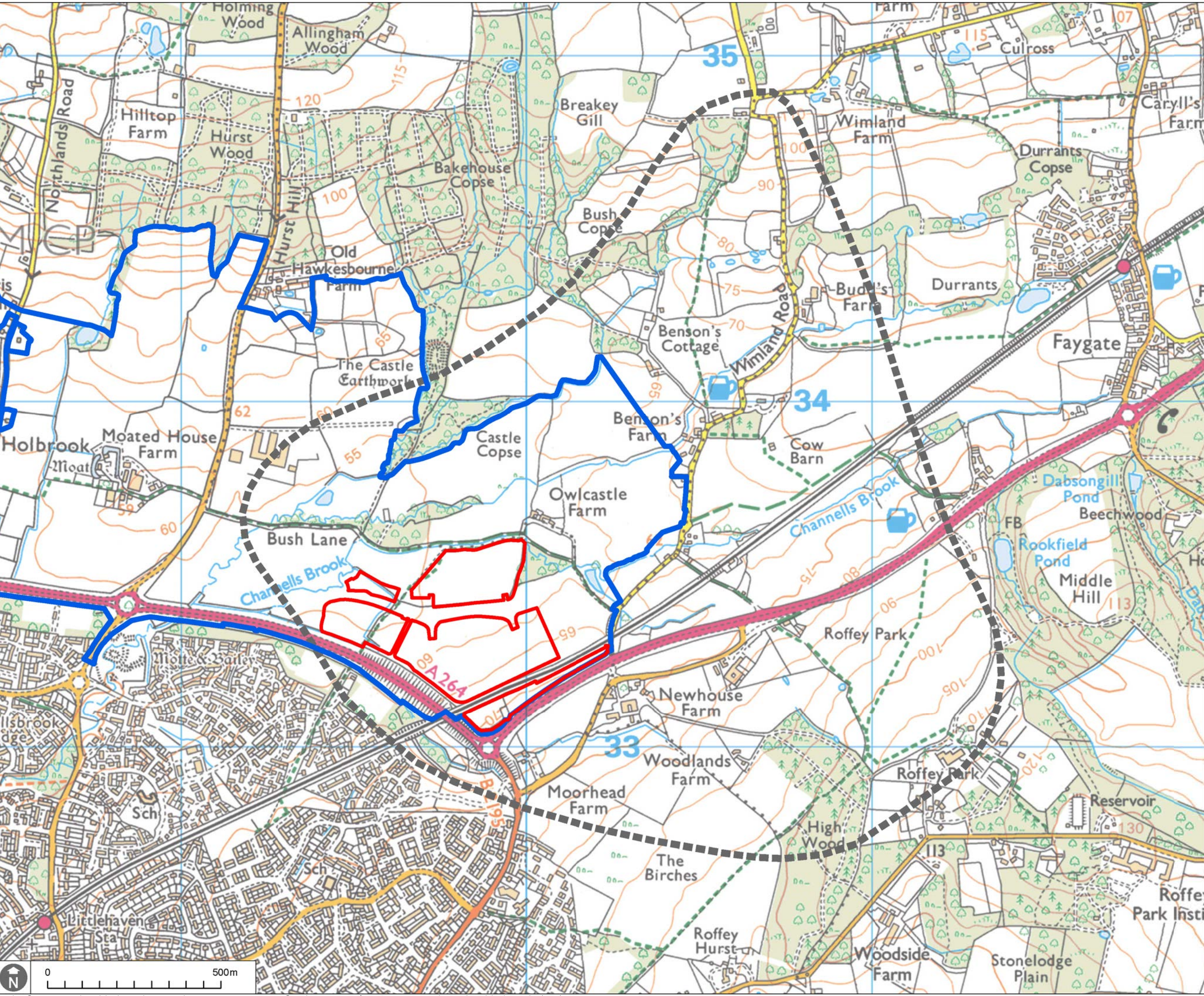
Conclusions

- 8.16 The Proposed Development has been designed to minimise harm to landscape character and visual amenity, using a best practice approach that responds to a recorded baseline within a defined study area. The Proposed Development protects high quality features at the outset, is sympathetic to visual receptors including those along the settlement edge and more sensitive elevated views to the south east.

DRAWINGS

2898-4-4-4-1-LV-xxxx-S4-P1 LVIA Figures

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KEY

Application Boundary

Consented Application Boundary

Study Area

Status

PLANNING

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Client

LEGAL & GENERAL (SRATEGIC LAND NORTH HORSHAM) LTD.

Project

LAND NORTH OF HORSHAM - EMPLOYMENT LAND

Drawing Title

SITE LOCATION PLAN

Scale

1:10,000

Sheet Size

A3

Date

JUN 2026

Client Ref.

-

Drawing Ref.

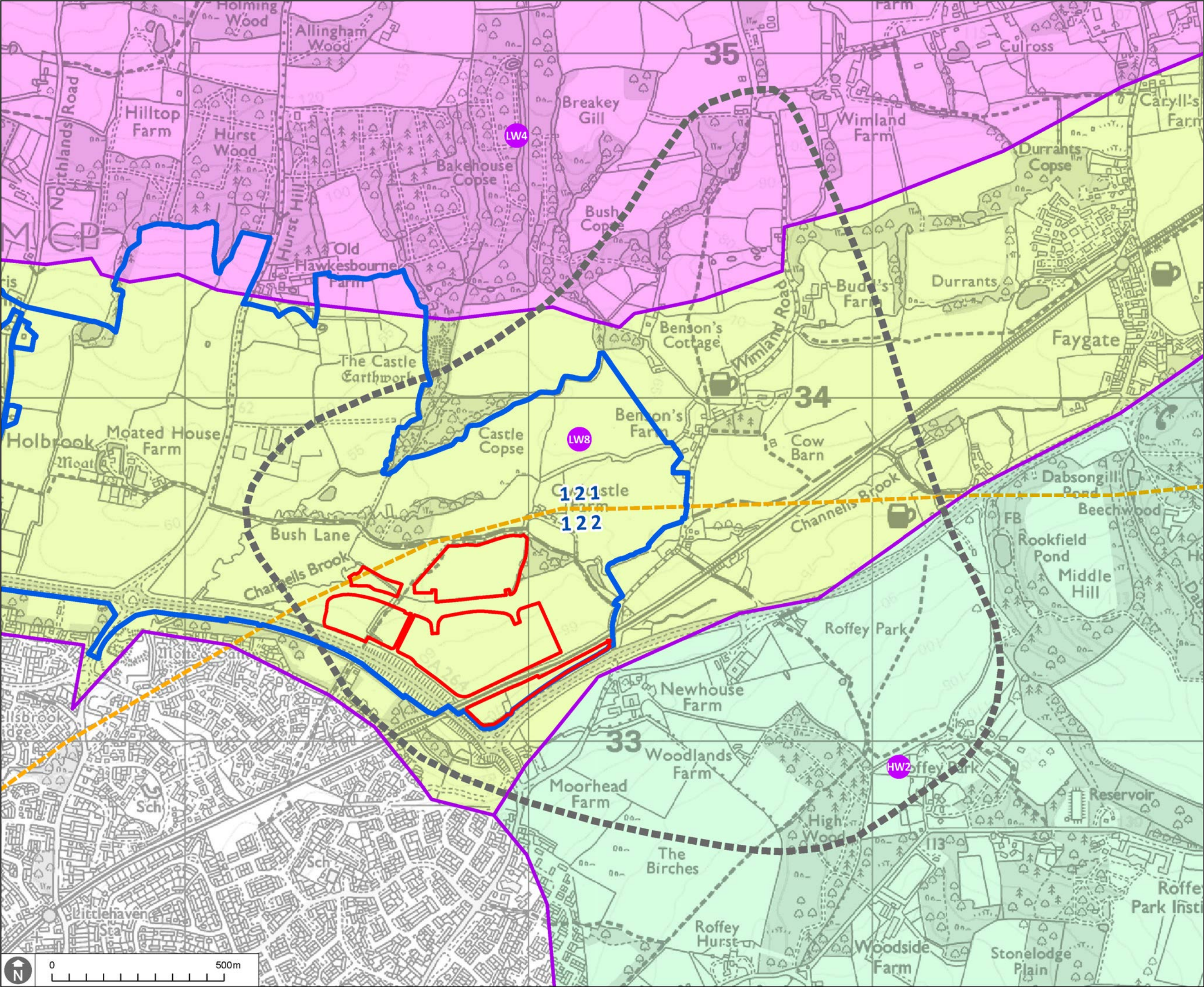
2898-4-4-4-1

Drawing No.

LV-0001

Version

S4-P1



KEY

- Application Boundary
- Consented Application Boundary
- Study Area
- County Boundaries

West Sussex Landscape Character Areas

- HW2: High Weald Forests
- LW4: Low Weald Hills
- LW8: Northern Vales

National Character Areas

- 121: Low Weald (NE450)
- 122: High Weald (NE508)

Status

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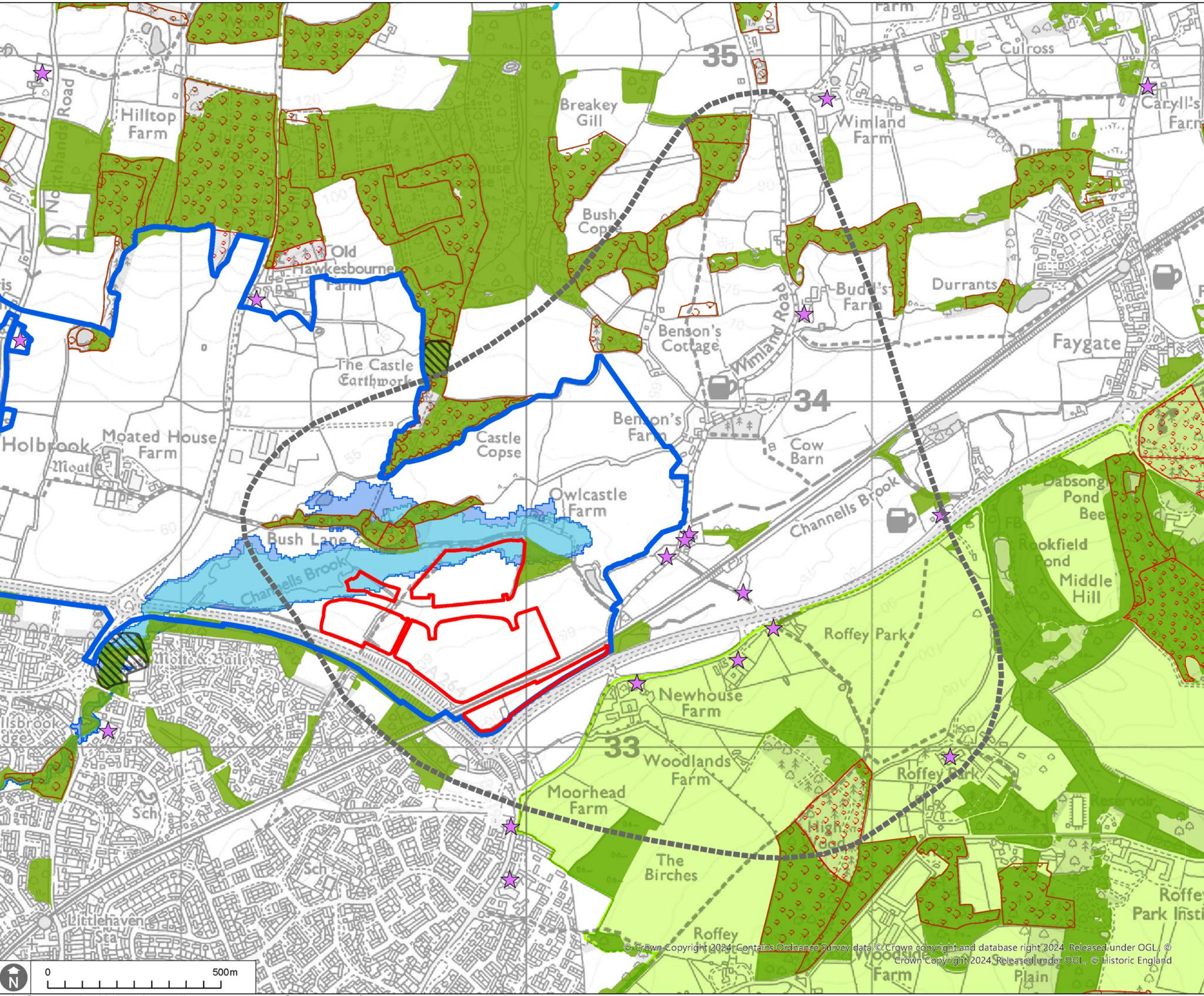
Project

LAND NORTH OF HORSHAM - EMPLOYMENT LAND

Drawing Title

LANDSCAPE CHARACTER

Scale	Sheet Size	Date	
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Client Ref.	Drawing Ref.	Drawing No.	Version
-	2898-4-4-1	LV-0002	S4-P1



KEY

-  Application Boundary
-  Consented Application Boundary
-  Study Area

National Heritage List for England

- Listed Building  II
-  Scheduled Monuments

Natural England

-  Ancient & Semi-Natural Woodland
-  Ancient Replanted Woodland
-  High Weald National Landscape

Priority Habitat Inventory

-  Rivers
-  Deciduous Woodland

Flood Zones

-  Flood Zone 3
-  Flood Zone 2

Status

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Project

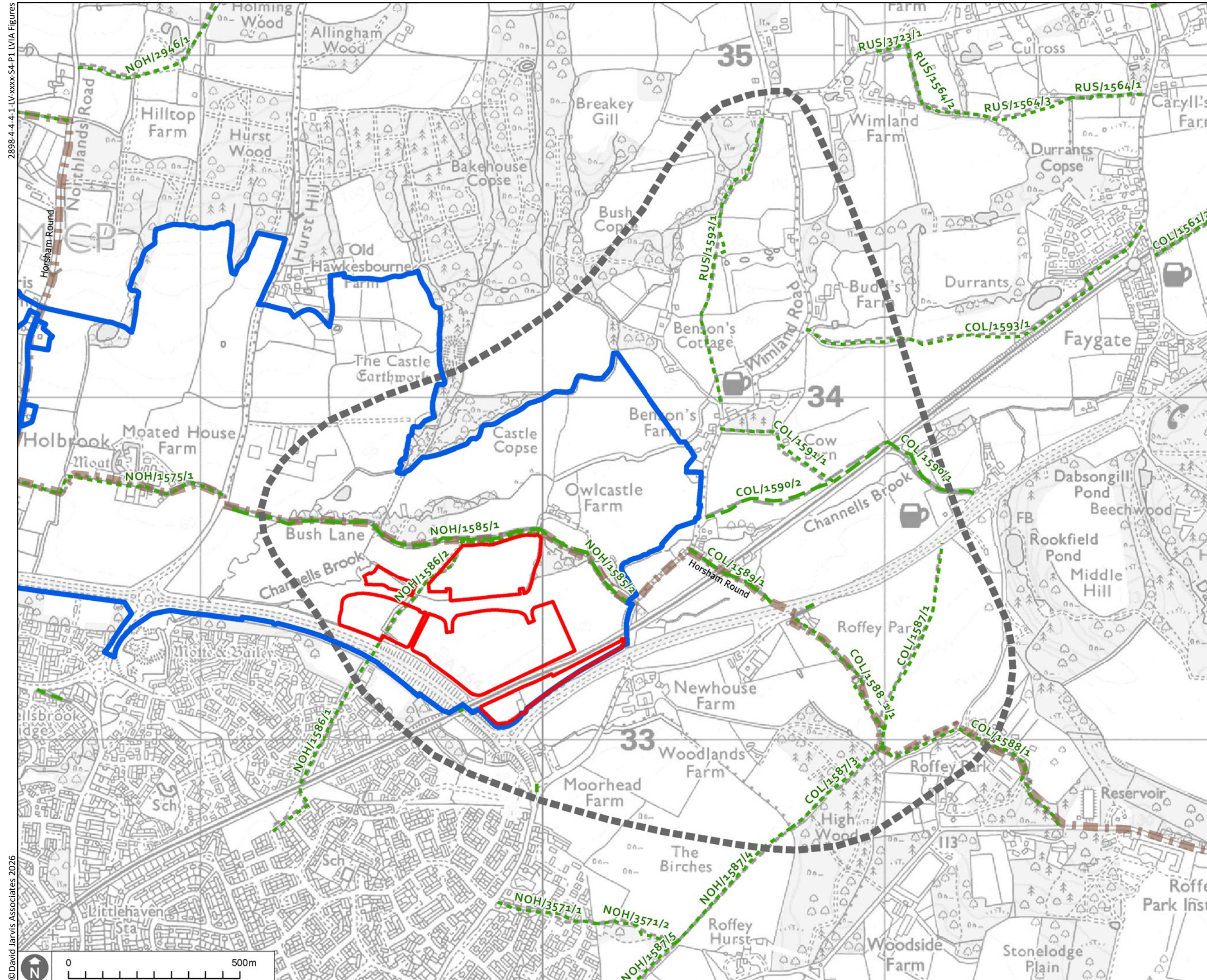
LAND NORTH OF HORSHAM - EMPLOYMENT LAND

Drawing Title

LANDSCAPE DESIGNATIONS AND CONTEXT

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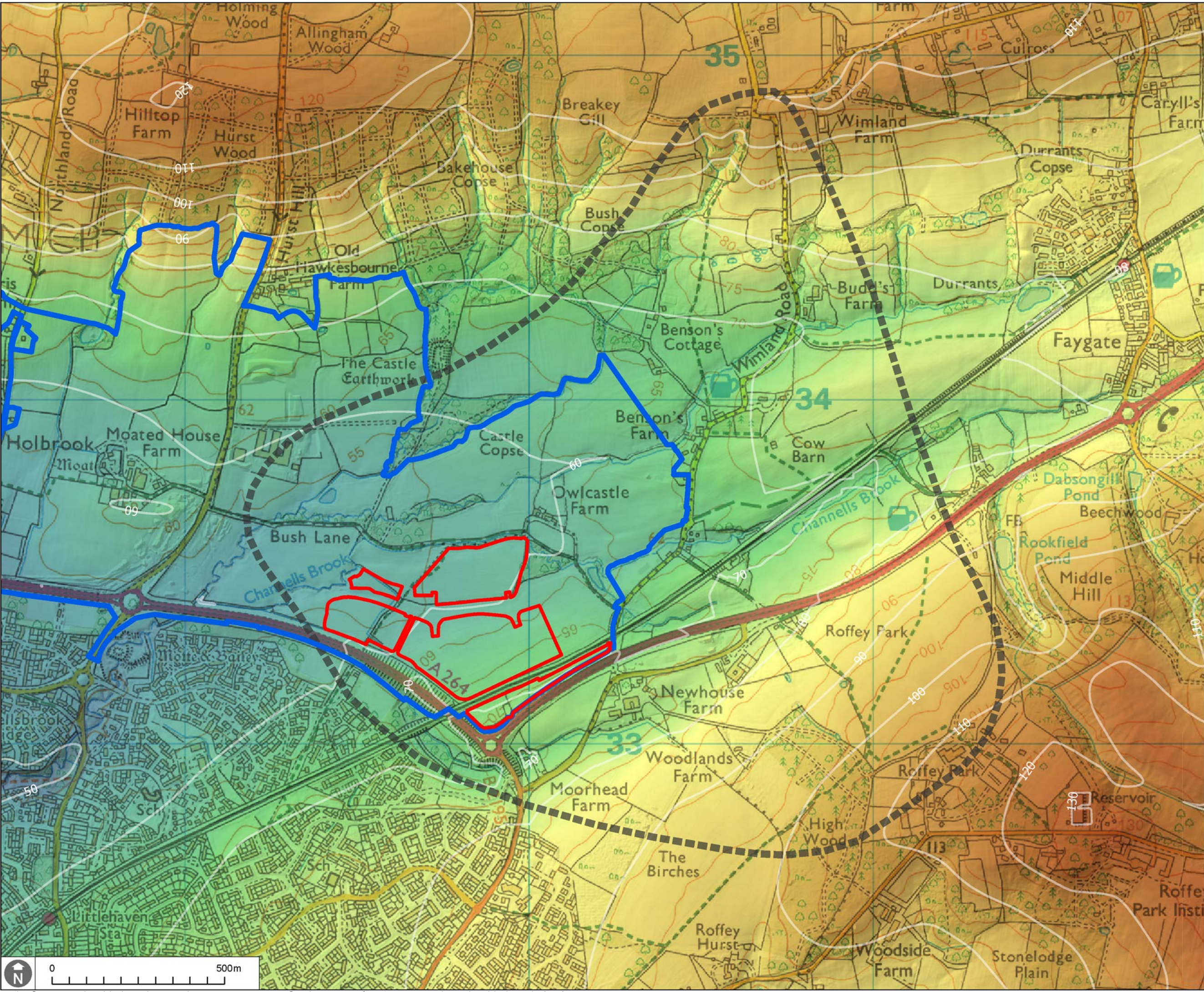


Long Distance Footpaths

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2898-4-4-1-LV-xxxx-S4-P1 LVIA Figures

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KEY

- Application Boundary
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- Study Area

Topography Height Banding (mAOD)

131.153
45.049

Status

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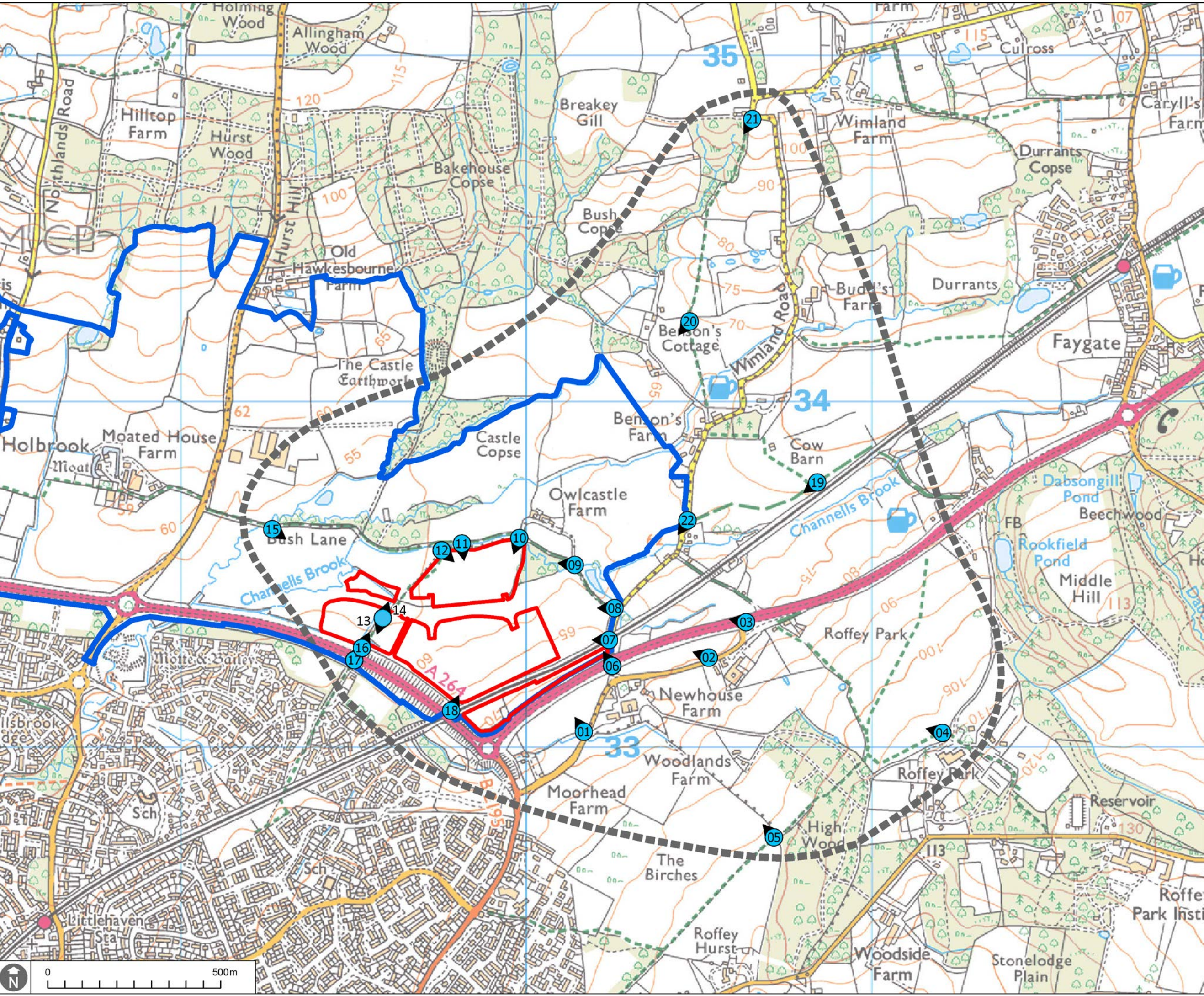
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TOPOGRAPHY

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		Version
		S4-P1

2898-4-4-1-LV-xxxx-S4-P1 LVIA Figures

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KEY

- Application Boundary
- Consented Application Boundary
- Study Area
- Viewpoint Locations

Status

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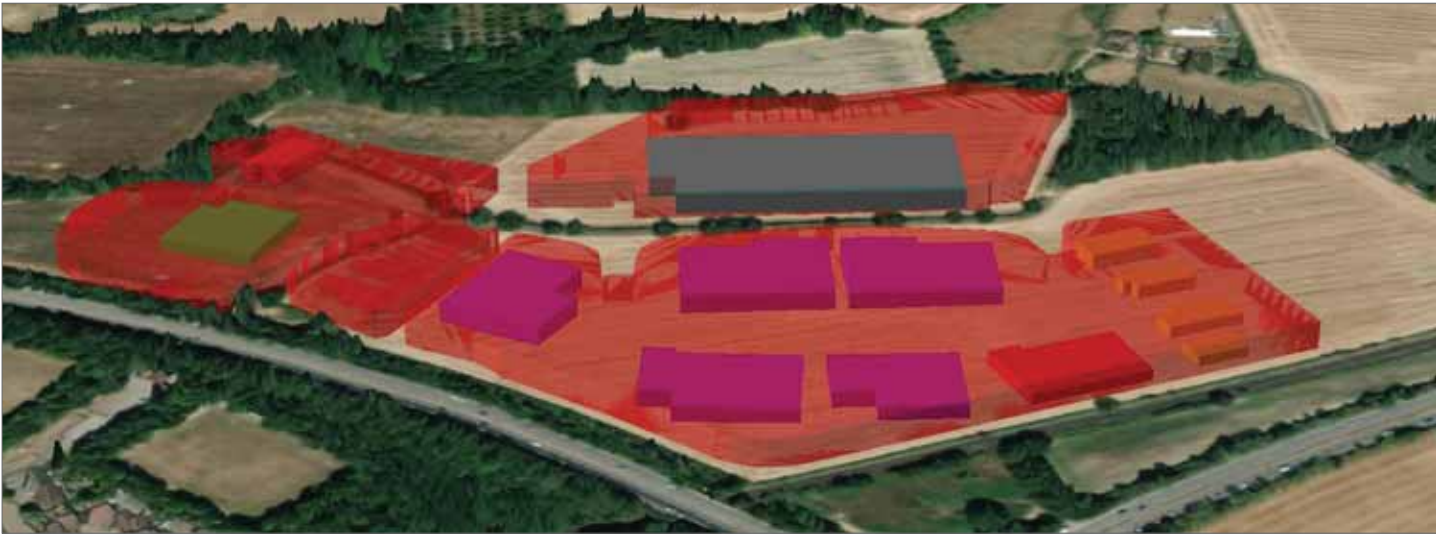
Drawing Title

VIEWPOINT LOCATIONS

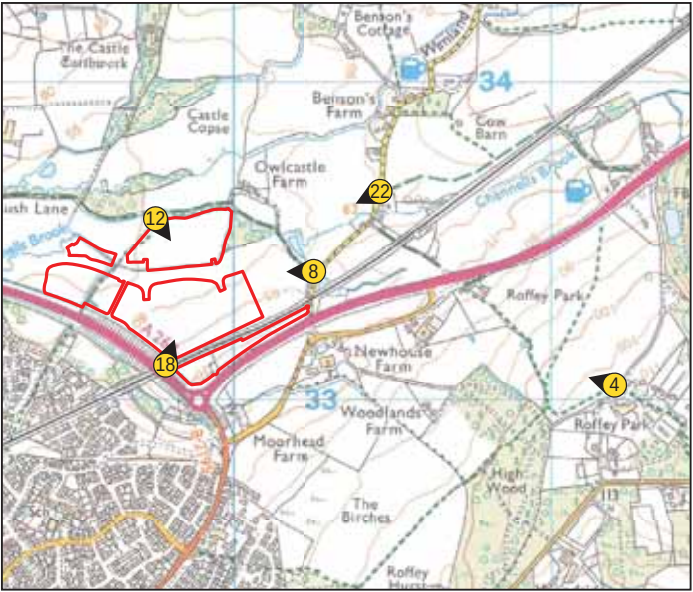
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Client Ref.	Drawing Ref.	Drawing No.
-	2898-4-4-1	LV-0006
		Version
		S4-P1



SKETCHUP MODEL: GEOLOCATED PROPOSED DEVELOPMENT MODEL (SUPPLIED BY CLIENT)



LSS REFERENCE MODEL: PROPOSED DEVELOPMENT & 16M HIGH PARAMETER BLOCKS, LIDAR DSM* + AERIAL IMAGERY** REFERENCE

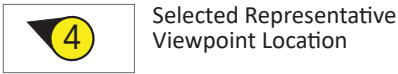


VIEWPOINT LOCATIONS



CLIENT MASTERPLAN

LEGEND



NOTES
*LIDAR DSM source: environment.data.gov.uk. Downloaded at 1m accuracy, modelled at 2m intervals in LSS
**Aerial imagery source: ArcGIS Online World Imagery

Drawing Revision				
Rev	Date	Description	Drawn	Checked
PL	23/05/26	Final draft	MAP	PL

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EMPLOYMENT LAND



EXAMPLE: VIEWPOINT 4 - LSS MODELLING - LIDAR DSM* ALIGNMENT TO PHOTOGRAPHY



EXAMPLE: VIEWPOINT 4 - EXISTING BASELINE AND LSS DEVELOPMENT MODEL MERGED



EXAMPLE: VIEWPOINT 4 - LSS DEVELOPMENT MODEL & SKETCHUP MODEL ALIGNED



EXAMPLE: VIEWPOINT 4 - 3D RENDERED VIEW WITH EXISTING MITIGATION SCREENING

Status PLANNING		Sheet Size A1	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-1	Drawing No: LV-0007	Status S4-P1

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VIEWPOINT 4 - EXISTING BASELINE (For context only)



VIEWPOINT 4 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME (For context only)



VIEWPOINT 4 - EXISTING BASELINE & PROPOSED DEVELOPMENT (For context only)



VIEWPOINT 4 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (For context only)



VIEWPOINT 4 - EXISTING BASELINE - PLANAR VIEW



Viewpoint Information			
Viewpoint Coordinates (m):	E 521203 N 138042 GL: 110.6	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 10:41	Camera:	Canon EOS 6D with Canon EF 50mm lens F1.8
Distance from proposal (m):	995	Projection:	Planar
Direction of view:	273°	Enlargement factor and sheet size:	100% at A3 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	36.6°

Drawing Revision			
Rev	Date	Description	Drawn
PS	29/09/26	Final draft	MP

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EMPLOYMENT LAND

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 4

Status PLANNING	Sheet Size A3	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-4-1	Drawing No: LV-0008
		Status S4-P1

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VIEWPOINT 4 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - PLANAR VIEW



Viewpoint Information			
Viewpoint Coordinates (m):	E:521203 N:138042 GL:110.6	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 10:41	Camera:	Canon EOS 6D with Canon EF 50mm lens F1.8
Distance from proposal (m):	995	Projection:	Planar
Direction of view:	273°	Enlargement factor and sheet size:	100% at A3 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	36.6°

Drawing Revision			
Rev	Date	Description	Drawn
PS	25/05/26	Final draft	MAP
			PS

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LAND NORTH OF HORSHAM
EMPLOYMENT LAND

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 4

Status PLANNING	Sheet Size A3	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-1	Drawing No: LV-0008
		Status S4-P1

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VIEWPOINT 4 - EXISTING BASELINE & PROPOSED DEVELOPMENT - PLANAR VIEW



Viewpoint Information			
Viewpoint Coordinates (m):	E 521203 N 133042 GL: 110.6	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 10:41	Camera:	Canon EOS 6D with Canon EF 50mm lens F1.8
Distance from proposal (m):	995	Projection:	Planar
Direction of view:	273°	Enlargement factor and sheet size:	100% at A3 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	36.6°

Drawing Revision			
Rev	Date	Description	Drawn
PS	25/02/26	Final draft	MP

Client
LEGAL & GENERAL
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Project
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EMPLOYMENT LAND

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 4

Status	PLANNING		Sheet Size	Date
			A3	JUN 2026
Client Ref:	Drawing Ref:	Drawing No:	Status	
-	2898-4-4-1	LV-0008	S4-P1	

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VIEWPOINT 4 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION - PLANAR VIEW



Viewpoint Information			
Viewpoint Coordinates (m):	E 521203 N 128042 GL: 110.6	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 10:41	Camera:	Canon EOS 6D with Canon EF 50mm lens F1.8
Distance from proposal (m):	995	Projection:	Planar
Direction of view:	273°	Enlargement factor and sheet size:	100% at A3 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	36.6°

Drawing Revision			
Rev	Date	Description	Drawn
PS	25/02/26	Final draft	MP

Client
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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 4

Status PLANNING	Sheet Size A3	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-1	Drawing No: LV-0008
		Status S4-P1

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VIEWPOINT 8 - EXISTING BASELINE (For context only)



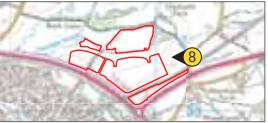
VIEWPOINT 8 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME (For context only)



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT (For context only)



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (For context only)



Viewpoint Information			
Viewpoint Coordinates (m):	E 520254 N 133403 GL: 64.9	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 11:29	Camera:	Canon EOS 6D with Canon EF 50mm lens f1.8
Distance from proposal (m):	109	Projection:	Cylindrical
Direction of view:	262°	Enlargement factor and sheet size:	N/A - for context only
Height of camera above GL (m)	1.6	Horizontal field of view:	120°

Drawing Revision			
Rev	Date	Description	Drawn
PS	23/05/26	Final draft	MAP

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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 8

Status PLANNING	Sheet Size A1	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-1	Drawing No: LV-0009
		Status S4-P1

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VIEWPOINT 8 - EXISTING BASELINE - 90 DEGREE FOV



VIEWPOINT 8 - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT- 90 DEGREE FOV



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT +15 YEARS MITIGATION - 90 DEGREE FOV



VIEWPOINT 12 - EXISTING BASELINE (For context only)



VIEWPOINT 12 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME (For context only)



VIEWPOINT 12 - EXISTING BASELINE & PROPOSED DEVELOPMENT (For context only)



VIEWPOINT 12 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (For context only)



VIEWPOINT 12 LEFT - EXISTING BASELINE - 90 DEGREE FOV



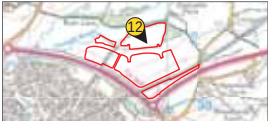
VIEWPOINT 12 LEFT - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV



VIEWPOINT 12 **LEFT** - EXISTING BASELINE & PROPOSED DEVELOPMENT - 90 DEGREE FOV



VIEWPOINT 12 **LEFT** - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION - 90 DEGREE FOV



Viewpoint Information

Viewpoint Coordinates (m):	E:1111111 N:1111111 GL: 73.8	Visualisation type:	3
Date and time of photograph:	01/01/2001 at 01:00	Camera:	Canon EOS 6D with Canon EF 50mm lens f1.8
Distance from proposal (m):	Distance 1	Projection:	Cylindrical
Direction of view:	xx°	Enlargement factor and sheet size:	96% at A1 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	90°

Drawing Revision

Rev	Date	Description	Drawn	Checked
PS	25/03/26	Final draft	BJP	PLS

Client

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Drawing Title

ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 12

Page 3 OF 5

Status	Sheet Size		Date
PLANNING	A1		JUN 2026
Client Ref:	Drawing Ref:	Drawing No:	Status
-	2898-4-4-4-1	LV-0010	S4-P1

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VIEWPOINT 12 **RIGHT** - EXISTING BASELINE - 90 DEGREE FOV



VIEWPOINT 12 **RIGHT** - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV



VIEWPOINT 12 **RIGHT** - EXISTING BASELINE & PROPOSED DEVELOPMENT - 90 DEGREE FOV



VIEWPOINT 12 **RIGHT** - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION - 90 DEGREE FOV



Viewpoint Information

Viewpoint Coordinates (m):	E:1111111 N:1111111 GL: 73.8	Visualisation type:	3
Date and time of photograph:	01/01/2001 at 01:00	Camera:	Canon EOS 6D with Canon EF 50mm lens f1.8
Distance from proposal (m):	Distance 1	Projection:	Cylindrical
Direction of view:	xx°	Enlargement factor and sheet size:	96% at A1 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	90°

Drawing Revision

Rev	Date	Description	Drawn	Checked
PS	25/03/26	Final draft	MB	PS

Client

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Drawing Title

ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 12

Status
PLANNING

Client Ref:	Drawing Ref:	Drawing No:	Status
-	2898-4-4-4-1	LV-0010	S4-P1

Sheet Size
A1

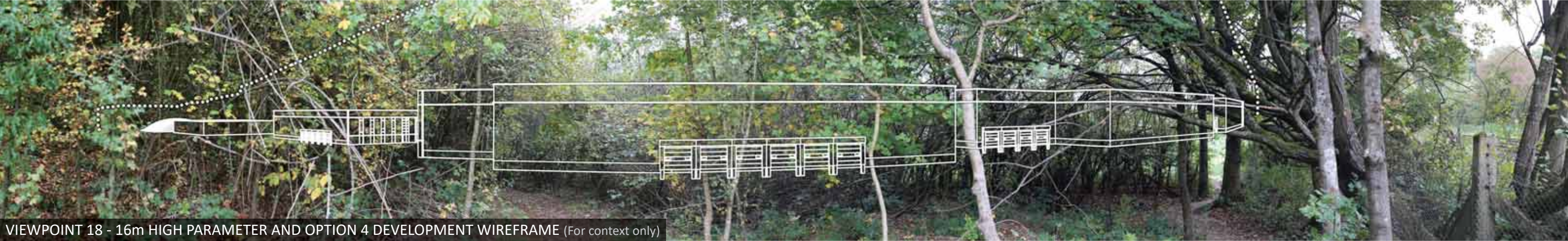
Date
JUN 2026

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VIEWPOINT 18 - EXISTING BASELINE (For context only)



VIEWPOINT 18 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME (For context only)



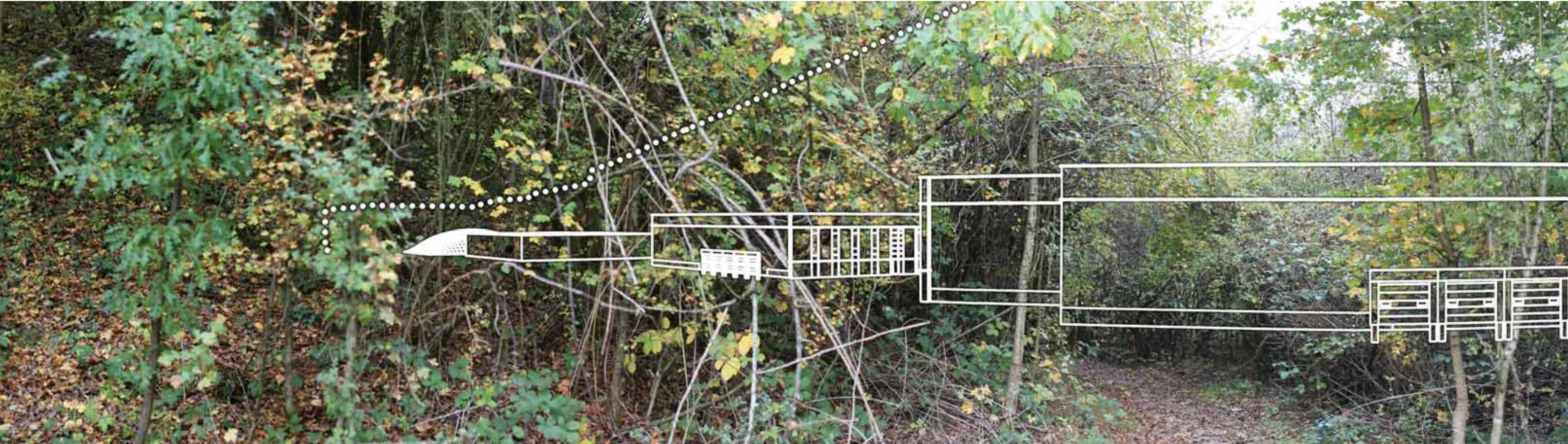
VIEWPOINT 18 - EXISTING BASELINE & PROPOSED DEVELOPMENT (For context only)



VIEWPOINT 18 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (For context only)



VIEWPOINT 18 LEFT - EXISTING BASELINE - 90 DEGREE FOV



VIEWPOINT 18 LEFT - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV



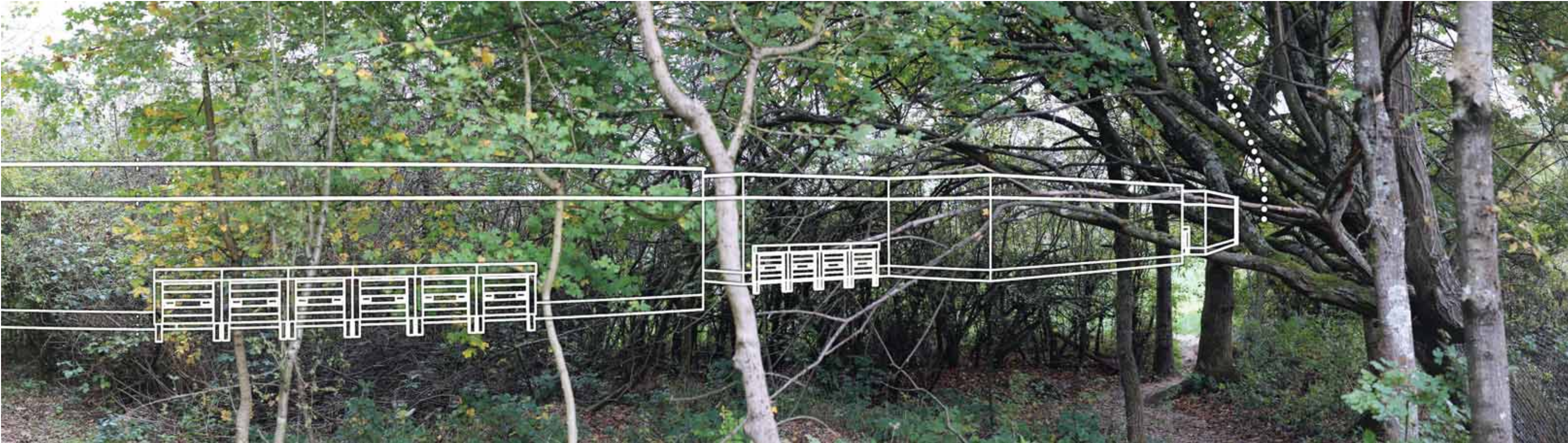
VIEWPOINT 18 **LEFT** - EXISTING BASELINE & PROPOSED DEVELOPMENT - 90 DEGREE FOV



VIEWPOINT 18 **LEFT** - EXISTING BASELINE & PROPOSED DEVELOPMENT +15 YEARS MITIGATION - 90 DEGREE FOV



VIEWPOINT 18 **RIGHT** - EXISTING BASELINE - 90 DEGREE FOV



VIEWPOINT 18 **RIGHT** - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV



VIEWPOINT 18 **RIGHT** - EXISTING BASELINE & PROPOSED DEVELOPMENT - 90 DEGREE FOV



VIEWPOINT 18 **RIGHT** - EXISTING BASELINE & PROPOSED DEVELOPMENT +15 YEARS MITIGATION - 90 DEGREE FOV



VIEWPOINT 22 - EXISTING BASELINE (For context only)



VIEWPOINT 22 - 16m HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME (For context only - NO VISIBILITY)



Viewpoint Information			
Viewpoint Coordinates (m):	E:520465 N:133656 GL: 65.2	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 14:15	Camera:	Canon EOS 6D with Canon EF 50mm lens f1.8
Distance from proposal (m):	427	Projection:	Cylindrical
Direction of view:	242°	Enlargement factor and sheet size:	N/A - for context only
Height of camera above GL (m)	1.6	Horizontal field of view:	140°

Drawing Revision				
Rev	Date	Description	Drawn	Checked
P1	23/03/26	First draft	MP	PG

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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 22

Status PLANNING		Sheet Size A1	Date JUN 2026
Client Ref: -	Drawing Ref: 2898-4-4-4-1	Drawing No: LV-0012	Status S4-P1

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VIEWPOINT 22 - EXISTING BASELINE - 90 DEGREE FOV



VIEWPOINT 22 - 16M HIGH PARAMETER AND OPTION 4 DEVELOPMENT WIREFRAME - 90 DEGREE FOV (NO VISIBILITY)



Viewpoint Information

Viewpoint Coordinates (m):	E:520465 N:133656 GL: 65.2	Visualisation type:	3
Date and time of photograph:	17/10/2025 at 14:15	Camera:	Canon EOS 6D with Canon EF 50mm lens f1.8
Distance from proposal (m):	427	Projection:	Cylindrical
Direction of view:	242°	Enlargement factor and sheet size:	96% at A1 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	90°

Drawing Revision

Rev	Date	Description	Drawn	Checked
PL	23/05/26	Final draft	MLP	PL

Client

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Drawing Title

ILLUSTRATIVE PHOTOMONTAGE - VIEWPOINT 22

Status

PLANNING

Client Ref:	Drawing Ref:	Drawing No:	Status
-	2898-4-4-1	LV-0012	S4-P1

Sheet Size	Date
A1	JUN 2026

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