



fabrik/D3185/JB/LS
20 July 2026

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

To whom it may concern,

Former Thakeham Mushroom Site, Thakeham

LVIA Addendum Note - fabrik’s review of Proposed Amendments

This letter has been prepared by fabrik, in relation to landscape and visual impact matters, in response to the proposed amendments to the planning application boundary. The amendments comprise the inclusion of additional land to the west of the Public Right of Way (PRoW) to be used as public open space and Biodiversity Net Gain (BNG) land, together with associated management infrastructure, including a small car park and maintenance/storage building. The central area containing the remaining mushroom farm buildings and rubble remains outside the application boundary.

The submitted LVIA assessed a scheme comprising residential development focused within the existing developed mushroom farm area, whilst retaining open land predominantly to the north and a corridor to the west of the Site as green infrastructure and public open space. A key conclusion of the LVIA was that retention of these areas would maintain the gap function between Abingworth and Thakeham, retain openness, improve the immediate setting of the PRoW and contribute positively to landscape character.

The following table provides a summary of the proposed amendment and fabrik’s response relative to the review of findings of the submitted LVIA. The review considers whether the proposed changes result in any material change to the assessed landscape and visual effects or the overall conclusions of the submitted LVIA. No changes are proposed within the development parcels.

Table 1 – Summary of fabrik’s review of proposed amendments

Proposed Amendment	fabrik Review
Inclusion of additional land within the application boundary for public open space and BNG purposes.	The land to the west of the Former Mushroom Farm is experienced as open countryside and forms part of the landscape setting considered within the LVIA. Formalising its use as public open space and BNG land does not introduce adverse landscape or visual effects. Rather, it aligns with the LVIA strategy of retaining open land and enhancing landscape structure.

Parish Council ownership and long-term management of open land	This change relates to stewardship and management arrangements rather than physical landscape change. No additional landscape or visual effects are anticipated.
Future provision of habitat enhancements, recreation routes, landscape features and BNG measures.	Subject to detailed design, these measures have potential to deliver additional landscape, biodiversity and recreational benefits beyond those assumed by the LVIA. The principle of enhancement is consistent with the conclusions of the assessment
Small car park (approximately 10 spaces) and maintenance/storage building.	Given the limited scale, localised nature and location within a substantial area of open land, these elements are not anticipated to materially alter the conclusions of the LVIA. Any effects would be limited and highly localised both in terms of the receiving landscape, but also visual effects from those using the PRoW to the east. The proposals are capable of mitigation through sensitive positioning, landscape design and planting.
Change of use of land to public open space including a 'play hub' and for BNG.	The change aligns with landscape strategy assessed in the LVIA, which relied upon retention and enhancement of the green landscape setting to the west, and protection of the settlement gap. The introduction of a 'play hub' whilst introducing new equipped elements into the landscape, these are to be low key and naturalistic in design, so whilst altering the existing use and character of the space, would not result in a significant adverse effects on the receiving landscape, and the setting to the PRoW.

Tables 2 and 3 review the landscape and visual effects identified within the submitted LVIA in relation to the proposed amendments to the application boundary. The review considers whether the inclusion of additional land for public open space and Biodiversity Net Gain (BNG) purposes, together with associated ancillary infrastructure, alters the magnitude of change, significance of effect or overall conclusions previously reported within the LVIA.

Table 2 – Review of Landscape Effects at Year 1

Landscape Receptor	Original LVIA Landscape Effect	Review of Proposed Amendments	Combined Magnitude of Change Arising from both Proposed Development and Proposed Amendments	Combined Effect
District LCA - F1 Pulborough, Chiltington and Thakeham Farmlands	Negligible Positive	Additional farm land secured and converted to public open space and BNG land, including small scale parking and maintenance / storage building. Openness, rural character and settlement separation predominantly retained. Landscape enhancements through the provision of restoring hedgerows and additional planting, including hedgerow trees / trees and hedgerow.	Negligible (unchanged)	On balance with the addition of parking and storage building, landscape enhancements and geographic extent, Negligible Positive (unchanged)

Landform and Drainage	Minor Positive	No substantive earthworks proposed. Only limited localised changes relative to the creation of wildlife pond, creation of the terraces to the 'lookout' and associated with small ancillary infrastructure (car park and maintenance / storage building).	Low - Negligible (unchanged)	Minor Negative (changed from Minor Positive), due to the proposed minor changes to the existing natural profile.
Vegetation	Moderate Positive	Potential additional habitat creation, hedgerow reinforcement, new tree planting, woodland management and grassland enhancement. Landscape enhancements extending over larger geographic area.	Medium Beneficial	Moderate Positive (unchanged)
Land Use	Moderate Positive	Overall replacement of one green use with another, including small pockets containing small areas for car parking, storage / maintenance building and naturalistic equipped play. Proposals allow greater extent of safeguarded green space for the long term including , BNG land supporting GI, recreation functions and therefore positive maintenance and management.	High Beneficial (unchanged)	Moderate Positive (unchanged)
Built Form	Moderate Positive	Only small storage / maintenance building and parking are proposed within wider land.	High (unchanged)	On balance, Moderate Positive (unchanged)
Time Depth	Moderate Negative	No additional effect predicted.	Medium (unchanged)	Moderate Negative (unchanged)
Function	Negligible Positive	Improved public access, biodiversity value, landscape enhancement and informal recreational opportunities, while maintaining settlement gap.	Low Beneficial (slightly increased)	Minor Positive (changed from Negligible Positive)
Overall Site Landscape Character	Moderate Positive	Maintains open land (albeit different use with new above ground play, parking and storage	Medium Beneficial (unchanged)	Moderate Positive (unchanged)

		elements), landscape enhancement in terms of tree planting and landscape features such as wildlife pond. .		
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Table 2 – Review of Landscape Effects at Year 1

Visual Receptor	Original LVIA Visual Effect	Review of Proposed Amendments	Combined Magnitude of Change Arising from both Proposed Development and Proposed Amendments	Combined Revised Effect
Residential Receptors	Minor Positive	Wider land remains open, albeit with new play elements, parking and storage building, thus increase in pedestrian use; landscape enhancements reinforce green character.	Low-Medium (unchanged)	Minor Positive (unchanged)
Users of Storrington Road	Minor Positive	No material change to assessed views.	Medium (unchanged)	Minor Positive (unchanged)
Users of High Bar Lane	Negligible Positive	No material change to visual baseline.	Low-Negligible (unchanged)	Negligible Positive (unchanged)
Users of Southlands Lane	Negligible Adverse-Neutral	Distance and vegetation continue to limit visibility.	Negligible (unchanged)	Negligible Adverse-Neutral (unchanged)
Users of PROW Within proximity	Minor / Moderate Positive	Additional publicly accessible open space and long-term landscape management improve western setting to the route.	Medium-High Beneficial to Negligible (unchanged)	Minor / Moderate Positive (unchanged)
South Downs Way / Wider Landscape	Minor Neutral	No change to visible built footprint in panoramic views.	Negligible (unchanged)	Minor Neutral (unchanged)

The amendments extend the application boundary to include additional land for public open space and Biodiversity Net Gain purposes and introduce a number of features within this wider green infrastructure area, including a small car park, maintenance/storage building and naturalistic equipped play space. Whilst these elements introduce a limited amount of built form and recreational infrastructure into land that is currently experienced as open countryside, they are small in scale, localised in extent and situated within a substantial area of retained and enhanced open land. The proposed landscape enhancements, habitat creation, public access improvements and long term management arrangements would maintain the openness, landscape structure and settlement separation functions identified within the submitted LVIA.

The review has identified two limited changes to the landscape assessment:

- Landform and Drainage at Year 1 changes from a Minor Positive to a Minor Negative effect as a result of minor physical alterations associated with the proposed pond, terraces and ancillary infrastructure.
- The effect on Function changes from Negligible Positive to Minor Positive, reflecting the increased public access, biodiversity value, landscape enhancement, recreational opportunities and long term management secured through the enlarged area of public open space and BNG land.

These changes are localised and do not materially affect the overall landscape strategy or conclusions of the assessment.

It is considered that the findings and conclusions of the submitted LVIA remain broadly valid. The amendments do not give rise to any new significant adverse landscape or visual effects and the overall conclusions regarding landscape character, visual amenity, maintenance of the settlement gap, and the benefits arising from landscape enhancement and green infrastructure provision remain unchanged.

Yours sincerely



Jennifer Beckett

Associate Landscape Architect

For and on behalf of fabrik Limited

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