

## APPENDIX 1

### LVIA ASSESSMENT METHODOLOGY

1.1 The following section provides a description of the field survey and assessment methods.

#### Assessment Terminology

1.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between ‘impact’ and ‘effect’. The impact is what will happen i.e. the permanent loss of trees and hedgerows. The effect is the result of the impact i.e. opening of new views or a change in the perception of the local landscape character. A full glossary of the terms used in this assessment is appended or provided on request.

#### Guidance and Approach

1.3 Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed. This assessment has been prepared in accordance with the following:

- Guidelines for Landscape and Visual Impact Assessment (3<sup>rd</sup> Edition)<sup>3</sup>;
- An Approach to Landscape Character Assessment (October 2014, Natural England);

1.4 Other technical guidance notes (TGN) published by the Landscape Institute (LI), are also used where relevant, including:

- TGN 06/19: Visual Representation of Development Proposals (17 September 2019);
- TGN 02/21: Assessing landscape value outside national designations (26 May 2021).

#### Overview of the Assessment Process

1.5 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

1.6 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- **Establishment of the landscape baseline** - through identification and understanding of the representation of the defining landscape characteristics within the site and surrounding Study Area (in the form of landscape character assessment), and the relative value that is attached to the landscape by way of detailed desk-based study (including to identify relevant landscape designations and related planning policy) and site field work.
- **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected, including the extent and nature of principle views to the proposed development from visual receptors in the Study Area.

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<sup>3</sup> Institute of Environmental Management and Assessment and the Landscape Institute – ‘Guidelines for Landscape and Visual Impact Assessment’ Third Edition 2013.

- **Identification of Potential effects** - The broad design parameters of the project that have been established and fixed at the time of commission in terms of the nature of the proposed development, having been informed by the LVIA findings and other recommendations. This provides sufficient information to identify the likely scale and nature of the changes to landscape characteristics as well as changes affecting visual amenity.
- **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e. their ability to accommodate the proposed change without resulting in overly negative effects).
- **Identification of mitigating measures** – Iterative development of the Proposed Development and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to ‘Primary’ measures (inherent) which form part of the design process and ‘Secondary’ measures (foreseeable) designed to address any residual adverse effects of development.
- **Assessment of the final scheme design** – Assessment of the magnitude of change to determine the level of effect, and where relevant, to identify effects that are Significant or Not Significant, in EIA terms during the construction stage, during operations and completion (restoration).
- Depending on the nature of the development, the stages may be assessed individually or in combination, and may include an assessment of cumulative effects. Where relevant, the assessment will also account for the mitigation at various stage e.g. the maturation of new planting which may differ between the point of completion (Year 1) and at the residual stage of post-completion (Year 15), unless otherwise stated.

### Extent of Study Area

- 1.7 The term ‘Study Area’ relates to the area of land that has been described and assessed as part of this assessment. The definition of a Study Area is an important part of a landscape and visual impact assessment as it describes the predicted maximum geographical extents within which potential Significant environmental effects may occur.
- 1.8 The Study Area is determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Application Site and a field survey to assess the limits of potential significant visibility. The latter is informed by a Zone of Theoretical Visibility (ZTV) study.

### Consultation

- 1.9 Where appropriate, consultation is undertaken with the local planning authority to agree viewpoints and other matters relating to the assessment. The outcome of the consultation will be detailed in the assessment.

### Assumptions and Limitations

- 1.10 The assessment is subject to the following limitations and assumptions:
- The prominence of the Proposed Development in the landscape and views will vary according to prevailing weather conditions. Professional judgement will take into consideration circumstances where the weather does not conform with ‘worst case scenario’, being a clear, bright day in winter, when vegetation foliage is at lowest and visibility is at its clearest;

- The assessment of operational effects assumes that all other aspects of the Proposed Development outside of the scope of the assessment, have been implemented;
- ZTV studies are only used to inform the selection of viewpoints. The limitations and technical specifications are provided in supporting text to these studies;
- Field assessment of visual effects is taken from publicly accessible routes and locations. For residential receptors, assumptions are made about the types of rooms in buildings and importance of views from these rooms and outdoor areas within the domestic curtilage. Domestic curtilage is determined by identifiable boundaries such as hedgerows or fencing.

## Assessment of Landscape Effects

### Landscape Baseline

- 1.11 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured or landscape effects predicted and assessed.
- 1.12 The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.
- 1.13 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and land use, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

### Landscape Character

- 1.14 Existing Landscape Character Assessments are critically reviewed to identify the key or defining characteristics that are represented in the Application Site and Study Area. Fieldwork will also determine local and/or site-specific variations.
- 1.15 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the Study Area, namely:
- **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage;
  - **Land Cover:** Vegetation, Tree Cover, Built Form;
  - **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character; Access.
- 1.16 The outcome of the review and fieldwork will present the extent to which the site and Study Area conform or differ from the wider landscape character assessments and to identify other specific characteristics that are relevant.

### Landscape Susceptibility

- 1.17 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in Study Area to ensure relevancy to the assessment. Where noted, the definition for the grades of susceptibility is described in Table APP 1.1 below.

**Table APP 1.1 Landscape Receptor Susceptibility**

| Grade         | Description                                                                                                                                                                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>   | <ul style="list-style-type: none"> <li>• Little or no ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline;</li> <li>• No or few references or influences within the landscape to the type of development proposed.</li> </ul>            |
| <b>Medium</b> | <ul style="list-style-type: none"> <li>• Some ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline;</li> <li>• Landscapes with some noticeable existing influence or context associated with the type of development proposed.</li> </ul> |
| <b>Low</b>    | <ul style="list-style-type: none"> <li>• An ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline;</li> <li>• Landscapes with a strong reference or influence to the type of development proposed.</li> </ul>                              |

- 1.18 The relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as a National Landscape) may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

#### Landscape Value

- 1.19 As part of describing the landscape baseline the value of the potentially affected landscape is established. Value can apply to an area such as a relevant designation or an individual element such as a landscape feature or building which contributes to the character of the landscape. Where the Application Site is covered by a designation, the following over-arching values are given:
- High: International or Nationally designated landscapes;
  - High-Medium: Regional or locally designated landscapes.
- 1.20 In cases where the Application Site is not designated, it does not follow that it is not valued. In these instances, the site and Study Area are considered with regard to the extent of the factors listed in TGN 02/21, this being an evolution in the process previously set by GLVIA Box 5.1.
- 1.21 These factors are not fixed, but instead considered on a case-by-case basis and evaluated with regard to Table APP1.2 below. They are evaluated as High (notable contribution/influence), Medium (some contribution/influence) or Low (limited or no contribution/influence). Split grades may be possible where resulting value falls between two grade levels, such as where circumstances vary across a site or Study Area.

**Table APP 1.2 Factors for determining value for non-designated landscapes**

|                                               |                                                                                                                                                                     |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural heritage</b>                       | <b>Definition:</b> Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape |
| <b>Cultural heritage</b>                      | <b>Definition:</b> Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape                    |
| <b>Landscape Condition</b>                    | <b>Definition:</b> Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.                             |
| <b>Associations</b>                           | <b>Definition:</b> landscape which is connected with notable people, events and the arts.                                                                           |
| <b>Distinctiveness</b>                        | <b>Definition:</b> Landscape that has a strong sense of identity.                                                                                                   |
| <b>Recreational</b>                           | <b>Definition:</b> Landscape offering recreational opportunities where experience of landscape is important.                                                        |
| <b>Perceptual (Scenic)</b>                    | <b>Definition:</b> Landscape that appeals to the senses, primarily the visual sense.                                                                                |
| <b>Perceptual (Wildness and tranquillity)</b> | <b>Definition:</b> Landscape with a strong perceptual value; notably wildness, tranquillity and/or dark skies.                                                      |
| <b>Functional</b>                             | <b>Definition:</b> Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape                  |

Landscape Sensitivity

- 1.22 Landscape sensitivity is determined by drawing together the judgements on landscape value and landscape susceptibility. It is itself then carried forward to determine the significance of effect. The assessment provides a clear rationale for both the landscape receptor's existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor's sensitivity has been graded in a particular way.
- 1.23 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. Split grades are used when resulting sensitivity falls between two grades where variability in susceptibility and/or value has been a consideration.
- 1.24 To allow easier inspection and review of the assessment process Table APP 1.3 below is used to aid consistency in the definition of sensitivity.

**Table APP 1.3 Sensitivity Matrix**

| Category |             | Susceptibility |             |             |             |            |
|----------|-------------|----------------|-------------|-------------|-------------|------------|
|          |             | High           | Medium High | Medium      | Medium /Low | Low        |
| Value    | High        | High           | High        | Medium/High | Medium      | Medium     |
|          | Medium/High | High           | Medium/High | Medium      | Medium      | Medium/Low |
|          | Medium      | Medium/High    | Medium      | Medium      | Medium/Low  | Medium/Low |
|          | Medium/Low  | Medium         | Medium      | Medium/Low  | Medium/Low  | Low        |
|          | Low         | Medium         | Medium/Low  | Medium/Low  | Low         | Low        |

Magnitude of Landscape Effects

- 1.25 The effect on landscape receptors is assessed in terms of the following factors:
- **Size and scale of the change** – considering the loss or addition of features;
  - **Geographical extent of the effect** – being Wide/Medium/Local/Site e.g. within the Application Site; immediate setting (local); a larger proportion of the landscape type or character area (wider);
  - **Duration of effects** - short term; medium term; long term as defined within the assessment;
  - **Reversibility** - Reversible; partially reversible; permanent.
- 1.26 The above factors are considered together to derive an overall magnitude of effect for each identified receptor or group of receptors, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels.

**Table APP 1.4 Magnitude of Effect for Landscape Receptors**

| Grade             | Description                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | The development would result in a substantial alteration to the key landscape character or characteristics of the receptors.        |
| <b>Medium</b>     | The development would result in a partial alteration of or alteration to key landscape character or characteristics of the receptor |
| <b>Low</b>        | The development would result in a small alteration to landscape character or characteristics of the receptor.                       |
| <b>Negligible</b> | The development would result in a slight alteration to landscape character or characteristics of the receptor.                      |
| <b>None</b>       | The development would not result in an alternation to landscape character or characteristics of the receptor.                       |

**Assessment of Visual Effects**Visual Baseline

- 1.27 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed or visual effects predicted and assessed.
- 1.28 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Viewpoint Selection

- 1.29 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. This may be informed by the ZTV. In selecting the viewpoints, the following factors are taken into account:
- Viewing distance and direction – short, medium, long distance or oblique;
  - The nature of the viewing experience – static views, views along a route;
  - The type of view - glimpsed, panorama, screened, partial; and

- The potential for cumulative views in conjunction or in close sequence with other existing and proposed development of a similar nature (typically agreed with the LPA).

#### Visual Presentation Methods

- 1.30 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs. Field survey photographic record are prepared and presented in accordance with the Landscape Institute Technical Guidance Note 06/2019, 'Visual Representation of Development Proposals' (17<sup>th</sup> September 2019).

#### Value attached to views and visual amenity

- 1.31 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.
- 1.32 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.5 below gives an indication of the value assigned to views and visual amenity.

**Table APP 1.5 Visual Receptor Value**

| Grade         | Description                                                                                                                                                                                                                                                                                                                         |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>   | Views from and/or visual amenity associated with viewpoints of international or national importance, popular well-known visitor attractions / routes where views and visual amenity form an identified part of the attraction or route. Inclusion within widely publicised guidebooks or cultural references; residential receptors |
| <b>Medium</b> | Views from and/or the visual amenity associated with viewpoints of identified district or local importance; local well-known visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction; local public rights of way.                                               |
| <b>Low</b>    | Views from and/or visual amenity associated with every day locations or routes that do not benefit from any designation or cultural associations. Locations where the view of the landscape is not the primary reason for being in attendance, such as places of employment.                                                        |

#### Susceptibility of visual receptor to change

- 1.33 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:
1. The occupation or reason why one is experiencing the view or area; and
  2. The amount of interest or attention one may have in the view and appearance of the area.
- 1.34 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table APP 1.6 below.

**Table APP 1.6 Visual Receptor Susceptibility**

| Scale         | Description of susceptibility                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>   | Little or no ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity. |
| <b>Medium</b> | Some ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.         |
| <b>Low</b>    | An ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity            |

Visual Sensitivity

- 1.35 Visual Sensitivity is derived from the judgements of value of a view or visual amenity and susceptibility of the visual receptor.
- 1.36 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor's sensitivity has been graded in a particular way.
- 1.37 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix is used to aid consistency in the definition of visual sensitivity.

**Table APP 1.7 Visual Receptor Sensitivity**

| Category |             | Susceptibility |               |             |              |            |
|----------|-------------|----------------|---------------|-------------|--------------|------------|
|          |             | High           | Medium / High | Medium      | Medium / Low | Low        |
| Value    | High        | High           | High          | Medium/High | Medium       | Medium     |
|          | Medium/High | High           | Medium/High   | Medium      | Medium       | Medium/Low |
|          | Medium      | Medium/High    | Medium        | Medium      | Medium/Low   | Medium/Low |
|          | Medium/Low  | Medium         | Medium        | Medium/Low  | Medium/Low   | Low        |
|          | Low         | Medium         | Medium/Low    | Medium/Low  | Low          | Low        |

Magnitude of Visual Effects

- 1.38 The level of effect on a visual receptor is derived from an assessment of the magnitude of effect and the sensitivity of the receptor. This is informed by various factors, such as:
- **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the proposed development
  - **Geographical extent of the effect**- angle of view, distance of the receptor to the development and the extent over which the changes would be visible.

- **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.
- **Duration of visual effects** - short term; medium term; long term as defined within the assessment;
- **Reversibility** - Reversible; partially reversible; permanent.

1.39 The above factors are considered together to derive an overall magnitude of effect for each receptor, which is determined by the use of professional judgement. The magnitude of visual effect is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table APP 1.8.

**Table APP 1.8 Magnitude of Effect for Visual Receptors**

| Grade             | Description                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | The proposed development would result in a substantial change to the identified view or visual amenity            |
| <b>Medium</b>     | The proposed development would result in a partial alteration to the identified view or visual amenity            |
| <b>Low</b>        | The proposed development would result in a small alteration to the identified view or visual amenity              |
| <b>Negligible</b> | The proposed development would result in a barely discernible alteration to the identified view or visual amenity |
| <b>None</b>       | The proposed development would not alter the identified view or visual amenity                                    |

#### **Significance and Nature of Effect on Landscape and Visual Receptors**

1.40 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning behind the assessment. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary:

- **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- **Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements or removal of existing incongruous elements so as to improve the quality and integrity of the landscape and/or visual resource;
- **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

1.41 To aid consistency and allow easier inspection and review of results checklists, tables and matrices are used as a guide, alongside professional judgement. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table APP 1.9 below). For the purposes of the assessment and unless stated otherwise in the EIA methodology or report, the threshold for significant effects is moderate or greater, shaded blue in Table 1.9 below.

**Table APP 1.9 Significance of Effects Matrix**

| Category            |            | Receptor Sensitivity |                  |                  |
|---------------------|------------|----------------------|------------------|------------------|
|                     |            | High                 | Medium           | Low              |
| Magnitude of Effect | High       | Major                | Major/Moderate   | Moderate         |
|                     | Medium     | Major/Moderate       | Moderate         | Minor            |
|                     | Low        | Moderate             | Minor            | Minor/Negligible |
|                     | Negligible | Minor                | Minor/Negligible | Negligible       |
|                     | None       | None                 | None             | None             |

- 1.42 Definitions are provided below. Where necessary, the intermediary categories between Major, Moderate and Low will be explained within the main body of the assessment.

**Table APP 1.10 Significance of Effect Definitions**

| Significance of effect | Landscape                                                                                                                                                                                                                                                             | Visual                                                                                                                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major</b>           | The proposals will result in a substantial change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principal elements altering the baseline landscape context. | The proposals will result in a substantial in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements. |
| <b>Moderate</b>        | The proposals will result in a partial change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.                                              | The proposals will result in a partial change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.                                                       |
| <b>Minor</b>           | The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.                                             | The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.                                        |
| <b>Negligible</b>      | Slight change in the key characteristics of the landscape or alterations to the legibility of the landscape receptor.                                                                                                                                                 | The proposals will result in a barely discernible change in view/ areas visual amenity.                                                                                                                              |
| <b>None</b>            | No change to the key characteristics of the landscape or alterations to the legibility of the landscape receptor.                                                                                                                                                     | No change to the view / visual amenity.                                                                                                                                                                              |

## Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Access land</b>                           | Land where the public have access either by legal right or by informal agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Baseline studies</b>                      | Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Characterisation</b>                      | The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Characteristics</b>                       | Elements, or combinations of elements, which make a contribution to distinctive landscape character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Compensation</b>                          | Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Competent authority</b>                   | The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Consultation bodies</b>                   | Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Designated landscape</b>                  | Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Development</b>                           | Any proposal that results in a change to the landscape and/or visual environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Direct effect</b>                         | An effect that is directly attributable to the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>‘Do nothing’ situation</b>                | Continued change or evolution in the landscape in the absence of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Ecosystem services</b>                    | <p>The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (<a href="http://www.unep.org/maweb/en/index.aspx">www.unep.org/maweb/en/index.aspx</a>) grouped ecosystem services into four broad categories:</p> <ol style="list-style-type: none"> <li>1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other ‘service’ categories;</li> <li>2. provisioning services, such as food, fibre, fuel and water;</li> <li>3. regulating services, such as climate regulation, water purification and flood protection;</li> <li>4. cultural services, such as education, recreation and aesthetic value.</li> </ol> |
| <b>Elements</b>                              | Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Enhancement</b>                           | Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Environmental Impact Assessment (EIA)</b> | The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.                                                                                                                                                                                                                                                                                  |
| <b>Environmental Statement</b>               | A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Feature</b>                               | Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

towers or wooded skylines OR a particular aspect of the project proposals.

**Geographical Information System (GIS)**

A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

**Green Infrastructure (GI)**

Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

**Heritage**

The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

**Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA))**

Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

**Indirect effects**

Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

**Iterative design process**

The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

**Key characteristics**

Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

**Land cover**

The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

**Land use**

What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

**Landform**

The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

**Landscape and Visual Impact Assessment (LVIA)**

A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

**Landscape capacity**

The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.

**Landscape character**

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

**Landscape Character Areas (LCAs)**

These are single unique areas which are the discrete geographical areas of a particular landscape type.

**Landscape Character Assessment (LCA)**

The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

**Landscape Character Types (LCTs)**

These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic

|                                                 |                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | attributes.                                                                                                                                                                                                                                                     |
| <b>Landscape classification</b>                 | A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.                                                                                                          |
| <b>Landscape effects</b>                        | Effects on the landscape as a resource in its own right.                                                                                                                                                                                                        |
| <b>Landscape features</b>                       | A prominent eye-catching element, e.g. wooded hill top and church spire.                                                                                                                                                                                        |
| <b>Landscape quality (condition)</b>            | A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.                                            |
| <b>Landscape receptors</b>                      | Defined aspects of the landscape resource that have the potential to be affected by a proposal.                                                                                                                                                                 |
| <b>Landscape strategy</b>                       | The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents. |
| <b>Landscape value</b>                          | The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.                                                                                                     |
| <b>Magnitude (of effect)</b>                    | A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.                                                 |
| <b>Parameters</b>                               | A limit or boundary which defines the scope of a particular process or activity.                                                                                                                                                                                |
| <b>Perception</b>                               | Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).                                                                                                        |
| <b>Photomontage</b>                             | A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.                                                                                                                                               |
| <b>Receptors</b>                                | See Landscape receptors and Visual receptors.                                                                                                                                                                                                                   |
| <b>Scoping</b>                                  | The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.                                                            |
| <b>Seascape</b>                                 | Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.                                                                                                     |
| <b>Sensitivity</b>                              | A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.                                                                 |
| <b>Significance</b>                             | A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.                                                                                                                       |
| <b>Stakeholders</b>                             | The whole constituency of individuals and groups who have an interest in a subject or place.                                                                                                                                                                    |
| <b>Strategic Environmental Assessment (SEA)</b> | The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.                                                                                                                                    |
| <b>Susceptibility</b>                           | The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.                                                                                                                     |
| <b>Time depth</b>                               | Historical layering – the idea of landscape as a ‘palimpsest’, a much written-over manuscript.                                                                                                                                                                  |
| <b>Townscape</b>                                | The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.                     |
| <b>Tranquillity</b>                             | A state of calm and quietude associated with peace, considered to be a significant asset of                                                                                                                                                                     |

landscape.

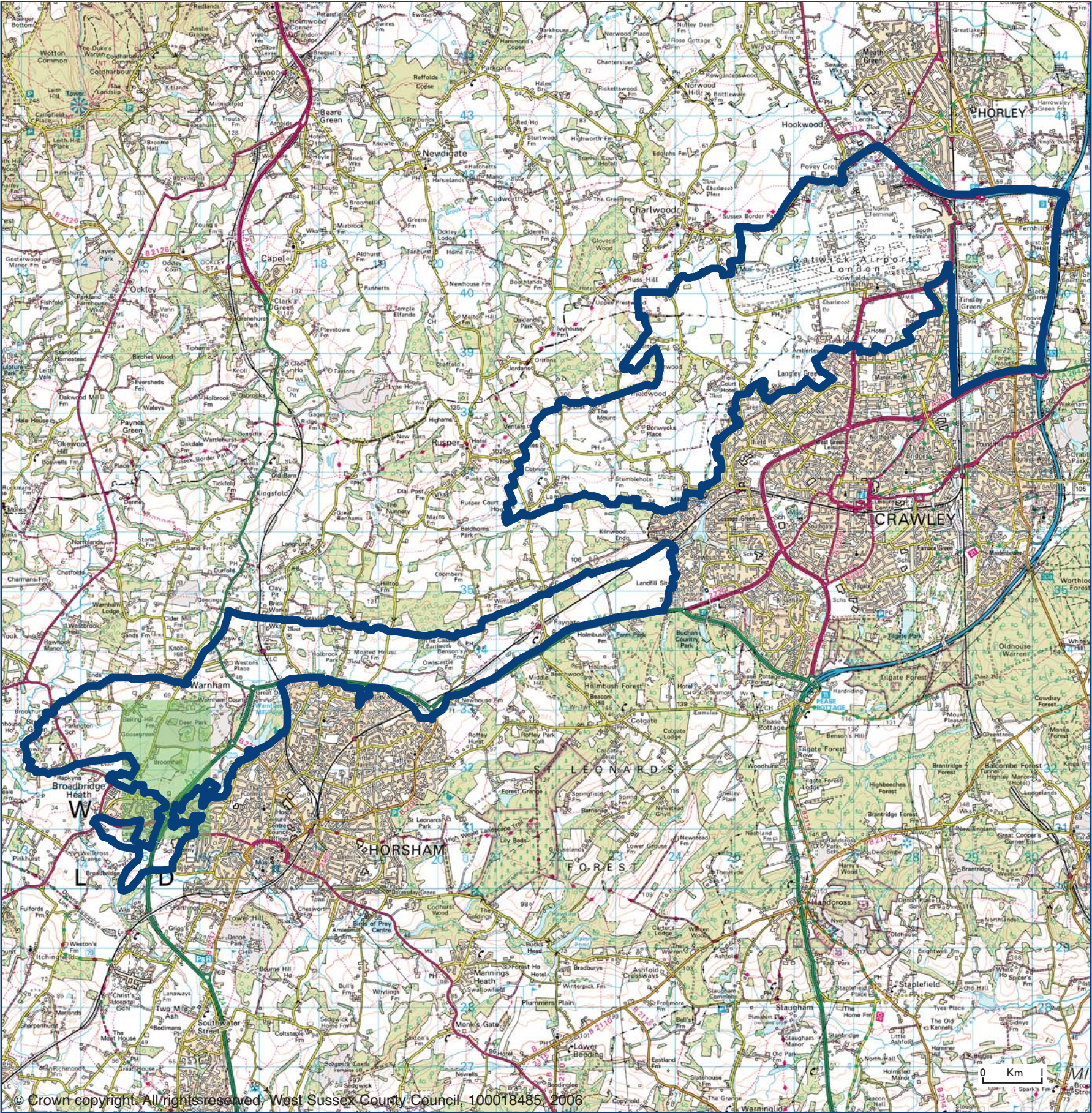
|                                             |                                                                                                                                                                                                                                                      |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Visual amenity</b>                       | The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area. |
| <b>Visual effects</b>                       | Effects on specific views and on the general visual amenity experienced by people.                                                                                                                                                                   |
| <b>Visual receptors</b>                     | Individuals and/or defined groups of people who have the potential to be affected by a proposal.                                                                                                                                                     |
| <b>Visualisation</b>                        | A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.                                                                                                                                     |
| <b>Zone of Theoretical Visibility (ZTV)</b> | A map, usually digitally produced, showing areas of land within which a development is theoretically visible.                                                                                                                                        |
| <b>Zone of Significant Visibility (ZSV)</b> | Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.                                                                                                                     |

## **APPENDIX 2**

### **Extracts of Landscape Character Assessments**

# Overall Character

In the north of the county, this character area comprises a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.



## Sheet LW8

# Northern Vales

## Low Weald

The area covered by the Sheet includes:

The Upper Mole Farmlands (K1), the Warnham and Faygate Vale (K2), the Upper Arun Valley (P1) Landscape Character Areas defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).



## Key Characteristics

- Flat to gently undulating narrow clay vale, with floodplain and upper tributaries of the River Mole in the north east.
- Crossed by the upper reaches of the River Arun in the south west including one of its main tributaries, Boldings Brook.
- 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.
- Visual intrusion in parts from retail and industrial areas, housing, and sand and gravel workings.

# Historic Features

- Occasional moated farmsteads such as Ifield Court Farm.
- Motte and bailey castle and other medieval earthworks.
- Historic parkland at Warnham.
- Mix of small irregular field pattern and more recent, straighter field boundaries.
- Historic Mills.
- North-south drove roads.

# Biodiversity

- Fragmented woodland and hedgerow habitats.
- Small areas of ancient woodland and unimproved pasture.
- Small isolated field corner copses and pockets of streamside woodland.
- River Mole and River Arun.
- Warnham Millpond Local Nature Reserve.
- Field ponds and lakes.

# Change - Key Issues

- Visual and noise impact of Gatwick Airport.
- Pressure of traffic on rural lanes eroding road verges and hedge banks.
- Potential pressure for further road improvements.
- Potential for increased recreational pressure around Horsham and Crawley.
- Localised visual impact of urban fringe uses, including development of horse paddocks, smallholdings and small scale industrial uses.
- Pressure for further urban development.
- Loss of hedgerows and hedgerow trees due to agricultural intensification.
- Localised loss of hedgerow boundaries often replaced by post and wire fencing.
- Pressures for engineered flood defences on river valley and floodplain.

# Landscape and Visual Sensitivities

Overall sensitivity to change is moderate. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity. However, those parts that retain a stronger rural character and the remaining woodlands, hedgerows, unimproved grasslands and historic lanes, are particularly sensitive to change.

Key sensitivities are:

- Large scale commercial and residential development.
- Small scale incremental changes eroding rural character.
- Unsympathetic flood defences.
- Pasture improvement and land drainage.
- Expansion of horse paddocks.
- Visual and noise intrusion of major traffic routes.
- Minor and major road improvements.
- Loss of existing woodlands and hedgerow boundaries.



Horsham District - Scattered tree cover and hedgerows



Historic Park - Warnham

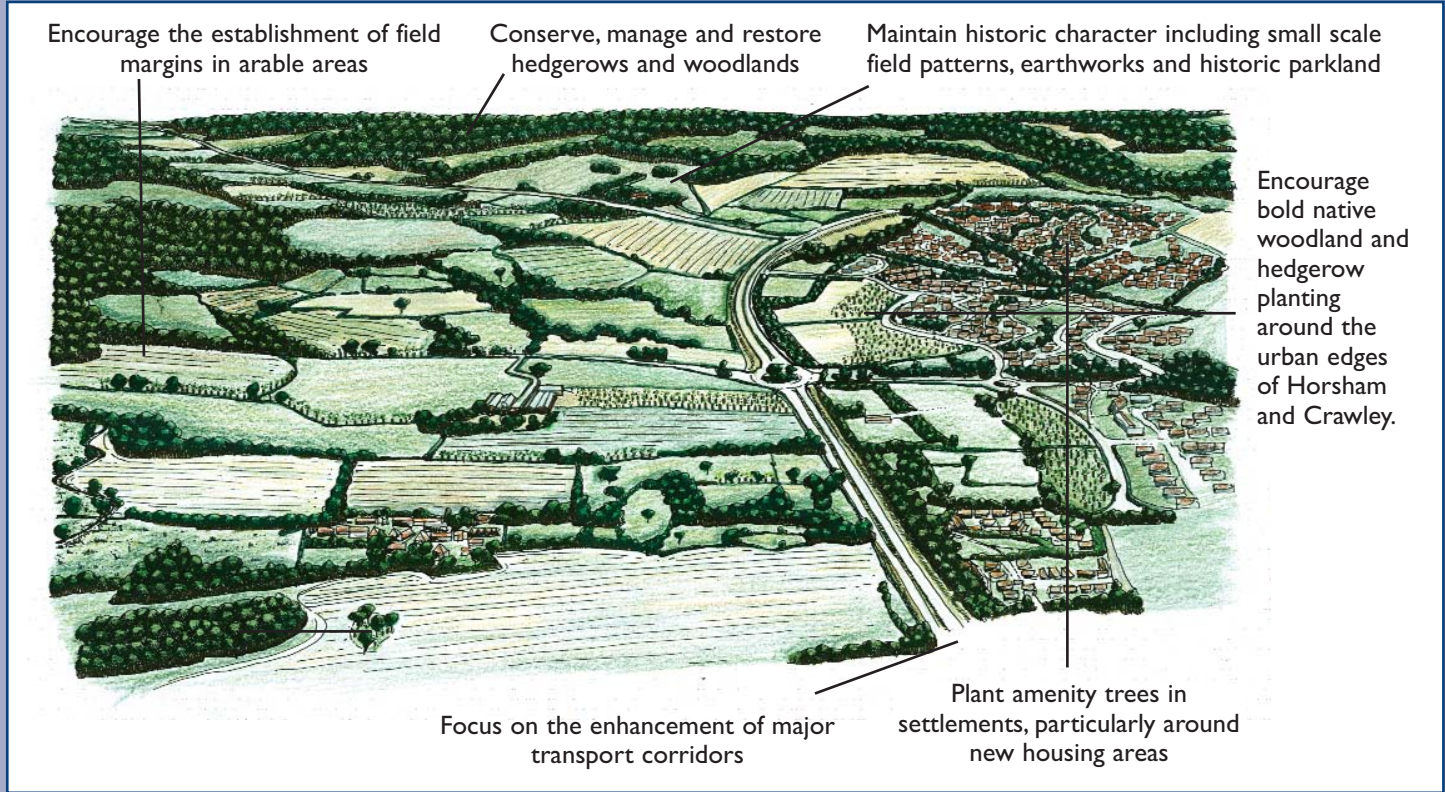


Pasture at Ifieldwood



Crawley - Urban Fringe

# Land Management Guidelines



## Conserve the mostly rural character of the area.

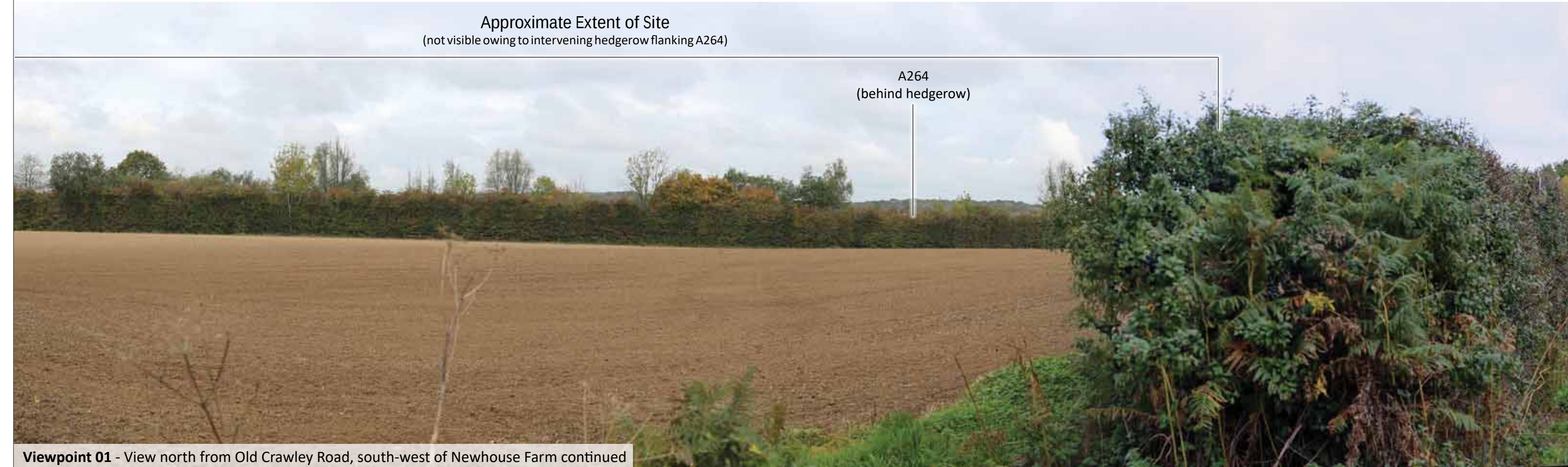
- Conserve, manage and restore woodlands, hedgerows, hedgerow trees, field ponds, species rich grassland and meadows, unimproved grassland and meadows.
- Maintain historic character including small scale field patterns, earthworks and historic parkland.
- Establish a framework of new woodland and hedgerow planting.
- Promote the establishment of field margins in arable areas.
- Conserve the open character of the floodplain and promote natural floodplain management avoiding the introduction of engineered flood defences.
- Conserve, enhance or restore marginal vegetation along the River Mole and River Arun tributaries.
- Conserve historic lanes with their ancient oaks and unimproved roadside verges.
- Focus on the enhancement of the major transport corridors, seeking better integration into the existing field pattern of the wider landscape.
- Ensure any small scale development responds to the historic dispersed settlement pattern and local design and materials.
- Seek to reduce the intensity and visual impact of horse grazing.
- Ensure any new development around the urban edges, in particular Horsham, Crawley and Southwater, is well integrated with the wider landscape pattern. Encourage bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.
- Plant amenity trees in settlements, particularly around new housing areas.
- Encourage screen planting of native trees and woodland around roadside buildings and service areas, and industrial and commercial development, including Gatwick Airport.
- Support any initiative to create community woodland for multi purpose objectives including active and passive recreation, timber production and coppicing.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.

## **APPENDIX 3**

### **Photographic Field Survey Record**



**VIEWPOINT 01**

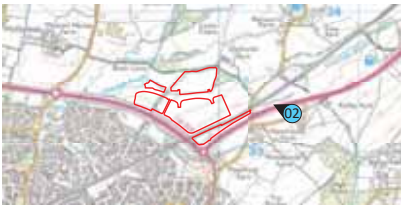
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Time: 09:47

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Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 1 OF 25**  
Date JUN 2026

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**VIEWPOINT 02**

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Distance to Site: 291m

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Time: 09:55

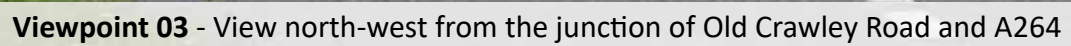
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Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
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Z:\28988andNorthofHorsham\2898-4-PLANNING\2898-4-APPLICATION\2898-4-4-LVIA\2898-4-4-1-EmploymentLandAS1\2898-4-4-1-AP-xxx-S4-P1PhotoFieldSurvey\jndd



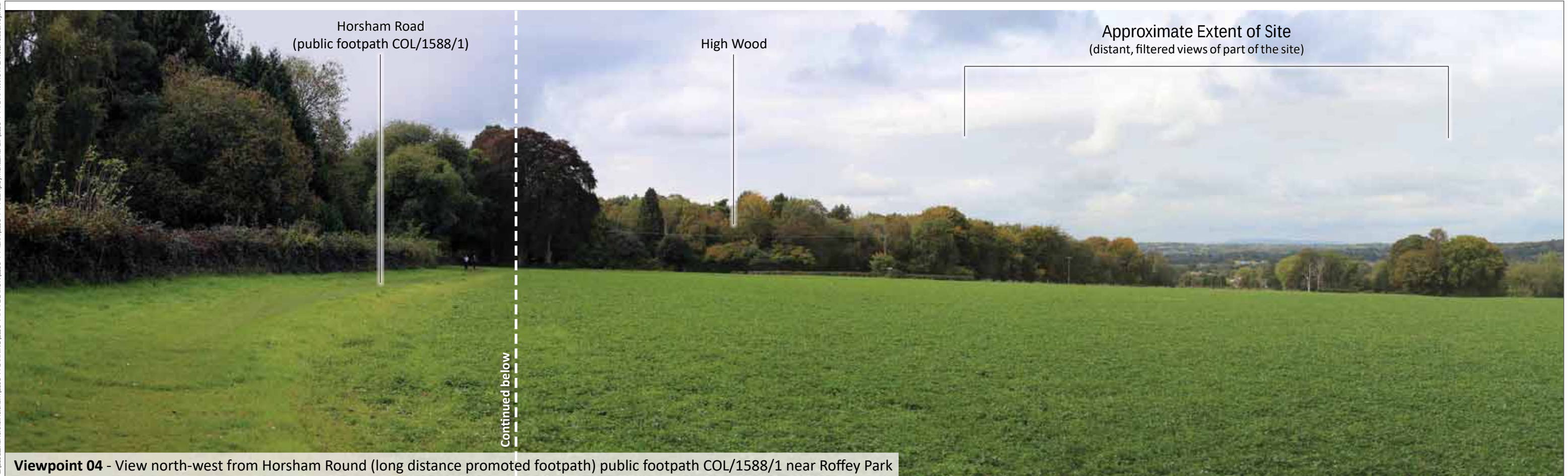
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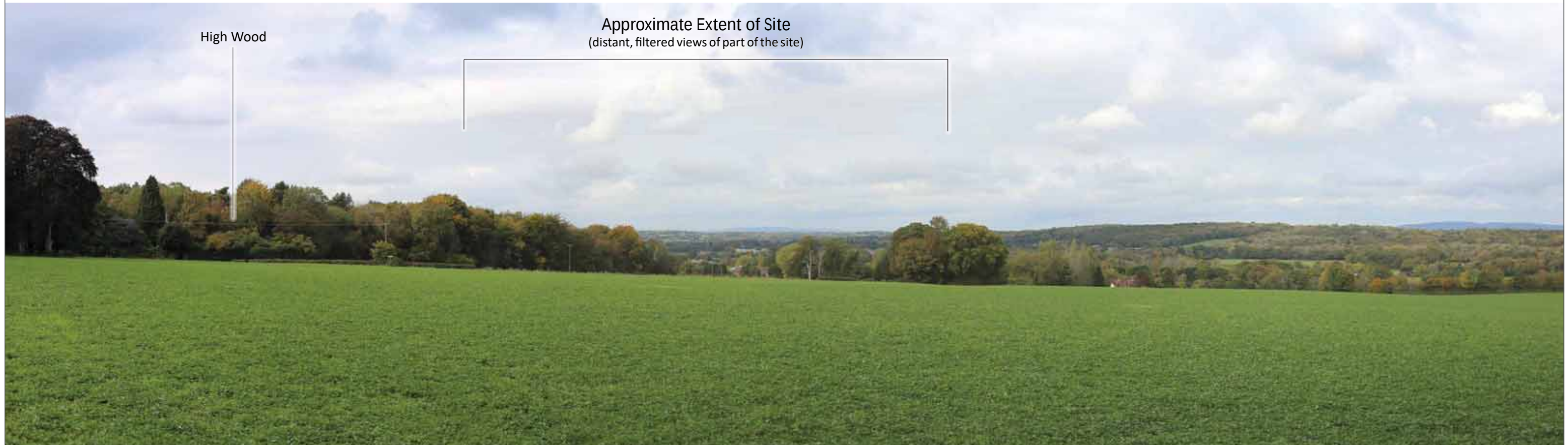
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**Viewpoint 04** - View north-west from Horsham Round (long distance promoted footpath) public footpath COL/1588/1 near Roffey Park



**Viewpoint 04** - View north-west from Horsham Round (long distance promoted footpath) public footpath COL/1588/1 near Roffey Park continued



**VIEWPOINT 04**

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Time: 10:41

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| Client                                  | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title                     | 2898-4-4-4-AP-0003-S4-P1                            |
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| <b>APPENDIX 3 - SHEET 4 OF 25</b>       |                                                     |
| Date                                    | JUN 2026                                            |

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**VIEWPOINT 05**

Grid Reference: E: 520715, N: 132739  
Altitude AOD: 99m  
Distance to Site: 720m  
Date: 17/10/2025  
Time: 10:53

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 5 OF 25**  
Date JUN 2026

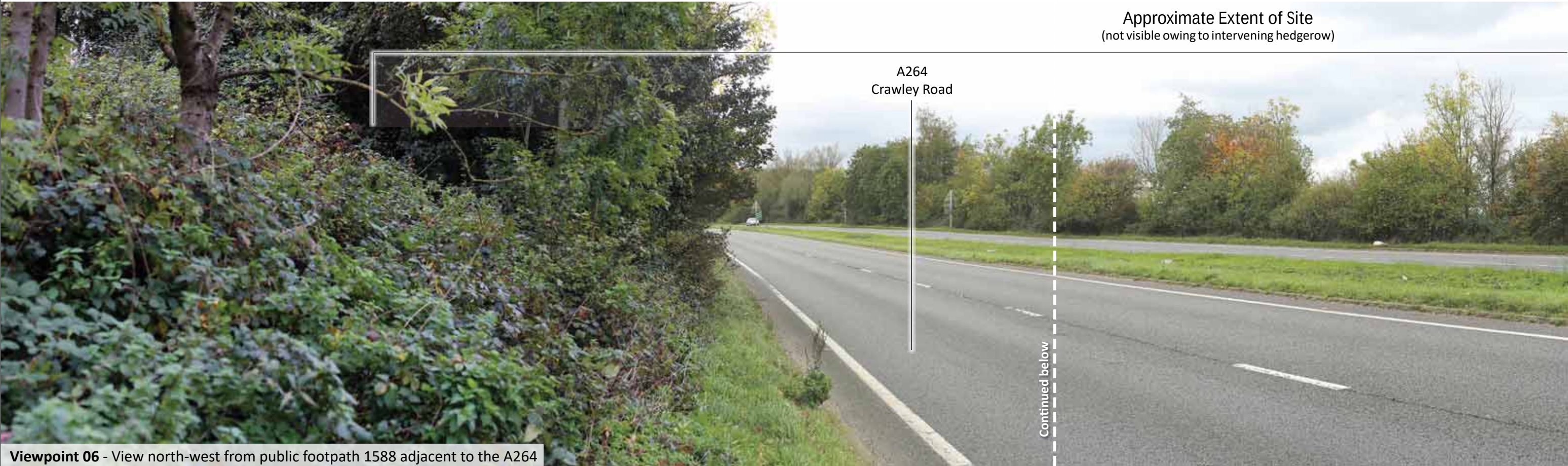
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Z:\2898\LandNorthofHorsham\2898-4-4\APPLICATION\2898-4-4-4\VA\2898-4-4-4-1\DeploymentLand\AS7\2898-4-4-4-1-AP-xxx-S4-P\PhotoFieldSurvey\ind

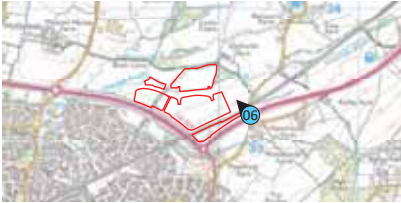
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Viewpoint 06 - View north-west from public footpath 1588 adjacent to the A264



Viewpoint 06 - View north-west from public footpath 1588 adjacent to the A264 continued

|                                                                                    |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------------|--------|-----------------------------------------------------|---------------------|--------------------------|-----------------------------------------|--|-----------------------------------|--|------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| Project                                                                            | LAND NORTH OF HORSHAM - EMPLOYMENT LAND                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
| Client                                                                             | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
| Drawing Ref & Title                                                                | 2898-4-4-4-AP-0003-S4-P1                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
| <b>PHOTOGRAPHIC FIELD SURVEY RECORD</b>                                            |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
| <b>APPENDIX 3 - SHEET 6 OF 25</b>                                                  |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |
| Date                                                                               | JUN 2026                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |                                         |        |                                                     |                     |                          |                                         |  |                                   |  |      |          |                                                                                                                                                                                                                                    |



**Viewpoint 07 - View west from Wimland Road level crossing**



**Viewpoint 07 - View west from Wimland Road level crossing continued**

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**VIEWPOINT 07**

Grid Reference: E: 520238, N: 133310  
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Distance to Site: 15m

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Time: 11:25

Project: LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client: LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title: 2898-4-4-4-AP-0003-S4-P1

**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 7 OF 25**

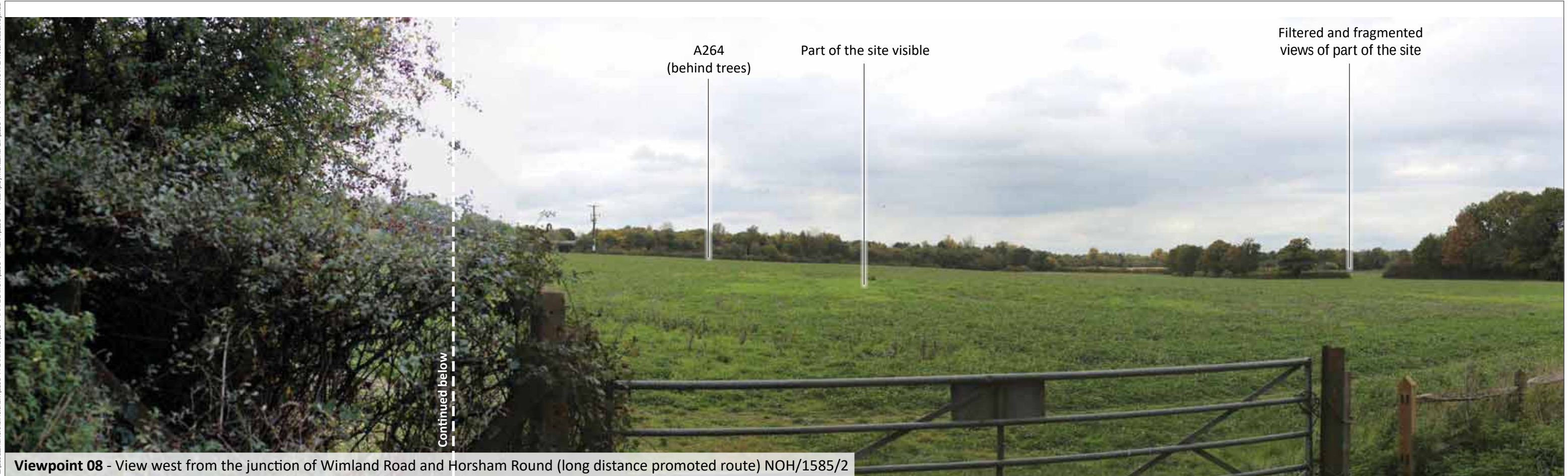
Date: JUN 2026

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**VIEWPOINT 08**

Grid Reference: E: 520254, N: 133403  
Altitude AOD: 66m  
Distance to Site: 109m

Date: 17/10/2025  
Time: 11:29

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
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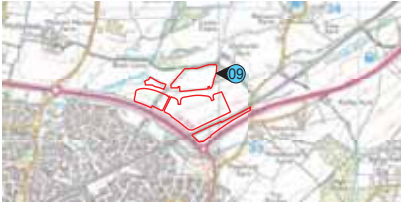
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**Viewpoint 09** - View south from Horsham Round long distance path, bridleway NOH/1585/1, south-east of Owlcastle Farm



**Viewpoint 09** - View south from Horsham Round long distance path, bridleway NOH/1585/1, south-east of Owlcastle Farm continued



**VIEWPOINT 09**

Grid Reference: E: 520139, N: 133527  
Altitude AOD: 60m  
Distance to Site: 149m

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Time: 12:57

|                                         |                                                     |
|-----------------------------------------|-----------------------------------------------------|
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| Client                                  | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title                     | 2898-4-4-AP-0003-S4-P1                              |
| <b>PHOTOGRAPHIC FIELD SURVEY RECORD</b> |                                                     |
| <b>APPENDIX 3 - SHEET 9 OF 25</b>       |                                                     |
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Viewpoint 10 - View south from public footpath NOH/1586/2



Viewpoint 10 - View south from public footpath NOH/1586/2 continued



**VIEWPOINT 10**  
Grid Reference: E: 519979, N: 133605  
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Date: 17/10/2025  
Time: 11:38

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Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 10 OF 25**  
Date JUN 2026

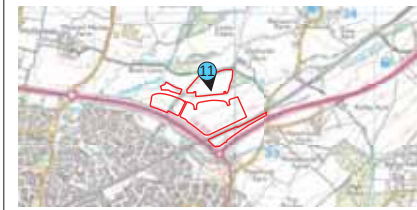
**PLANNING**  
**DAVID JARVIS ASSOCIATES**  
DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**Viewpoint 11** - View south from Horsham Round long distance path, bridleway NOH/1585/1



**Viewpoint 11** - View south from Horsham Round long distance path, bridleway NOH/1585/1 continued



**VIEWPOINT 11**

Grid Reference: E: 519813, N: 133589  
Altitude AOD: 59m  
Distance to Site: 17m

Date: 17/10/2025  
Time: 12:50

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1

**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 11 OF 25**

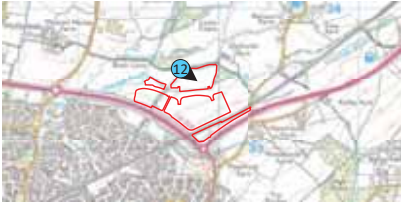
Date JUN 2026

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**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT

t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**VIEWPOINT 12**

Grid Reference: E: 519754, N: 133569  
Altitude AOD: 56m  
Distance to Site: 09m

Date: 17/10/2025  
Time: 12:44

|                                         |                                                     |
|-----------------------------------------|-----------------------------------------------------|
| Project                                 | LAND NORTH OF HORSHAM - EMPLOYMENT LAND             |
| Client                                  | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title                     | 2898-4-4-AP-0003-S4-P1                              |
| <b>PHOTOGRAPHIC FIELD SURVEY RECORD</b> |                                                     |
| <b>APPENDIX 3 - SHEET 12 OF 25</b>      |                                                     |
| Date                                    | JUN 2026                                            |

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT

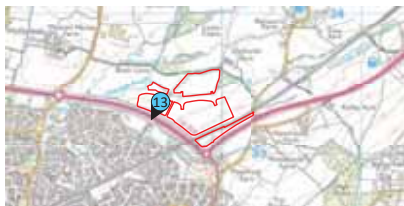
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz

Continued below

**Viewpoint 13** - View west from public footpath NOH/1586/2

Continued below

**Viewpoint 13** - View west from public footpath NOH/1586/2 continued



## VIEWPOINT 13

Grid Reference: E: 519584, N: 133374  
Altitude AOD: 56m  
Distance to Site: 00m

Date: 17/10/2025  
Time: 12:13

|                     |                                                     |
|---------------------|-----------------------------------------------------|
| Project             | LAND NORTH OF HORSHAM - EMPLOYMENT LAND             |
| Client              | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title | 2898-4-4-4-AP-0003-S4-P1                            |

**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 13 OF 25**

Date JUN 2026

## PLANNING

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1  
5DT

t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz

Public footpath NOH/1586/2

Western portion of the Site  
(not visible behind hedgerow)

Viewpoint 13 - View west from public footpath NOH/1586/2 continued

Western portion of the Site  
(not visible behind hedgerow)

Public footpath NOH/1586/2

**Viewpoint 13** - View west from public footpath NOH/1586/2 continued

Western portion of the Site  
(not visible behind hedgerow)

Public footpath NOH/1586/2

**Viewpoint 13** - View west from public footpath NOH/1586/2 continued



|                                                                                    |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>VIEWPOINT 13</b><br><br>Grid Reference: E: 519584, N: 133374<br>Altitude AOD: 56m<br>Distance to Site: 00m<br><br>Date: 17/10/2025<br>Time: 12:13 | <div> <div>Project</div> <div>LAND NORTH OF HORSHAM - EMPLOYMENT LAND</div> </div> <div> <div>Client</div> <div>LEGAL &amp; GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.</div> </div> <div> <div>Drawing Ref &amp; Title</div> <div>2898-4-4-AP-0003-S4-P1</div> </div> <div> <div>PHOTOGRAPHIC FIELD SURVEY RECORD</div> <div>APPENDIX 3 - SHEET 14 OF 25</div> </div> <div> <div>Date</div> <div>JUN 2026</div> </div> | <div> <div>PLANNING</div> <div>DAVID JARVIS ASSOCIATES</div> <div> <div>DAVID JARVIS ASSOCIATES LIMITED</div> <div>1 Tennyson Street, Swindon, Wiltshire, SN1 5DT</div> </div> <div> <div>t: 01793 612173</div> <div>e: mail@davidjarvis.biz</div> <div>w: www.davidjarvis.biz</div> </div> </div> |
|                                                                                    |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                    |

Public footpath NOH/1586/2



Viewpoint 14 - View east from public footpath NOH/1586/2

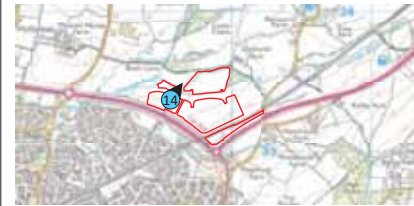
Continued below

Part of the site visible

A264  
(on embankment behind trees)



Viewpoint 14 - View east from public footpath NOH/1586/2 continued



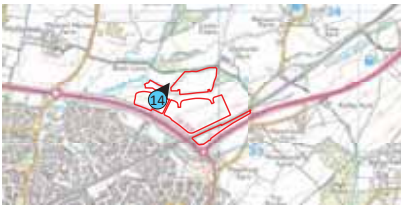
VIEWPOINT 14

Grid Reference: E: 519584, N: 133374  
Altitude AOD: 56m  
Distance to Site: 00m

Date: 17/10/2025  
Time: 12:13

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
PHOTOGRAPHIC FIELD SURVEY RECORD  
APPENDIX 3 - SHEET 15 OF 25  
Date JUN 2026

PLANNING  
DAVID JARVIS ASSOCIATES  
DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**VIEWPOINT 14**

Grid Reference: E: 519584, N: 133374  
Altitude AOD: 56m  
Distance to Site: 00m  
Date: 17/10/2025  
Time: 12:13

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD  
APPENDIX 3 - SHEET 16 OF 25**  
Date JUN 2026

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



Viewpoint 15 - View south-east from Bush Lane, public bridleway NOH/1585/1

Approximate Extent of Site  
(not visible owing to intervening trees)



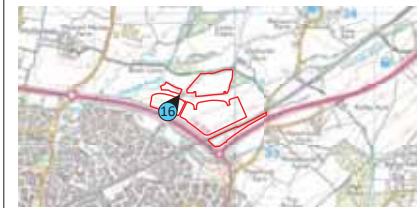
Viewpoint 15 - View south-east from Bush Lane, public bridleway NOH/1585/1 continued



**VIEWPOINT 15**  
Grid Reference: E: 519263, N: 133630  
Altitude AOD: 53m  
Distance to Site: 263m  
Date: 17/10/2025  
Time: 11:52

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 17 OF 25**  
Date JUN 2026

**PLANNING**  
**DAVID JARVIS ASSOCIATES**  
DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**VIEWPOINT 16**

Grid Reference: E: 519524, N: 133288  
Altitude AOD: 61m  
Distance to Site: 03m

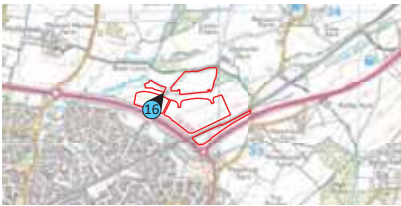
Date: 17/10/2025  
Time: 12:37

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD  
APPENDIX 3 - SHEET 18 OF 25**  
Date JUN 2026

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**VIEWPOINT 16**

Grid Reference: E: 519524, N: 133288  
Altitude AOD: 61m  
Distance to Site: 03m

Date: 17/10/2025  
Time: 12:37

|                     |                                                     |
|---------------------|-----------------------------------------------------|
| Project             | LAND NORTH OF HORSHAM - EMPLOYMENT LAND             |
| Client              | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title | 2898-4-4-AP-0003-S4-P1                              |
|                     | <b>PHOTOGRAPHIC FIELD SURVEY RECORD</b>             |
|                     | <b>APPENDIX 3 - SHEET 19 OF 25</b>                  |
| Date                | JUN 2026                                            |

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT

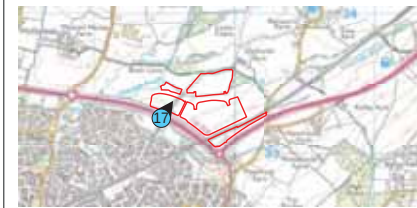
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**Viewpoint 17** - View north from public footpath NOH/1586/1 across A264



**Viewpoint 17** - View north from public footpath NOH/1586/1 across A264 continued



**VIEWPOINT 17**

Grid Reference: E: 519501, N: 133252  
Altitude AOD: 64m  
Distance to Site: 45m

Date: 17/10/2025  
Time: 12:22

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1

**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 20 OF 25**

Date JUN 2026

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT

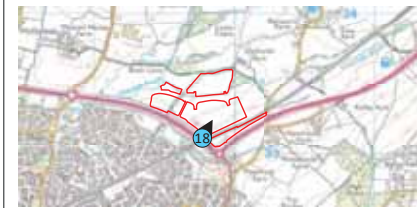
t: 01793 612173  
e: mail@davidjarvis.biz  
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**Viewpoint 18** - View north from alternative footpath 1586 adjacent to the A264 railway bridge



**Viewpoint 18** - View north from alternative footpath 1586 adjacent to the A264 railway bridge continued



**VIEWPOINT 18**

Grid Reference: E: 519782, N: 133106  
Altitude AOD: 74m  
Distance to Site: 31m  
Date: 17/10/2025  
Time: 12:31

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 21 OF 25**  
Date JUN 2026

**PLANNING**  
**DAVID JARVIS ASSOCIATES**  
DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**VIEWPOINT 19**

Grid Reference: E: 520841, N: 133767  
Altitude AOD: 71m  
Distance to Site: 766m  
Date: 17/10/2025  
Time: 14:01

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 22 OF 25**  
Date JUN 2026

**PLANNING**

**DAVID JARVIS ASSOCIATES**

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w: www.davidjarvis.biz

Z:\2898\LandNorth\Horsham\2898-4-4\APPLICATION\2898-4-4-4\VA\2898-4-4-4-1\EmploymentLand\AS7\2898-4-4-4-1-AP-xxx-S4-P1\PhotofieldSurvey\ind



**Viewpoint 20** - View south-west from public footpath RUS/1592/1 near Benson’s Cottage

Continued below



**Viewpoint 20** - View south-west from public footpath RUS/1592/1 near Benson’s Cottage continued



**VIEWPOINT 20**

Grid Reference: E: 520472, N: 134231  
Altitude AOD: 73m  
Distance to Site: 797m  
Date: 17/10/2025  
Time: 13:25

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 23 OF 25**  
Date JUN 2026

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT  
t: 01793 612173  
e: mail@davidjarvis.biz  
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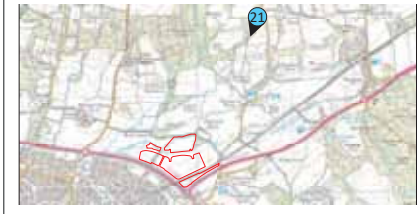
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Viewpoint 21 - View south from Wimland Road near Wimland Cottages



Viewpoint 21 - View south from Wimland Road near Wimland Cottages continued



**VIEWPOINT 21**

Grid Reference: E: 520653, N: 134817  
Altitude AOD: 109m  
Distance to Site: 1388m

Date: 17/10/2025  
Time: 13:35

|                                         |                                                     |
|-----------------------------------------|-----------------------------------------------------|
| Project                                 | LAND NORTH OF HORSHAM - EMPLOYMENT LAND             |
| Client                                  | LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD. |
| Drawing Ref & Title                     | 2898-4-4-AP-0003-S4-P1                              |
| <b>PHOTOGRAPHIC FIELD SURVEY RECORD</b> |                                                     |
| <b>APPENDIX 3 - SHEET 24 OF 25</b>      |                                                     |
| Date                                    | JUN 2026                                            |

**PLANNING**

**DAVID JARVIS ASSOCIATES**

DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street, Swindon, Wiltshire, SN1 5DT

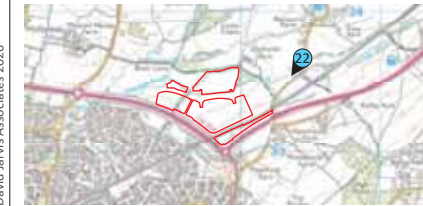
t: 01793 612173  
e: mail@davidjarvis.biz  
w: www.davidjarvis.biz



**Viewpoint 22** - View south-west from the junction of Wimland Road and public bridleway COL/1590/2



**Viewpoint 22** - View south-west from the junction of Wimland Road and public bridleway COL/1590/2 continued



**VIEWPOINT 22**

Grid Reference: E: 520465, N: 133656  
Altitude AOD: 64m  
Distance to Site: 427m  
Date: 17/10/2025  
Time: 14:15

Project LAND NORTH OF HORSHAM - EMPLOYMENT LAND  
Client LEGAL & GENERAL (STRATEGIC LAND NORTH HORSHAM) LTD.  
Drawing Ref & Title 2898-4-4-AP-0003-S4-P1  
**PHOTOGRAPHIC FIELD SURVEY RECORD**  
**APPENDIX 3 - SHEET 25 OF 25**  
Date JUN 2026

**PLANNING**  
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