

Landscape and Visual Impact Assessment

May 2026

**Northlands Lane,
Storrington**

Prepared by
CSA Environmental

On behalf of:
Fairfax Properties

Report No: CSA/7502/01

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Fairfax Properties Ltd to undertake a landscape and visual impact assessment of land at Northlands Lane, Storrington ('the Site'). The proposal is for a residential development of up to 56 dwellings with associated infrastructure and public open space. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.2 The Site lies within the administrative area of Horsham District Council. Draft Strategic Policy HA18: Storrington Housing Allocations of the Horsham District Local Plan 2023 - 2029 (Regulation 19) identifies the Site as forming part of STO1: Land north of Melton Drive and Land south of Northlands Lane, which also includes land west of the Site, as an allocation for 70 new homes. The Planning Inspectorate has recommended withdrawal of the Local Plan to address concerns regarding its legal compliance. Key issues identified by the Inspector concerned failure to meet the duty to cooperate with neighbouring authorities.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the area.

Methodology

- 1.4 This assessment is based on site visits undertaken by a suitably qualified and experienced Landscape Architect in February and July 2025. The Site was therefore seen when deciduous vegetation was both in and out of leaf. The weather conditions at the time of both visits was clear and visibility was good.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix H**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm,

to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix H**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'
- 2.3 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.3 Planning policy for Horsham District is set out in The Horsham District Planning Framework 2015.

2.4 Policies within the Horsham District Planning Framework which are relevant to the Site and the landscape include:

- **Strategic Policy 25: The Natural Environmental and Landscape Character** states that new development will protect, conserve and enhance the landscape and townscape character, maintain and enhance the Green Infrastructure Network and the existing network of geological sites and biodiversity. Proposed developments are expected to conserve and, where possible, enhance the setting of the South Downs National Park.
- **Strategic Policy 26: Countryside Protection** states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development.
- **Strategic Policy 27: Settlement Coalescence** states that landscapes will be protected from development which could result in the coalescence of settlements. The Policy Map indicates that the Site is located within a green gap which lies between Storrington and West Chiltington Common. The policy states that development between settlements must demonstrate that:
 1. *'There is no significant reduction in the openness and 'break' between settlements.*
 2. *It does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements.*
 3. *Proposals contribute to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation.'*
- **Policy 30: Protected Landscapes** states that proposals should have regard to the setting of protected landscapes including the South Downs National Park.
- **Policy 31: Green Infrastructure and Biodiversity** seeks to maintain and enhance the existing network of green infrastructure, to contribute to the enhancement of existing biodiversity, and to create and manage new habitats where appropriate.
- **Policy 32: The Quality of New Development** identifies that high quality and inclusive design for all development in the district will be required. Development will be expected to provide an attractive, functional,

accessible, safe and adaptable environment, to complement locally distinctive character and heritage, and to secure a framework of high-quality open spaces which meets the identified needs of the community.

- **Policy 33: Development Principles** states that development shall be required to make efficient use of land and avoid unacceptable harm to the amenity of occupiers/users of nearby property and land. The policy requires proposed developments to be locally distinctive in character, with respect to the surrounding area including its overall setting, townscape features, views and green corridors. The policy also requires development to incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities.
- **Policy 34: Cultural and Heritage Assets** states that development will be required to reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, amongst other things.

Horsham District Local Plan 2023 - 2029 (Regulation 19), January 2024

- 2.5 The draft Local Plan was submitted to the Planning Inspectorate on the 26th July 2024 for Independent Examination. However, following the initial hearing sessions, the appointed Planning Inspector has suspended the Examination in light of concerns regarding the legal compliance of the draft Local Plan and has recommended withdrawal of the plan. Key issues identified by the Inspector concerned Key issues identified by the Inspector concerned failure to meet the duty to cooperate
- 2.6 **Draft Strategic Policy HA18: Storrington Housing Allocations** identifies the Site as forming part of STO1: Land north of Melton Drive and Land south of Northlands Lane, which includes the land west of the Site, as an allocation for 70 new homes. In respect of STO1 the policy sets out the following requirements:
- a) *'Come forward as a single, comprehensive development, in order to optimise the use of land;*
 - b) *Deliver vehicular access from Fryern Lane;*
 - c) *Have appropriate regard to the setting of West Wantley Farmhouse (Grade II*) and East Wantley Farm (Grade II);*
 - d) *Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements. Proposals should also look to minimise coalescence between*

Storrington and West Chiltington village by reflecting the existing settlement edge to the east; and

e) Have regard to the setting of the South Downs National Park.'

Storrington, Sullington and Washington Neighbourhood Plan 2018 - 2031

2.7 The Neighbourhood Plan was 'made' in September 2019. The following policies are of relevance to this assessment:

- **Policy 2: Site Allocations for Development** identifies the Ravenscroft Allotment Site to the east of the Site as a housing allocation for at least 35 dwellings. Planning consent has been granted for 62 homes on this site (Planning Ref: DC/19/2015 and subsequent Reserved Matters applications).
- **Policy 8: Countryside Protection** states that new development shall protect views as shown on the Green Gap and Views Map and where appropriate identify new views to the surrounding countryside. Policy Map 4 identifies a view across land to the west of the Site (Protected View 4) from the edge of Storrington. However, there is no description of this view and the viewpoint location is unclear as views from Melton Drive where it appears to be located are generally screened by housing on the north edge of the road.
- **Policy 9: Green Gap** states that development between Storrington and West Chiltington Common will be resisted in line with Policy 27 of the Horsham District Planning framework. Mapping indicates that the Site is located within this green gap.
- **Policy 15: Green Infrastructure and Biodiversity** states that the green infrastructure assets of the parishes are protected, maintained and where possible enhanced.

Horsham District Regulation 19 Site Assessment Report, December 2023

2.8 The Site (SA732) was assessed as a potential allocation, alongside SA361 to the west, in the Site Assessment Report prepared by the Council. In respect of landscape considerations it notes the site's location in a green gap as identified in the Neighbourhood Plan, although it acknowledges that there is no intervisibility between the two settlements with undulating topography and woodland preventing direct sightlines. It also states that landscape sensitivity to development is high and that the Council's Landscape Capacity Assessment (2021) indicates a low capacity for change. In respect of the site's landscape suitability for housing it states the following:

'The 'made' neighbourhood plan allocation 'Land North of Downsvie'
to the immediate east of SA732 within the gap has presented an
opportunity to consolidate the northern edge of the village with a
sympathetic landscape-led proposal with provision of open space
should be pursued on the northern half of both sites which would present
an improved transition to undeveloped countryside and a natural buffer
to local heritage assets.

Land north of Melton Drive is considered to have potential for allocation
subject to landscape-led comprehensive scheme focused on the
southern section of the site. Development would need to be landscape
led and adequately address landscape biodiversity,
archaeology/heritage, air and environmental quality.'

3.0 SITE CONTEXT

Site Context

- 3.1 The Site comprises a medium size, pastoral field at the northern edge of Storrington and a rectangular strip of land extending through the approved outline application (Planning Ref: DC/24/2006) to Fryern Road to the west. The route of public footpath 2448, which links Downsview Avenue to Northlands Lane follows the eastern edge of the Site, and public footpath 2442 follows the northern edge. The Site and its immediate context are shown on the plans in **Appendices A and B**.
- 3.2 The landform within the Site and neighbouring land parcels falls from the edge of Storrington to a watercourse on the valley floor a short distance to the north. Beyond this the topography is gently undulating, with a more pronounced ridge of higher ground located a short distance beyond the southern edge of the neighbouring settlement at West Chiltington Common, approximately 1km north of the Site. This area is characterised by a patchwork of small and medium size pastoral fields and some larger fields in arable cultivation. There are frequent blocks of woodland and intact field boundary vegetation, with hedgerow trees common. There is a vineyard at Abingworth on the south facing slopes south of West Chiltington Common. There are also pockets of equestrian land present.
- 3.3 To the south of Storrington is the South Downs National Park. There is a pronounced change of level at the edge of the National Park as the landform rises on the scarp slope to the chalk downland, with notable highpoints at Chantry Hill, Springhead Hill and Sullington Hill.
- 3.4 To the south of the Site is housing on Melton Drive, Downsview Avenue and Bannister Gardens at the northern edge of Storrington. Housing in the vicinity of Melton Drive dates from the later part of the twentieth century. To the south of the Site, housing is mainly detached properties. West of the Site, Melton Drive has a more verdant character, with verges and avenue trees lining the street, with large properties set back in well vegetated grounds. The parcel west of the Site has outline approval for up to 62 new dwellings (Planning Ref: DC/24/2006). The rectangular land parcel to the east of the Site has planning consent for the construction of up to 62 new dwellings (Planning Ref: DC/19/2015 and subsequent Reserved Matters applications). This area is currently fenced, and some initial ground works and construction works have started on-site.
- 3.5 Water Lane is located at the base of the valley to the north east of the Site. The commercial / industrial units within Water Lane Trading Estate, are located along the route of Water Lane, to the east of the Site.

Northlands Lane extends to the north of the Site. In the vicinity of the Site, this lane is narrow, sunken and tree lined, as it continues north into the wider farmland it is lined by hedgerows.

- 3.6 The northern edge of the Site is marked by a public right of way which extends westward to Fryern Road. Beyond this footpath is the Grade II listed dwelling at East Wantley Farm and the associated barn which sits within a well treed plot on the valley floor. A short distance north west of is the Grade II* listed West Wantley Farmhouse. To the west of the Site, is a large field which extends to Fryern Road and forms the western part of the draft allocation STO1: Land north of Melton Drive and Land south of Northlands Lane. This area is approved for outline application, for the erection of up to 62 new dwellings (Planning Ref: DC/24/2006).

National Landscape Character

- 3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divide England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity, cultural and economic activity. The Site lies within the Wealden Greensand Character Area (NCA 120). The key characteristics of this area include scarp-and-dip slope topography resulting in a landscape with a sense of intimacy, extensive woodland cover, areas of grassland, heathland and wetlands. Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries tend to be formed by hedgerows and shaws. Overall, the area has a wooded character with extensive areas of ancient mixed woodland of hazel, oak and birch with some chestnut coppice.

Regional Landscape Character

Landscape Character Assessment of West Sussex (2003)

- 3.8 West Sussex County Council has produced the Landscape Character Assessment of West Sussex (relevant extract contained in **Appendix F**). This identifies 42 character areas and provides land management guidance for each one. The Site lies in the southern part of WG7: Storrington Woods and Heaths character area, which includes the settlement at Storrington.
- 3.9 The key characteristics of the Storrington Woods and Heaths character area include:
- *'Low ridges with shallow valleys (ridge and vale).*
 - *Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham.*

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

3.10 Landscape and visual sensitivities identified for the character area include visual intrusion from increased suburban development at the edge of major settlements such as Storrington.

3.11 Land management guidelines for the character area aim to '*Conserve the rich mosaic of woodland and heathland habitats, encouraging heathland landscape restoration and woodland management. Ensure that new development is well-integrated within the landscape.*' The following guidelines are relevant to this assessment:

- *Conserve, manage and link up existing heathland and woodland. Maintain and manage a varied heathland landscape including bare areas, woodland, scrub and wet heath.*
- *Maintain historic character, including patterns of small irregular fields...*
- *Conserve and enhance the predominantly undeveloped character.*

- *Conserve the character of narrow sunken lanes.*
- *Conserve and retain orchards and vineyards, and plant new ones.*
- *Maintain and manage existing woodlands, heathlands, and streamside woodlands to create a mosaic of heathland habitats.*
- *Recreate heathland wherever possible, prioritising areas which will increase connectivity.*
- *Encourage woodland, tree belt, hedgerow and hedgerow tree planting in arable farmland and around urban and village edges... Aim for a wooded network.*
- *Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.*
- *Ensure any new development is well integrated into the wider landscape. Use woodland and hedgerow planting as appropriate.'*

3.12 From our own assessment of the Site and surrounding area, it is fairly characteristic of the WG7: Storrington Woods and Heaths character area. It comprises undulating mixed farmland, a relatively intact field pattern of mainly small to medium size fields, frequent blocks of woodland and treed field hedgerows. There is a vineyard located on the ridgeline to the south of West Chiltington Common.

District / Local Landscape Character

Horsham District Landscape Character Assessment 2003

3.13 The assessment divides the district into thirty-two distinctive Landscape Character Areas ('LCA'), with a recognisable pattern of landscape characteristics both physical and experiential. The Site is identified as lying within LCA E1 – Parham and Storrington Wooded farmlands and Heaths.

3.14 The LCA is described as a distinctive landscape of rolling sandy ridges and stream valleys with a complex mosaic of oak – birch woodland, conifer plantations, heathland and rough pasture. It states that despite its proximity to the urban edge of Storrington and intrusion from traffic the area retains surprising rural qualities.

3.15 The key characteristics of the LCA of relevance to the Site include:

- *'Rolling landform of sandy ridges cut by small narrow stream valleys.*

- *Extensive pine and oak-birch woodland. Linear streamside woods. Small areas of heathland, such as at Sullington Warren Golf course.*
- *Small mostly well hedged pasture fields with mature hedgerow oaks.*
- *Historic parkland of Parham Park with distinctive tree clumps, groves and extensive tree belts.*
- *Major areas of sand and gravel extraction at Sandgate Park and Rock Common.*
- *Scattered farmsteads and cottages along roads. Traditional local materials of sandstone, half timber and plaster and brick.*

3.16 Landscape condition is generally assessed as being good, with localised areas of poor or declining condition around Storrington such as areas of gravel extractions. Sensitivity to change overall is assessed as high due to the areas many intrinsic landscape qualities and visibility from the chalk escarpment in the South Downs National Park. Key sensitivities include large scale housing and commercial development

3.17 Planning and land management guidelines include the following of relevance to the Site:

- *‘Conserve the undeveloped, rural tranquil character.*
- *Ensure any small scale housing development on the edge of Storrington responds to traditional settlement patterns and local design and materials.*
- *Take opportunities to recreate heathland.*
- *Establish new small woodlands in the valley between West Storrington and West Chiltington Common, including the establishment of community woodlands near to urban edges.*
- *Conserve and manage the existing hedgerow network to maintain small scale field patterns.’*

3.18 The Site and wider landscape display many of the key characteristics of the LCA in that it comprises rolling farmland and a network of small, well hedged pasture fields, although there are larger fields some of which are in arable use. The landscape to the north of Storrington has a generally rural character, although there is some urban influence evident in the vicinity of the Site due to its proximity to housing at the edge of Storrington.

Horsham Landscape Capacity Assessment, 2021

- 3.19 The Council have undertaken a landscape capacity study to analyse the capacity of the landscape around the settlements in the district to accommodate housing and employment uses. The settlement edge at Storrington is assessed as part of Zone 5. The assessment notes that:

'...levels of landscape sensitivity and capacity that are identified as part of the study are generalised statements across each area, and provide a pointer to detailed landscape and visual issues that would need to be addressed in a site allocation or development management context. Landscape sensitivity and capacity levels are indicative, and it is expected that further analysis at a smaller scale and a more detailed assessment of the area would be carried out in relation to specific applications to determine the actual capacity of the site.'

- 3.20 Zone 5 encompasses the settlement fringes around Storrington and West Chiltington Common. The Site is located in the west of Local Landscape Area ('LLA') 59: Land North of Water Lane.

- 3.21 The Study assesses the landscape character sensitivity of LLA 59 as high and identifies the following features:

- *'This area has an undulating landform with small to medium scale irregular pasture and arable fields. A small stream valley runs through the area*
- *A strong network of thick hedgerowed field boundaries is present together with some small copses*
- *Landscape condition is generally good*
- *Attractive distant views of the South Downs and the wooded greensand ridge from elevated land in the south of the area*
- *Strong rural character except close to some of the urban edge where the employment site sits'*

- 3.22 Visual sensitivity is assessed as moderate – high for housing due to the undulating nature of the area which it states would result in development being prominent from the surrounding landscape although woodland and hedgerow provide enclosure in places. Overall, the combined landscape sensitivity is assessed as high.

- 3.23 Landscape value is assessed as moderate, with the study identifying the following features of the LLA:

- *'Moderate tranquillity due to the proximity of industrial development and housing development adjacent to Water Lane*

but also natural qualities provided by woodland and streams

- *Ecological interest of hedgerows / woodland and the stream*
- *There is a single footpath that passes through this area*
- *Attractive historic cottages and farmsteads'*

3.24 In respect of LLA 59's landscape capacity, the study concludes as follows:

'The area is considered to have no or very limited capacity for development due to its high landscape character sensitivity, with many of the landscape features and qualities sensitive to development.'

3.25 To the west of the Site LLA 57: Land west and south east of Fryern Road which includes the remainder of the draft allocation site, is assessed as having a moderate to high landscape sensitivity, moderate landscape value and overall the landscape capacity is judged to be low – moderate.

3.26 The 2021 Landscape Capacity Study updated work previously undertaken in 2014. This earlier work followed a similar approach and methodology. The Site was assessed as part of LLA 59 which at this stage was assessed as having a marginally greater landscape capacity (low-moderate) for medium – scale housing (defined as 100 – 500 dwellings in this Study). This study notes that, *'Careful siting would be needed to ensure it [medium-scale housing] would not appear as unrelated to the existing settlement edge.'*

3.27 From our own assessment, the Site is more closely related to the edge of Storrington than the wider LLA 59 which occupies land north of Water Lane. In addition, construction of new houses is taking place on the parcel of land to the east of the Site, which once complete will assist in further tying the Site into the edge of the settlement. The land to the west which includes the western extension of the Site, has outline consent for a residential development of up to 62 new homes. Should this development come forward, this would alter the immediate landscape context of the Site still further. On this basis, the Site is considered to have a greater capacity to accommodate change than the wider LLA which is more remote from existing housing in Storrington

South Downs National Park: View Characterisation and Analysis, 2015

3.28 The South Downs National Park Authority commissioned LUC to undertake an analysis and mapping exercise of views to, from and within the National Park. The study is intended to provide a foundation for evidence on view types within the National Park and its setting, to

support development management, including as evidence on landscape and visual matters.

- 3.29 Representative views 33 and 34 of the Analysis are views from Chantry Hill and Sullington Hill on the scarp slope south of Storrington. These viewpoints are located on the South Downs Way and are described as good vantage points to experience panoramic views including views north across the Low Weald.

Statutory and Non-Statutory Designations

- 3.30 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Policy Map (adopted 2015) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The South Downs National Park boundary is a short distance south of Storrington. Please refer to Designations and Local Policy Plan in **Appendix D**.

Conservation Area and Listed Buildings

- 3.31 There are no heritage assets located within the Site. The Grade II listed dwelling at East Wantley Farm and its associated barn (also Grade II listed) lies north east of The Site. A short distance north west of the Site is the Grade II* listed West Wantley Farmhouse. Storrington Conservation Area is located approximately 750m south of the Site and separated by a substantial area of more recent housing in the settlement. For the details of the location of heritage assets please refer to **Appendix D**.

Public Rights of Way

- 3.32 Public footpath 2448, which links Downsview Avenue to Northlands Lane runs alongside the eastern edge of the Site. Public footpath 2442 follows the northern edge of the Site, continuing west to Fryern Road. Public footpath 3424 links Northlands Lane to Greenhurst Lane to the north east of the Site. Public Footpath 2643 follows the ridge of higher land to the south of West Chilmington Common to the north of the Site. Public Rights of Way within the wider context of the Site are shown on the OS mapping on the Site Location Plan at **Appendix A**.

Tree Preservation Orders

- 3.33 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed with reference to the TPO mapping on the Horsham District Council website on 14th October 2025.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies a rectangular pastoral field to the west of public footpath 2448 and a rectangular strip of land going through the parcel in the west and extending to the Fryern Road. The Site and its immediate context are shown on the Aerial Photograph in **Appendix B** and on Contextual photographs 1 – 4 in **Appendix C**.
- 4.2 The Site comprises a field of tussocky grass. It is bordered by mature tree belts and groups with a number of young, self sett trees located within the field. Bramble and bracken scrub vegetation is encroaching on the periphery of the field.
- 4.3 A tree belt of mixed broadleaf species extends alongside the southern boundary beyond which is the rear gardens of the dwellings on Melton Drive. A tree belt also follows the eastern edge of the Site alongside the public right of way. To the north, there is a group of young oak trees which occupy the northern part of the Site. Beyond these are mature trees and woodland within the valley floor, which provide a good level of screening between the Site and the property at East Wantley Farm. There are also several young trees located on a north – south alignment through the centre of the Site. The western edge of the Site is defined by groups of mixed broadleaf trees, with a prominent group of larch trees located at roughly the mid-point of this area.

Topography

- 4.4 The Site occupies a north facing slope which falls from a ridge of higher land which follows the existing settlement edge on Melton Drive. The landform falls from approximately 50m Above Ordnance Datum at the southern edge of the Site, to approximately 35m AOD at the northern edge of the Site. The valley floor lies a short distance to the north, beyond which the topography undulates with an area of higher ground a short distance to the north east of the Site. Approximately 880m north of the Site is a ridge of higher land at the southern edge of West Chilton Common.

Visibility

- 4.5 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A** and **B** and on the photographs in **Appendix C**.

- 4.6 From our assessment, the Site's location on falling ground at the northern edge of Storrington, means that intervisibility with viewpoints to the south, east and west are very limited. The undulating topography and frequent woodland and tree cover means that views from the countryside to the north are largely screened. However, there is some intervisibility between the Site and sections of public footpath 2643 which follows the ridge of higher ground to the south of West Chiltington Common. The key views of the Site are described in Table 1 below.

Table 1 – Visual Baseline		
Visual Receptor	Sensitivity	Description of Views
Near Distance Views		
Public Footpath 2448 (photographs 6 - 8)	High	Views of the Site from the footpath tend to be screened or heavily filtered by the dense hedgerow / tree line which follows the western edge of the footpath.
Northlands Lane (Photograph 7)	High	The Site is screened in views from Northlands Lane by intervening vegetation.
Water Lane (photograph 13)	Medium	There are filtered, partial views of the Site from Water Lane from a short section west of the industrial estate buildings. From further east on the lane, intervisibility with Site is prevented by vegetation and buildings within Water Lane Trading Estate.
Public Footpath 3424	High	Views of the Site from Public Footpath 3424 which crosses the land to the north of Water Lane are unavailable due to intervening vegetation.
Public Footpath 2442 (Photographs 9 and 10)	High	There are filtered views into the Site from Public Footpath 2442 when alongside the Site boundary. As this footpath continues west views of the Site tend to be prevented by intervening vegetation. When alongside the adjacent field there is some intervisibility with the vegetation at and alongside the western edge of the Site. However, the ground plane of the Site is screened.
Melton Drive and Downsview Avenue (Photographs 5, 6 and 12)	Medium	Views of the Site from Melton Drive and Downsview Avenue are prevented by existing housing and vegetation. There are occasional, glimpsed views of vegetation within the Site between gaps in the buildings, but the ground plane of the Site is not visible.
Fryern Road (Photograph 11)	Low	The vegetation at the western edge of the Site is visible from a section of Fryern Road, seen beyond the intervening field.
Middle Distance Views		
Public Footpath 2463_1 (Photographs 14 – 16)	High	Middle distance views towards the Site from the north are limited to intermittent views from public footpath 2463_1 which crosses the ridge of higher ground to the south of West Chiltington Common. From sections of this footpath there is some intervisibility with the higher ground within the Site, which is visible beyond the woodland and tree cover in the southern part of the Site. In these views the rooflines and 1 st floors of a number of houses in Storrington are visible to the south of the Site, as is the tree cover on the northern part of the Site. Shipping containers and construction activity is also visible on the field to the east

		of the Site, which has planning consent for 62 new homes. The scarp slope at the edge of the South Downs National Park is visible in the backdrop.
South Downs National Park (Photograph 17 from the South Downs Way National Trail)	High	There are elevated, panoramic views towards Storrington and the wider landscape from high ground at the edge of the South Downs National Park, including the South Downs Way National Trail. However, the Site's location on a north facing slope at the northern edge of the settlement means that it is contained in views from the South Downs, although trees on the Site maybe discernible beyond existing housing on the ridge at the edge of Storrington.
Residential / Private Receptors		
Water Lane Trading Estate (reciprocal view at photograph 1)	Low	There is some intervisibility between the industrial premises at Tesla Engineering and the vegetation at the eastern edge of the Site.
East Wantley House (reciprocal view at photograph 3)	High	The dwelling at East Wantley Farm is located at the base of the valley to the north of the Site. Views of the Site from the property and grounds are heavily filtered by vegetation at the edge of the Site and within the grounds of the house.
West Wantley Farm	High	There is no intervisibility between the Site and the dwelling at West Wantley Farmhouse.
Dwellings on Melton Drive	Medium	Views from the rear of properties on Melton Drive which adjoin the Site are heavily filtered by the tree belt in the southern part of the parcel and dense boundary vegetation along the rear of the rear of properties on Melton Drive.

Landscape Features

- 4.7 The Site comprises a field of rough grassland, bordered by outgrown hedgerows and trees, with areas of encroaching scrub and a number of young self sett trees. A tree survey has been undertaken which assesses the arboricultural quality and condition of the existing vegetation. The landscape features are described in Table 2 below:

Table 2 – Landscape Features Baseline		
Landscape feature	Sensitivity	Description of Feature
Trees	Medium	There are a number of mature trees and tree groups growing at the field boundaries of the Site, the majority of which are assessed as Category B and medium arboricultural and landscape quality. There are a number of young oak trees growing close to the northern edge of the Site (Category C) and several young field oaks located centrally within the Site (Category B).
Scrub	Medium - low	There are areas of encroaching, mainly bramble scrub vegetation at the periphery of the fields.

Grassland field	Medium	The Site comprises a rough grassland field.

Landscape Quality, Value and Sensitivity

- 4.8 The Site does not carry any statutory or non-statutory designations for landscape character or quality.
- 4.9 The Site occupies a single field of rough, grassland pasture at the northern edge of Storrington, along with a rectangular extension across the adjacent western parcel. Housing adjoins the Site to the south, and the field to the east has planning consent for the construction of 62 new dwellings and site clearance works and construction works are currently underway. The industrial units at Water Lane Trading Estate are located on the valley floor to the north east of the Site. The land to the west of the Site has outline consent for up to 62 new homes. Should development come forward in this location, alongside the consented new homes to the east, there will be an inevitable change in the character of the immediate landscape adjacent to the Site, as the built edge of Storrington is extended a short distance northwards.
- 4.10 Vegetation within the Site is largely confined to the periphery of the fields and includes numerous mature trees and areas of outgrown hedgerow species. The tree survey undertaken by Arbortrack Systems Ltd has assessed the arboricultural quality and condition of the on-site vegetation. This survey found that the majority of the mature trees are assessed as Category B and of moderate arboricultural quality.
- 4.11 Despite the Site's close proximity to neighbouring housing and industrial development it has a generally rural character, with views available from within the Site to the wider landscape to the north of Storrington. It lies with an area of undulating topography, and the trees and outgrown hedgerows contribute to the generally well treed character of the wider countryside. The landscape structure is relatively intact and is assessed as being in moderate landscape condition. The Site is not publicly accessible, although there are rights of way to the north and east. It comprises pleasant farmland but is not notably scenic and there are visible urban elements within the neighbouring area, which detract from perceptual qualities such as wildness or tranquillity. The Site is assessed as being of medium landscape quality and value.

- 4.12 The Site lies within a wider land parcel LLA59 which was assessed in the Council's Landscape Capacity Assessment. This concluded that the wider parcel had a moderate landscape value and high landscape sensitivity. However, the Site is more closely associated with the edge of Storrington than the wider parcel, and there is some visual intrusion from neighbouring housing which detract from its rural character and perceptual qualities. Once in place the housing development on the adjoining land parcel to the east will add to the urban influence of the neighbouring settlement edge. As a result, the Site considered in isolation is less sensitive and has a greater landscape capacity to accommodate a sensitive residential development. The Site is assessed as being of medium landscape susceptibility to a landscape led residential scheme.
- 4.13 By combining judgements on landscape value and susceptibility the Site is assessed as being of medium landscape sensitivity.
- 4.14 The landscape character of the Site and surrounding landscape / townscape is set out in Table 3 below.

Table 3 – Landscape Character Baseline

Landscape / townscape character area	Sensitivity	Existing Conditions
The Site and immediate surroundings	Medium	The Site and neighbouring fields to the west occupy sloping land at the northern edge of Storrington. The Site comprises a grassland field bordered by established trees and tree groups. There is some intervisibility with neighbouring housing. The adjacent field to the east of the Site has consent for 62 new homes, which are under construction. The adjacent field to the west, which includes the Site's western extension, has outline consent for up to 62 new houses. The Site shares many characteristics with the wider countryside to the north but is well related to existing and planned housing in Storrington. There is some intervisibility between the Site and higher ground to the north.
Townscape character of immediate surroundings	Medium (20 th Century housing) High (listed dwellings)	Housing in the vicinity of Melton Drive dates from the later part of the twentieth century. To the south of the Site, housing is mainly detached estate properties. West of the Site, Melton Drive has a more verdant character, with verges and avenue trees, with large properties set back in well vegetated grounds. There are two Grade II listed properties within the valley floor to the north of the Site at East Hanley Farm and West Hanley Farmhouse which are locally of greater townscape interest.
Wider Landscape Character	Medium - High	The wider landscape to the north of Storrington comprises undulating farmland. It contains a patchwork of small, irregular fields of pasture and occasional larger arable fields, subdivided by treed hedgerows and blocks of broadleaf woodland. The area is crossed by a number of mainly minor roads and lanes, with some dispersed linear settlement. The larger settlements at Storrington and West Chiltington Common are well contained by a combination of landform and tree cover, and this area has a generally rural character away from the main urban areas.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the suitability of the Site to accommodate residential development and any potential impacts on the character of the landscape and its visual amenity. The proposals is an Outline Planning Application for a residential development of up to 56 new homes and associated open space and infrastructure. Access would be taken from the western Site boundary and pass through the adjoining land parcel which has been outline approval for a residential scheme of up to 62 new dwellings (Planning Ref: DC/24/2006).

5.2 An Illustrative Masterplan has been prepared which shows how the proposed development could be delivered at the Site. This has been informed by technical advice, including landscape and visual matters, to ensure mitigation measures are an integral part of the scheme. A Landscape Strategy has also been prepared (**Appendix G**) which illustrates how development and green infrastructure can be delivered at the Site. A description of the development proposals is set out in the Design and Access Statement which accompanies the Planning Application. The key landscape and visual principles shown on the Landscape Strategy are as follows.

- The new homes to be set back from the Site boundaries and orientated to overlook the existing landscape features at the periphery of the Site.
- The majority of the existing trees and hedgerows will be retained.
- Housing to be set back from the higher ground in the southern part of the Site which is more visually sensitive in views from public footpath 2463 on the ridge line to the north. Dwellings in the southern part of the Site to be up to a maximum of 1.5 storeys in height and set below the tree line in the southern part of the Site.
- A centrally located area of open space to break up the development parcels and to include the line of existing young oak trees which are developing in stature.
- View corridors will remain through the open spaces to the wider countryside to the north.
- New tree planting along east – west aligned streets to provide layers of planting between the new homes as the development steps up the slope within the Site. The tree planting will add to local tree cover at the northern edge of Storrington and will assist

in integrating the development into the landscape at the edge of the settlement.

- Housing to be set back from public footpath 2442 and the listed dwelling at East Wantley House. Existing tree cover at the northern edge of the Site will be supplemented with new native planting to provide screening between the new homes, the right of way and the listed property at the base of the valley.
- Walking routes to be provided linking the open spaces at the perimeter of the Site.
- Natural and informal play features to be incorporated alongside the walking routes.
- Sustainable drainage basin in the north west of the Site to be landscaped to provide visual interest and aquatic and marginal habitat.

5.3 The key landscape and visual effects are summarised in the tables and sections below.

Relationship to Settlement

5.4 The proposed development would occupy land at the northern edge of Storrington, which in the vicinity of the Site is currently defined by the residential housing along Melton Drive. Housing is also currently under construction to the immediate east of the Site. This land was allocated in the SSWNP and has planning consent for construction of 62 new dwellings (Planning Ref: DC/19/2015 and subsequent Reserved Matters applications). In addition, the land to the west of the Site, has outline approval for a development of up to 62 new homes (Planning Ref: DC/24/2006). Both the Site and the land to the west were previously identified as draft allocation STO1: Land north of Melton Drive and Land south of Northlands Lane, in Strategic Policy HA18: Storrington Housing Allocations of the now withdrawn Horsham District Local Plan 2023 - 2029 (Regulation 19).

5.5 Development at the Site would form a small extension to the housing area on the northern edge of Storrington and would be compatible with recent development to the east and the potential development to the west. Together, these developments would form a well contained extension to Storrington. Vehicular access to the Site would be served from the proposed development to the west.

Green Gap Policy

- 5.6 Policy 9 of the Neighbourhood Plan, with reference to Strategic Policy 27 of the Horsham District Planning Framework, identifies that the Site is located in a green gap between Storrington and West Chiltington Common. Strategic Policy 27 states that development must demonstrate that there is no significant reduction in openness and proposals maintain a 'break' between settlements; proposals do not generate urbanising effects on the gaps, such as lighting, development on key road corridors and traffic movements. In addition, it notes that proposals should contribute to the conservation and enhancement and amenity of the countryside.
- 5.7 The existing straight-line distance between the edge of Storrington on Melton Drive and the northern edge of West Chiltington Common is approximately 1.15km. With the development in place, this would reduce marginally to approximately 1.04km. The northern extent of the proposed new development would broadly align with the northern edge of the adjacent development to the east, which is under construction, and the employment area on Water Lane.
- 5.8 The Site occupies a north facing slope at the edge of Storrington with existing housing on Melton Drive occupying the ridge to the south. The landform between Storrington and West Chiltington Common is undulating, with a distinct ridge of higher ground to the south of West Chiltington Common. This ridgeline provides a distinct sense of separation between West Chiltington Common and the countryside to the south and prevents any intervisibility between the two settlements. In terms of intra-visibility (opportunities to view both settlements from a single viewpoint), in views from public footpath 2463 which follows the ridgetop between the two settlements, there are opportunities for views north and south in the direction of both settlements. However, intra-visibility is very limited with the settlement edge of both settlements well contained by tree cover, although there is some inter-visibility with a small number of dwellings at the edge of the Storrington and some of the new homes will also be visible on the Site. Notwithstanding this, in views from the ridge, the distinct change in topography between the two settlements and the intervening tree cover is clearly perceptible and this reinforces the sense of a distinct separation.
- 5.9 The proposed development would have no impact on the transition between Storrington and West Chiltington Common on Fryern Road to the west, given the separation between the new homes and the highway. There would be no perception of the new homes from Northlands Lane and Greenhurst Lane which cross the countryside between the two settlements.

- 5.10 In conclusion, the proposed new homes would be extremely well related to existing settlement in Storrington and built development would broadly align with the new homes being constructed to the east. There would be a very minor reduction in the straight-line distance between the settlements, however a meaningful separation would remain. The undulating topography and tree cover means that there would be very little perceived reduction in the existing green gap.

Effects on Landscape Features

- 5.11 The effects on individual landscape features are set out in detail within Table 4 below.

Table 4 – Effects on Landscape Features				
Landscape features and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Year 1 Effect	Year 15 Effect
Trees Medium sensitivity	The vast majority of existing trees will be retained within the proposed layout. A low quality Ash tree at the western edge of the Site will be lost as a result of the proposed vehicular access. Two further Category C trees and a Category B Oak tree could be lost as a result of the proposed new homes. The Landscape Strategy shows that the proposal will provide significant amounts of new tree planting within the open spaces across the Site. This will comprise native species at the periphery of the Site, and native cultivars and ornamental species within the proposed streets. Overall, the new tree planting will add to the tree cover and species diversity on-site.	Low	Slight Beneficial	Moderate-Slight Beneficial
Scrub Medium - Low sensitivity	There will be some loss of bramble scrub vegetation within the Site and at the periphery, in order to provide the new homes and areas of open space and recreational routes. Where possible existing scrub will be retained.	Moderate	Slight Adverse	Slight Adverse
Grassland fields Medium sensitivity	The proposed new homes will result in the loss of a large part of the existing grassland sward across the Site. This will be compensated for in part, by new species rich grassland creation within the open spaces at the perimeter of the Site.	High	Substantial – Moderate Adverse	Moderate Adverse

Effects on Landscape Character

- 5.12 The proposed development will result in a change in the character of the Site as the existing pastoral field is replaced by new housing, open space and infrastructure. The new homes would be located at the northern edge of Storrington and would be closely associated with the adjacent housing Site to the east, which is currently under construction, and the approved outline application to the west. The new development would be served off a vehicular access leading from the proposed development site to the west. The proposed development would therefore form part of a small, planned extension to the northern edge of Storrington. The Site is identified as part of a draft housing allocation in the Local Plan (Regulation 19) and would form part of a wider extension to the north of Storrington.
- 5.13 The Landscape Strategy Plan shows that the new homes would be set back from the Site boundaries in order to protect the existing landscape features and to provide a landscape setting for the new homes. The young trees within the central part of the Site would be retained within an area of open space and new tree planting would be installed across the Site, adding to local tree cover and assisting in assimilating the new homes into the vegetated edge of Storrington. New species rich wildflower and retained grassland would be located adjacent to the existing boundary vegetation, which would be reinforced with additional scrub and tree planting for the benefit of local wildlife. The proposed sustainable drainage feature in the north west of the Site would be landscaped to provide areas of aquatic and marginal habitat.
- 5.14 The new homes would be well contained in the majority of views from the wider countryside to the north. There will be some intervisibility between the upper parts of the new housing and locations on public footpath 2463 which crosses a ridge of higher land to the north. Beyond this intervisibility with the wider landscape is very limited and landscape effects on the wider area will similarly be limited in scope.

The effects on the landscape character of the Site and the surrounding landscape / townscape are set out in Table 5 below:

Table 5 – Effects on Landscape Character

Landscape / townscape character area and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Year 1 Effect	Year 15 Effect
The Site and immediate surroundings Medium sensitivity	The Site is identified as part of a draft housing allocation in the Local Plan (Regulation 19). The Site has a generally rural character but is closely associated with existing and under construction homes at the northern edge of Storrington. The proposed new homes would be sited within the existing landscape framework and would retain the vast majority of trees and boundary vegetation on the Site. The landscape Strategy shows that new tree planting and environmental improvements would be provided across the open spaces on the Site. This will add to local tree cover and assist in integrating the new homes into the woodland framework at the edge of Storrington. Landscape effects would be largely limited to the Site and the adjacent fields to the east and west.	<u>Site:</u> Substantial	<u>Site:</u> Moderate - substantial adverse	<u>Site:</u> Moderate adverse (as new planting matures)
		<u>Immediate surroundings:</u> Moderate	<u>Immediate surroundings:</u> Moderate adverse	<u>Immediate surroundings:</u> Slight adverse
Townscape character of immediate surroundings Medium (20th Century housing) High (listed dwellings)	The Site is located to a north facing slope adjacent to existing housing on Melton Drive, which occupies the ridge to the south. There is limited intervisibility between public vantage points on Melton Drive and the Site and the development would not alter the existing townscape on Melton Drive. The proposals will extend housing onto an undeveloped field in proximity to the grade II listed East Wantley Farm which is located within dense tree cover at the base of the valley to the north. The new homes will be set well back from the boundary with the farm, and new tree planting will add to the tree cover on the lower slopes of the valley providing a dense screen between the new development and the listed building.	Insignificant (20 th Century Housing) Slight (East Wantley Farm)	Insignificant Adverse Slight Adverse	Neutral Slight – Insignificant Adverse

Wider Landscape Character Medium – High sensitivity	The Site forms part of the wider undulating farmland which is characteristic of the landscape to the north of Storrington. The proposals retain the vast majority of the tree cover on the Site and will include significant areas of new tree planting. This will add to the tree cover which is a feature of the landscape at the edge of Storrington. The new homes will be generally very well contained in views from the wider countryside. In views from the ridge of higher land to the north, the upper parts of housing will be visible on the Site in views looking south towards Storrington. As new and existing landscaping matures across the Site, the new homes will be increasingly assimilated into the surrounding tree cover at the edge of the settlement.	Slight	Slight Adverse	Slight – Negligible Adverse
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Visual Effects

- 5.15 As discussed in Section 4 the Site is visually well contained due to its location on a north facing slope and the proximity to housing at the edge of Storrington, views from the south, east and west are very limited. The undulating topography and tree cover within the countryside to the north, means that views are similarly limited. There is some intervisibility from a section of public footpath 2463 which follows a ridge of higher ground to the south of West Chiltington Common.
- 5.16 The key visual effects of development at the Site are set out in Table 6 below.

Table 6 - Visual Effects

Visual Receptor and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Near Distance Views				
Public Footpath 2448 High Sensitivity	Views of the new homes from the public footpath will be largely screened in summer months when vegetation is in leaf. There will be some glimpsed views alongside the southern section of the boundary where vegetation is slightly less dense and when vegetation is out of leaf views will be less filtered. As the footpath passes north views are increasingly screened. In addition, once complete the adjacent housing to the east of the Site will be clearly visible from the public footpath as it passes between the Site and the new homes. The proposals retain all the existing vegetation alongside the eastern edge of the Site, and this will be supplemented with new planting which will add to the density of vegetation at the edge of the Site.	Slight	Slight Adverse	Slight Adverse but reducing as new planting matures
Northlands Lane High Sensitivity	The new homes will be screened in views from Northlands Lane by the density of intervening vegetation.	Neutral	Neutral	Neutral
Water Lane Medium Sensitivity	There will be filtered views of new housing on the Site from a very short section of Water Lane immediately west of Water Lane Trading Estate. These views will be largely screened in summer months when vegetation is in leaf. As new planting at the eastern edge of the site establishes views throughout the year will be screened.	Slight - Negligible	Slight – Negligible Adverse	Neutral
Public Footpath 3424 High Sensitivity	The new homes will be screened in views from this right of way by intervening vegetation.	Neutral	Neutral	Neutral
Public Footpath 2442 High Sensitivity	There will be filtered and partial views of the new homes from the section of the footpath which passes alongside the Site boundary. As the footpath continues west, there will be partial views of rooflines and	Moderate (Adjacent to Site)	Moderate Adverse	Slight Adverse

	upper storeys visible between vegetation on the western Site boundary. As the footpath continues beyond the adjoining field views of the new homes will be screened. New landscaping at the northern and eastern edge of the Site will increasingly screen and filter these views.	Slight / Neutral (West of Site)	Slight Adverse / Neutral	Negligible Adverse / Neutral
Melton Drive and Downsview Avenue Medium Sensitivity	For the most part the new homes will not be visible from the adjacent residential area due to intervening housing and tree cover at the edge of the Site. There may be some framed, glimpsed views of roofline seen between existing housing on Melton Drive.	Negligible	Negligible Adverse	Negligible Adverse
Fryern Road Low Sensitivity	The upper storeys and rooflines of housing on the Site will be visible from a section of Fryern Road as it exits the urban area of Storrington. These will be seen beyond the intervening field and filtered by the vegetation at the western edge of the Site. If the proposed development comes forward in the adjacent site (Planning Ref: DC/24/2006), housing on the Site will be screened by the intervening houses.	Slight	Slight Adverse	Slight – Negligible Adverse
Middle Distance Views				
Public Footpath 2463_1 High Sensitivity	There are views from the public footpath in the direction of Storrington, with the scarp slope at the edge of the South Downs visible in the backdrop. Existing housing in the settlement is generally contained by the tree cover at the northern settlement edge. However, some rooflines of housing on Melton Drive / Downs View Avenue are visible. Construction activity on the adjacent housing site east of the Site is also visible and once complete there will be a small increase in visible rooflines in views from the public footpath. Partial views of housing on the higher part of the Site will be visible, with the lower slopes contained by the tree cover in the base of the valley. The new homes in the south of the Site will be one and half storeys and will sit below the tree cover on the southern Site boundary. In addition, the layout has been configured to	Moderate – Slight	Moderate – Slight Adverse	Slight Adverse

	include east-west lines of tree planting, which step up the slope within the Site. The Landscape Strategy also shows that there is significant scope for areas of tree planting throughout the open spaces. Once established, the new trees will add to the landscape structure at the settlement edge. Although, there will be an increase in visible roofscape it will sit within a heavily treed framework which will assist in assimilating the new homes into the wider tree cover at the settlement edge.			
South Downs National Park High Sensitivity	The Site's location on a north facing slope on the northern edge of Storrington means that housing on the Site is unlikely to be visible in elevated views from the South Downs. At worst, there would be an imperceptible increase in roofscape seen beyond development within the wider settlement.	Neutral	Neutral	Neutral
Residential/Commercial Receptors				
Water Lane Trading Estate Low Sensitivity	There is no intervisibility from the majority of the Trading Estate. However, there will be some heavily filtered views from the rear of the Tesla Engineering Building of the eastern boundary vegetation.	Negligible	Negligible Adverse	Neutral
East Wantley House High Sensitivity	There will be partial and heavily filtered views of some new housing in the Site from the property and grounds in winter views only. The property's location at the base of the valley and the density of vegetation both within the grounds and in the northern part of the Site, means that intervisibility with the housing will be very limited in scope. New tree and thicket planting in the open space at the northern edge of the Site will further limit this as it matures.	Slight	Slight Adverse	Negligible Adverse
West Wantley Farm High Sensitivity	The new homes will not be visible from West Wantley Farm.	Neutral	Neutral	Neutral
Dwellings on Melton Drive	There will be heavily filtered views of the new homes from rear, first floor windows of dwellings on the southern edge of the Site. These will be	Slight	Slight Adverse	Negligible Adverse

Medium Sensitivity	screened in summer months when the existing tree belt is in leaf.			
Seasonal Variation				
The above assessment is based upon an appraisal of winter and summer views. When the vegetation is out of leaf views from the neighbouring rights of way and dwellings are slightly more open, and in summer time views are largely screened by the density of vegetation at the Site boundaries.				

Cumulative Effects

- 5.17 To the west of the Site, is a large field which extends to Fryern Road. This field forms the western part of the draft allocation STO1: Land north of Melton Drive and Land south of Northlands Lane. This area has outline consent for the erection of up to 62 new dwellings (Planning Ref: DC/24/2006).
- 5.18 The proposed development at the Site will be served off a vehicular access from this development. In the event both sites are developed there would be a cumulative loss of farmland at the northern edge of Storrington. There would also be sequential views of both developments from public footpath 2442 which runs to the north of both sites. Beyond this, cumulative landscape and visual effects would be minimal as there are very few opportunities to view both sites from the surrounding area due to the visual containment of the land parcel.
- 5.19 Development at the Site would also result in a slight cumulative diminution of the Green Gap between Storrington and West Chiltington Common. However, this would be very minor and there will be little change in the visual and physical separation of these settlements.

Lighting

- 5.20 The Site is currently unlit. The neighbouring farmland to the north is similarly unlit, although there are domestic light sources associated with scattered properties within the landscape. The residential area to the immediate south of the Site has street lighting and background lighting from properties. There will be similar light sources associated with the new housing area under construction to the east. There are also light sources within the Water Lane Trading Estate.
- 5.21 The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.

Construction Phase

- 5.22 There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

6.0 CONCLUSION

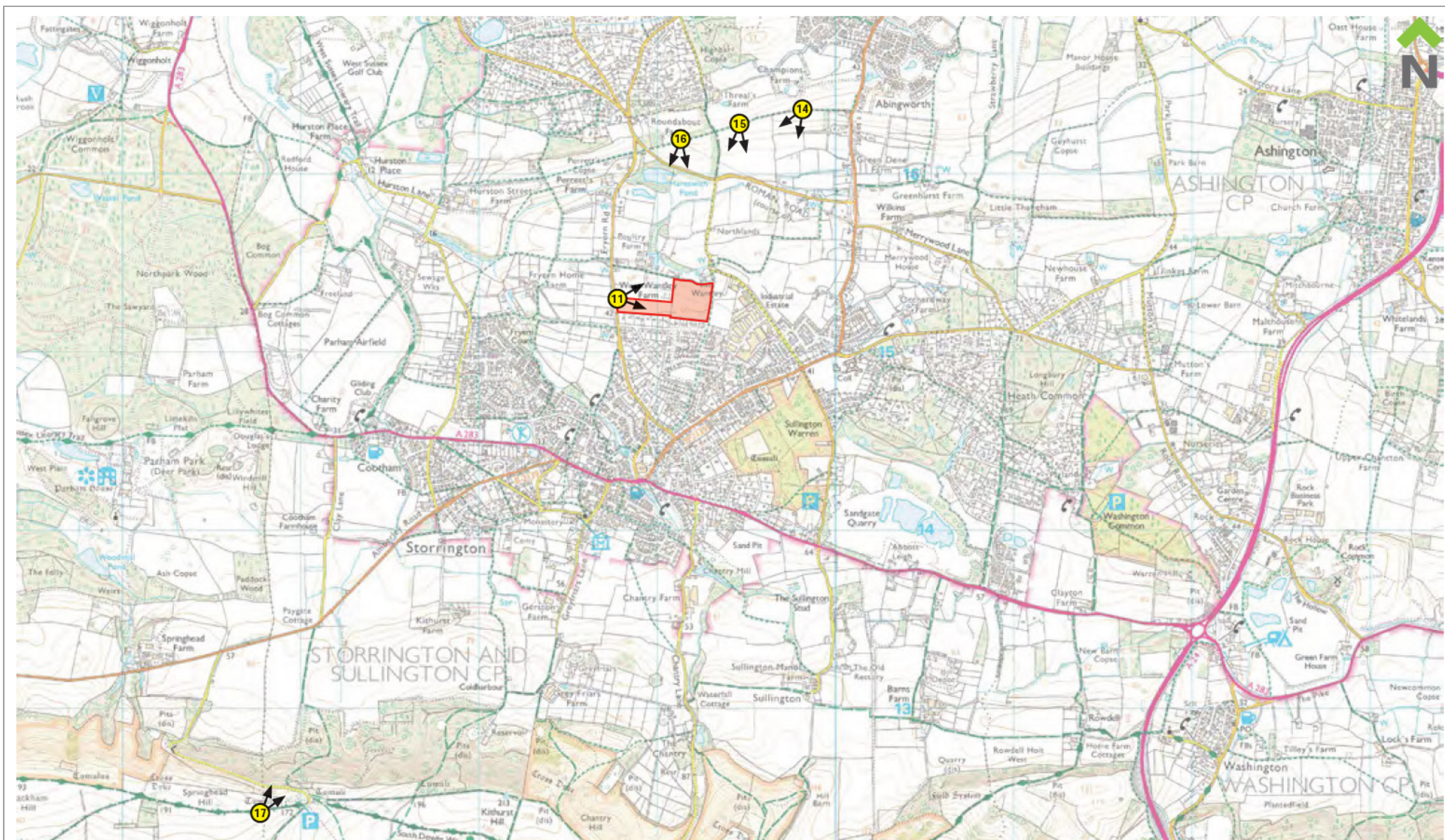
- 6.1 CSA Environmental has been appointed by Fairfax Properties Ltd to undertake a landscape and visual impact assessment of land at Northlands Lane, Storrington. The proposal is for a residential development of up to 56 dwellings with associated infrastructure and public open space.
- 6.2 The Site lies within the administrative area of Horsham District Council. Draft Strategic Policy HA18: Storrington Housing Allocations of the Horsham District Local Plan 2023 - 2029 (Regulation 19) identifies the Site as forming part of STO1: Land north of Melton Drive and Land south of Northlands Lane, which includes the land west of the Site, as an allocation for 70 new homes. This land has now been approved for a residential development of up to 62 new homes.
- 6.3 The Site does not carry any statutory or non-statutory designations for landscape character or quality. The South Downs National Park boundary is a short distance south of Storrington. Policy 9 of the Storrington, Sullington and Washington Neighbourhood Plan identifies that the Site is located within a green gap between Storrington and West Chiltington Common.
- 6.4 The Site comprises a medium size, pastoral field at the northern edge of Storrington and a rectangle extension across the parcel west of the Site. The route of public footpath 2448, which links Downsview Avenue to Northlands Lane follows the eastern edge of The Site, and public footpath 2442 follows the northern edge. Housing adjoins the Site to the south, and the field to the east has planning consent for the construction of 62 new dwellings and site clearance works and construction works are currently underway.
- 6.5 The Site is fairly typical of the wider countryside north of Storrington in that it comprises undulating farmland, and a relatively intact structure of field boundary vegetation and woodland/tree cover. The Site is assessed as being of medium landscape quality, value and sensitivity
- 6.6 The visual appraisal found that the Site's location on falling ground at the northern edge of Storrington, means that intervisibility with viewpoints to the south, east and west is very limited. The undulating topography and frequent woodland and tree cover means that views from the countryside to the north are largely screened. There is some intervisibility between the Site and sections of public footpath 2463 which follows the ridge of higher ground to the south of West Chiltington Common.
- 6.7 In terms of settlement separation between Storrington and West Chiltington Common, this assessment found that the proposed

development would be very well related to housing in Storrington. Built development would broadly align with the new homes being constructed to the east. There would be a very minor reduction in the straight-line distance between the settlements, however a meaningful separation would remain. The undulating topography and tree cover means that there would be very little perceived reduction in the existing green gap.

- 6.8 The proposed development will result in a change in the character of the Site as the existing pastoral field is replaced by new housing, open space and infrastructure. The new homes would be located at the northern edge of Storrington and would be closely associated with the adjacent housing site to the east, which is currently under construction. The new development would be served off a vehicular access leading from the proposed development site to the west, which is awaiting a planning decision but has officer support. The proposed development would therefore form part of a small planned extension to the northern edge of Storrington.
- 6.9 The Landscape Strategy Plan shows that the new homes would be set back from the Site boundaries in order to protect the existing landscape features and to provide a landscape setting for the new homes. The young trees within the central part of the Site would be retained within an area of open space and new tree planting would be installed across the Site, adding to local tree cover and helping embed the new homes into the vegetated edge of Storrington. New species rich wildflower and retained neutral grassland would be located adjacent to the existing boundary vegetation, which would be reinforced with additional scrub and tree planting for the benefit of local wildlife.
- 6.10 The new homes would be well contained in the majority of views from the wider countryside to the north. There will be some intervisibility between the upper parts of the new housing and locations on public footpath 2463 which crosses a ridge of higher land to the north. However, beyond this intervisibility with the wider landscape is very limited and landscape effects on the wider area will similarly be limited in scope.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



Site Boundary
 Photo Locations



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
 e ashwell@csaenvironmental.co.uk
 w csaenvironmental.co.uk

Project Northlands Lane, Storrington

Drawing Title Site Location Plan

Client Fairfax Properties Ltd

Date April 2026

Scale @ A4 NTS

Drawn TV

Drawing No. CSA/7502/100

Rev B

Checked CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



Site Boundary

X Photos Locations

X Contextual Photos



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
 e ashwell@csaenvironmental.co.uk
 w csaenvironmental.co.uk

Project Northlands Lane, Storrington

Drawing Title Aerial Photograph

Client Fairfax Properties Ltd

Date April 2026

Scale @ A4 NTS

Drawn TV

Drawing No. CSA/7502/101

Rev B

Checked CA

Appendix C

Photosheets



Photograph 1 Contextual view towards Water Lane Trading Estate



Photograph 2 View from southern part of Site looking north

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Photograph 3 View from south east corner of Site looking south west



Photograph 4 View from eastern boundary of Site looking west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Panorama 5 For context only



Photograph 5
View from Downsvie Avenue looking north toward Site and Public Footpath 2448

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 10:21
Canon EOS 2000D, 30mm
Hfov 40°
Looking direction: North East

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Photograph 6 View from Public Footpath 2448 looking north east toward field adjoining Site with planning consent for up to 62 new homes (Planning ref: DC/19/2015)

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 10:29
Canon EOS 2000D, 30mm
HfoV 90°
Looking direction: North east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Photograph 7 View from Public Footpath 2448 looking south east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 10:53
Canon EOS 2000D, 30mm
HfoV 90°
Looking direction: South

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Panorama 8 For context only



Photograph 8
View from Public Footpath 2448 looking west toward Public Footpath 2442 and Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 10:58
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Photograph 9 View from Public Footpath 2442 looking east towards Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 11:21
Canon EOS 2000D, 30mm
HfoV 90°
Looking direction: South east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B

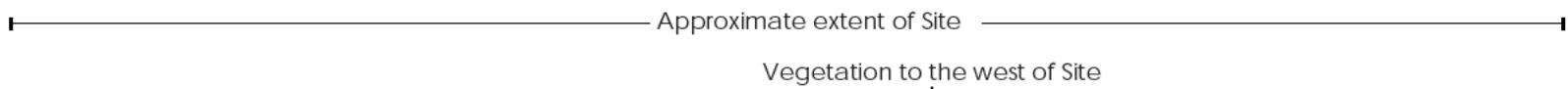
Vegetation alongside western edge of Site



Photograph 10 View from Public Footpath 2442 looking east toward Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 11:25
Canon EOS 2000D, 30mm
HfoV 90°
Looking direction: East

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 11 View from Fryern Road looking east toward Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 11:32
Canon EOS 2000D, 30mm
HfoV 90°
Looking direction: East

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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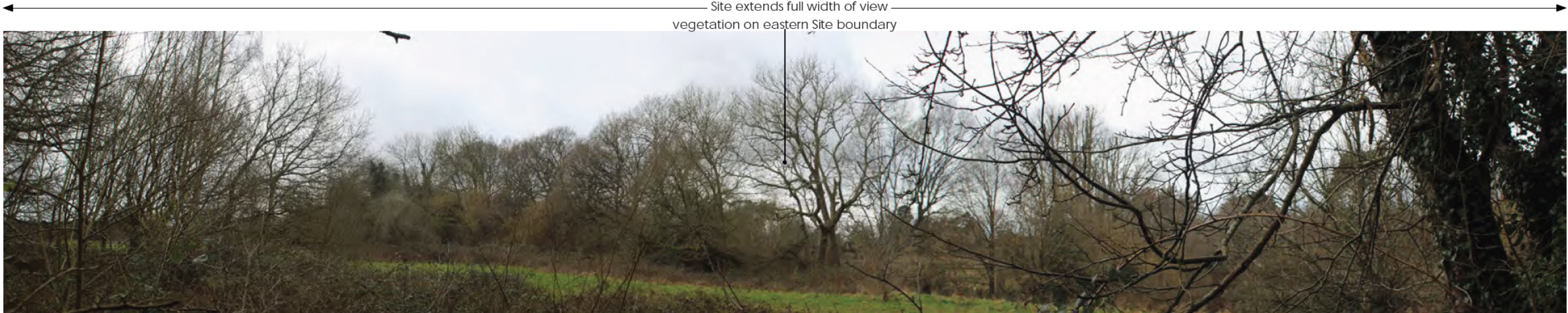
Panorama 12 For context only



Photograph 12
View from Melton Drive looking north towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 11:41
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: North

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Panorama 13 For context only



Photograph 13
View from Water Lane looking south west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 11:59
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Panorama 14 For context only



Photograph 14
View from Public Footpath 2463_1 looking south towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 12:22
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: South west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B

Approximate extent of Site



Photograph 15

View from Public Footpath 2463_1 looking south east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 12:28
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: South

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B

Approximate extent of Site

Housng on Downsvie Avenue



Photograph 16
View from Public Footpath 2463_1 looking south to-
wards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 12:32
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: South

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B



Approximate extent of Site

Container on adjacent housing site under construction (Planning Ref: DC/19/2015)

Housng on Downsview Avenue

Photograph 16 (Summer view

View from Public Footpath 2463_1 looking south to-wards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 12:32
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: South

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B

Approximate extent of Site



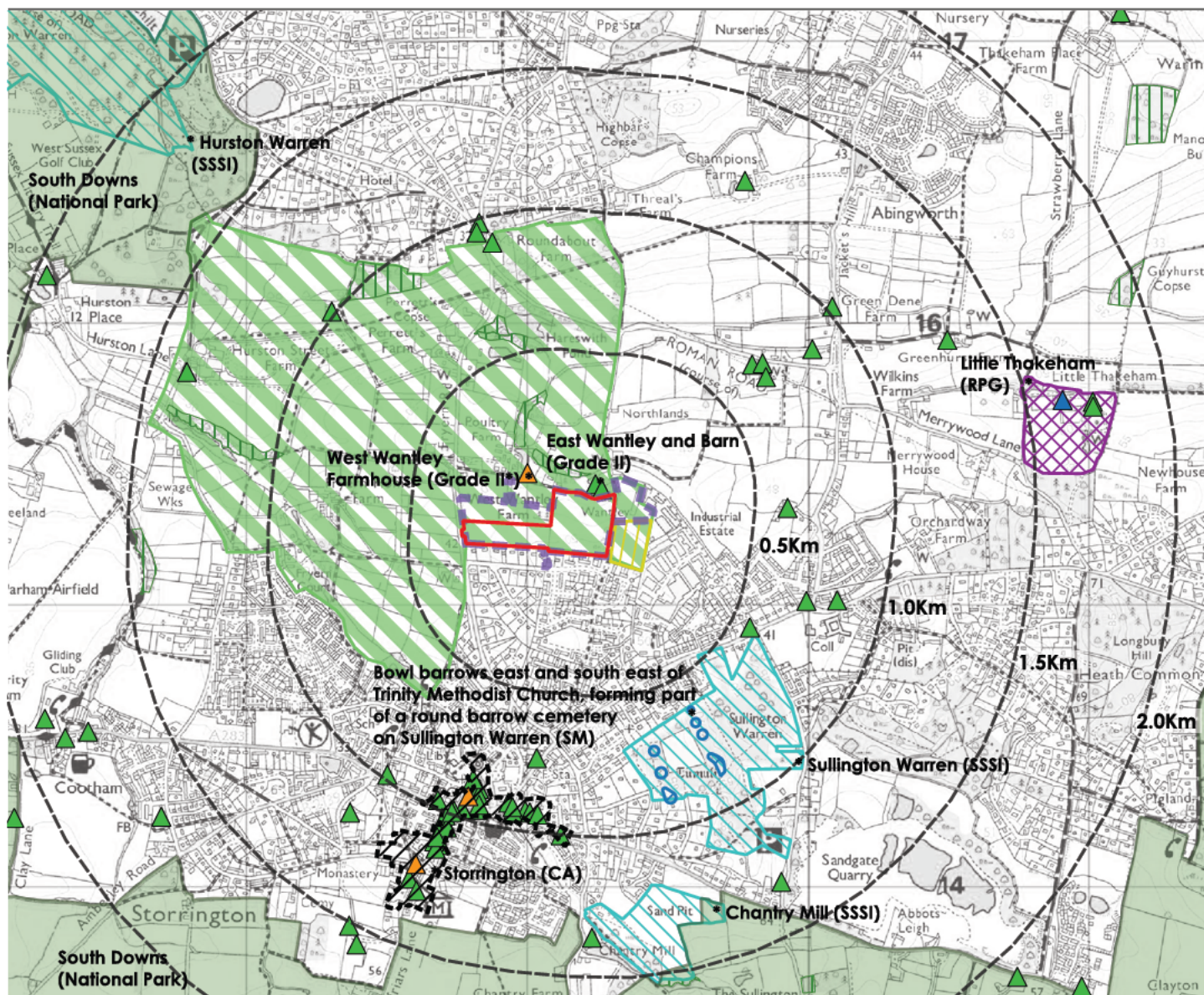
Photograph 17
View from South Downs Way on Springhead Hill in the South Downs National Park

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
25.02.2025, 13:46
Canon EOS 2000D, 30mm
HfoV 40°
Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Northlands Lane, Storrington	Drawing No. CSA/7502/102		
Drawing Title	Photosheets	Date April 2026		
Client	Fairfax Properties Ltd	Drawn TV	Checked CA	Rev B

Appendix D

Designations and Local Policy Plan



Legend

Site Boundary

Designations

Heritage

Conservation Areas (CA)

Scheduled Monuments (SM)

Registered Parks and Gardens (RPG)

Listed Building (Grade)

▲ I

▲ II*

▲ II

Landscape

National Parks

Ecology

Sites of Special Scientific Interest (SSSI)

Ancient Woodland

Ancient & Semi-Natural Woodland

Storrington and Sullington Local Neighbourhood Plan

Policy Green Gap

Housing Site Allocation :
Policy 2vi. Land at Downsview

Horsham District Local Plan 2023 - 2029 (Regulation 19)

Strategic Policy HA18: Storrington Housing Allocations - STO1:
Land north of Melton Drive and
Land south of Northlands Lane

0 0.25 0.5 km



Project	Northlands Lane, Storrington	Date	April 2026	Drawing No.	CSA/7502/103
Drawing Title	Designations and Local Policy Extract Plan	Scale	Refer to scale	Rev	C
Client	Fairfax	Drawn	TV	Checked	CA

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 1.9 Paragraph 188 highlights that plans should:
- '... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.
- 1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'
- 1.12 Paragraph 190 goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.

- 1.13 The definition of ‘major development’ for the purposes of paragraphs 190 and 191, is noted as being a matter for the decision maker, and should be considered in terms of its ‘...*nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area is designated or defined.*’

Planning Practice Guidance

- 1.14 The Planning Practice Guidance (‘PPG’) as relevant to this assessment covers landscape and the natural environment and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.15 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
 - Identity
 - Built form
 - Movement
 - Nature
 - Public places
 - Uses
 - Homes and buildings
 - Resources
 - Lifespan.
- 1.16 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should ‘... *set the vision and implementation strategy for a development...*’. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 1.17 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

- 1.18 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- *Building a strong, competitive economy;*
 - *Achieving well-designed places;*
 - *Promoting healthy and safe communities;*
 - *Mitigating climate change, flooding and coastal change;*
 - *Conserving and enhancing the natural environment.*
- 1.19 The final paragraph (008) in the green infrastructure sub-section notes that:
- 'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*
- 1.20 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*
- 1.21 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:
- 'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*
- 1.22 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding

Natural Beauty (now 'National Landscapes' as of November 2023). It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [183] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

National Design Guide

- 1.23 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'
- 1.24 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):
- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.
 - The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
 - Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'
- 1.25 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

Appendix F

Extract from the Landscape Character
Assessment of West Sussex

Overall Character

This Character Area lies between Fittleworth and Storrington in the middle of the County. It has a distinctive landform of low ridges alternating with shallow valleys, reflecting a complex geology of sandstone and clay. Heavily wooded ridges to the south are interspersed with small patches of heathland. Undulating, mixed farmland lies to the north with a scattering of orchards and vineyards, a network of small woodlands and a more heavily wooded northern escarpment. Despite the presence of sand quarries, abandoned glasshouses, and suburban development at Storrington, Pulborough and West Chiltington, much of the area retains a predominantly undeveloped character.

Key Characteristics

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

Storrington
Woods and Heaths

Wealden Greensand

The area covered by the Sheet is derived from:

The Fittleworth, Chiltington and Storrington (H2) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Route of the Roman Road of Stane Street.
- Pattern of small, irregular fields.
- Parham House, Orangery and Dovecote. Extensive deer parkland and the historic parkland around Parham House. Smaller historic parklands at Chiltington, Storrington, Little Thakeham and Warminghurst.
- Windmill remains at West Chiltington.
- Medieval churches at Warminghurst, Storrington, Pulborough, Little Thakeham, West Chiltington and Parham.
- Watermills at Hurston Place, Storrington, Nutbourne and Pulborough.
- Medieval and post medieval sand quarries.
- Roman remains. Notably Roman Villa at Borough Farm which is a Scheduled Ancient Monument (SAM).
- Bronze Age Barrow to west of Storrington.
- Parham Airfield.

Biodiversity

- Despite a variety of habitats, biodiversity is reduced by some large areas of intensive arable farmland.
- Some ancient woodlands, notably at Parham.
- Dry and wet heaths at Parham, Storrington and West Chiltington.
- Heath woodland at Parham.
- Important streamside woodlands.
- Significant hedgerow matrix.
- Sites of Special Scientific Interest (SSSI) at Parham Park, Hurston Warren, Sullington Warren and Chantry Mill.
- Sites of Nature Conservation Importance (SNCI) at Monkmeads Wood, Heath Common and Wiggonholt Common, West Wantley Farm Meadow.
- A few unimproved neutral grasslands.

Change - Key Issues

- Decline in hedgerow management.
- Decline in woodland management.
- Woodland and scrub invasion of heathland.
- Increased development in major settlements such as Storrington and Pulborough.
- Introduction of suburban styles and materials.
- Pressure of new recreational uses.
- Increased traffic on major roads.
- Abandoned glasshouses.
- Localised intrusion and traffic from sand quarrying operations.

Landscape and Visual Sensitivities

Key sensitivities are:

- Visual intrusion from increased suburban development of the edge of major settlements at Storrington, West Chiltington, Sullington and Pulborough.
- Loss of open heathland.
- Visual impact of major roads and unsympathetic road improvements.
- Localised visual intrusion, changes in landform and road improvements from sand quarrying operations.
- Loss of woodland cover or decrease in overall diversity of woodland due to poor management or plantation planting.
- Changes in land management due to new recreational uses such as golf courses.



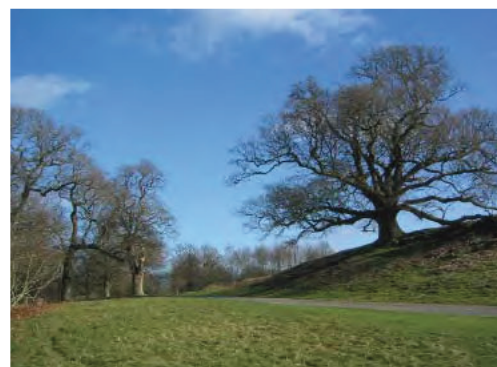
Vineyards at Nutbourne



Heathland ridges - Hurston Warren

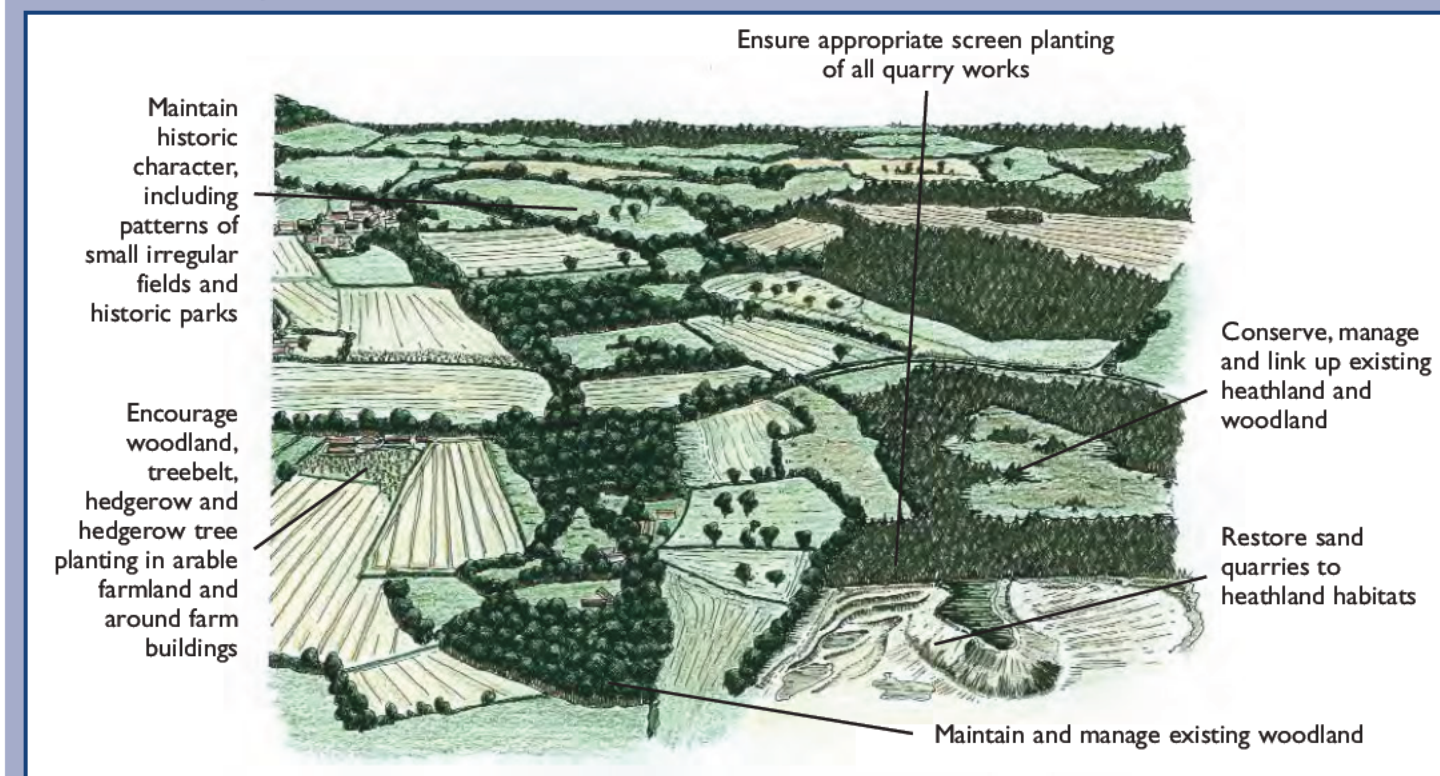


Sunken lanes - West Chiltington



Historic parkland of Parham

Land Management Guidelines



Conserve the rich mosaic of woodland and heathland habitats, encouraging heathland landscape restoration and woodland management. Ensure that new development is well-integrated within the landscape.

- Conserve, manage and link up existing heathland and woodland. Maintain and manage a varied heathland landscape including bare areas, woodland, scrub and wet heath.
- Maintain historic character, including patterns of small irregular fields and historic parks.
- Conserve and enhance the predominantly undeveloped character.
- Conserve the character of narrow sunken lanes.
- Conserve and retain orchards and vineyards, and plant new ones.
- Maintain and manage existing woodlands, heathlands, and streamside woodlands to create a mosaic of heathland habitats.
- Recreate heathland wherever possible, prioritising areas which will increase connectivity.
- Encourage woodland, tree belt, hedgerow and hedgerow tree planting in arable farmland and around urban and village edges, farm buildings, industrial sites and along major roads. Aim for a wooded network.
- Encourage woodland tree planting on the low Folkestone Sand ridge along the Storrington to Washington stretch of the A283.
- Ensure appropriate screening of all quarry works by planting, carried out in advance of quarrying wherever possible.
- Restore sand quarries to heathland habitats.
- Ensure that any improvements to the quarry roads are at a suitable scale to be well integrated into the ridge top viewpoints.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use woodland and hedgerow planting as appropriate.

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 G

Landscape Strategy

1. Existing Landscape Framework

The vast majority of the existing trees and hedgerows will be retained within the open space at the periphery of the Site. A line of young oak trees located centrally within the Site will also be retained within a central area of open space and will continue to develop to form prominent landscape features. Areas of scrub vegetation will also be retained where practicable at the edges of the site to provide additional areas of habitat.



Outline Planning
Application for up to 62
new homes
(Planning Ref: DC/24/2006)

4. Planting Proposals

Tree planting will be predominantly native species and native cultivars in order to respond to the wider landscape character. Street trees generally follow an east west alignment to provide layers of planting which steps up the slope. Native hedgerows will be planted at the perimeter of the development area. Ornamental shrub planting will be selected to favour flowering and fruiting species to maximise benefits for wildlife. Suitable species will include:

Native Trees:

- Quercus robur*
Carpinus betulus

Common Oak
Common Hornbeam
- Acer campestre*
Castanea sativa
Betula pendula

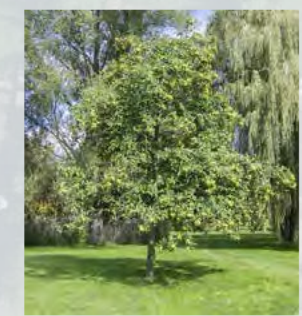
Common Maple
Sweet Chestnut
Common Silver Birch
- Prunus avium*

Wild Cherry

Hedges:

- Fagus sylvatica*

Common Beech



Street Trees:

- Carpinus betulus* 'Frans Fontaine'

Hornbeam 'Frans Fontaine'
- Prunus padus* 'Watereri'

Bird Cherry 'Watereri'
- Prunus avium* 'Plena'

Double Gean
- Crataegus Laevigata*

Midland Hawthorn

Thicket Mix:

- Crataegus monogyna*
Corylus avelana
Viburnum opulus

Common Hawthorn
Common Hazel
Guelder Rose



2. Play and Recreation

Recreational walking routes will connect the open spaces across the Site and link into the wider public footpath network to the east and north. Natural and informal play elements will be included alongside these routes to provide opportunities for imaginative and active play. Seating will be provide adjacent to the footpaths. The community orchard will also provide opportunities for congregation.



3. Public Open Space

The proposed new homes will be set back from the Site boundaries and orientated to positively address the existing landscape features at the edge of the Site. A buffer of open space will be retained between the listed dwelling at East Wantley Farm which is located at the base of the valley to the north. In addition, a central corridor of open space will be provided along the alignment of several young oak trees. The orientation of the open space will allow views north to the wider landscape.

New native tree planting will be undertaken throughout the open spaces to add to the existing tree cover at the edge of Storrington and to integrate the new homes into the wider landscape. Existing landscape features will be reinforced with areas of thicket planting and meadow grass margins. An area of orchard planting will be located in the north west of the Site, adjacent to the sustainable drainage basin which will be landscaped for amenity and biodiversity benefits.



Site Boundary

Existing Vegetation

Removed Vegetation

Amenity Grass

Meadow Planting

Thicket Planting

Woodland Planting

Native Tree Planting

Street Tree Planting

Ornamental Tree Planting

Orchard

Native Hedge Planting

Ornamental Hedgerow Planting

Shrub Planting

Bulb Planting

SuDS Basin

Recreational Route

Informal Play

Potential Future Connection

B	23.04.26	TV	Minor update to layout
A	22.04.26	TV	Minor update to layout
Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
CSA environmental			
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT			
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Project	Northlands Lane, Storrington		
Drawing Title	Landscape Strategy Plan		
Client	Fairfax Properties Ltd		
Scale @ A2	1:1000	Drawn	TV
Date	April 2026	Checked	CA
Drawing No.	CSA/7502/104	Rev	B

Appendix H

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
 - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).
- M4 GLVIA defines susceptibility to change as *'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

- (i) existing land uses;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) relationship to neighbouring settlement;
- (v) the scope for mitigation, which would be in character with the existing landscape; and
- (vi) the condition and value placed on the landscape.

- M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

Table LS1: Landscape / Townscape Sensitivity	
Very High	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
High	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
Medium	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
Low	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

- M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.
- M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.
- M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.
- M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M14 In describing the content of a view the following terms are used:
- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:
- *'The occupation or activity of people experiencing the view at particular locations; and*
 - *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*
- M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.
- M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).
- M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.
- M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY			
User, Purpose, and Likely Level of Effect		Type 1	Type 2	Type 3	Type 4
	A	Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.			
		Neutral/Negligible/Slight		Moderate	Substantial
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.			
		Neutral/Negligible/Slight/Moderate		Substantial	

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	Landscape Quality: Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.

Table LE 2

LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

	Very High	High	Medium	Low
Description of Susceptibility	Highly distinctive landscape, / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.	Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.	Relatively commonplace landscape / townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.	Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.				
		The proposals: • noticeably change the character, scale and pattern of the landscape/ townscape; • may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticable element in key views; • not possible to fully mitigate.			
			The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.		
				The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	
					The proposals: • change is neither better nor worse; • maintain existing landscape/ townscape character; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

High		Medium	Low
Description of the Receptor	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.		
		Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	
			People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2

VISUAL MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3

VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
		The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.			
			The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.		
				The proposals would result in a negligible change to the view but would still be discernible.	
					No change in the view.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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