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LANDSCAPE & VISUAL APPRAISAL

Client

Wain Estates

Project

**Land at Shermanbury Road,
Partridge Green**

Date

July 2026

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-	Draft	MPS/27/03/26	MPS/27/03/26
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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at Land at Shermanbury Road, Partridge Green by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (13658-FPCR-ZZ-ZZ-DR-L-0002, Development Framework) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The overall site boundary comprises of approximately 5.73ha of land and is located on the eastern edge of Partridge Green, West Sussex.
- 1.4 The site comprises of five field compartments and an area of the garden of Dunstons house, with the existing dwelling and garden (Dunstons) located adjacent to the south west, with Shermanbury Road adjacent to the south. The route of the PRow, bridleway WEG-1774 is located adjacent to the site to the north, with the route of the PRow bridleway WEG-2800 located along Greentree Lane adjacent to the boundary of the site to the east. Greentree Lane connects Shermanbury Road to the buildings of Keepers Mead located adjacent to the site to the north east. The route of the PRow footpath WEG-1761 and the outline planning application for 120 dwellings (Ref: DC/24/0428) are located adjacent to the site to the west.

Proposed Development

- 1.5 The proposed development is a residential scheme delivering up to 75 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

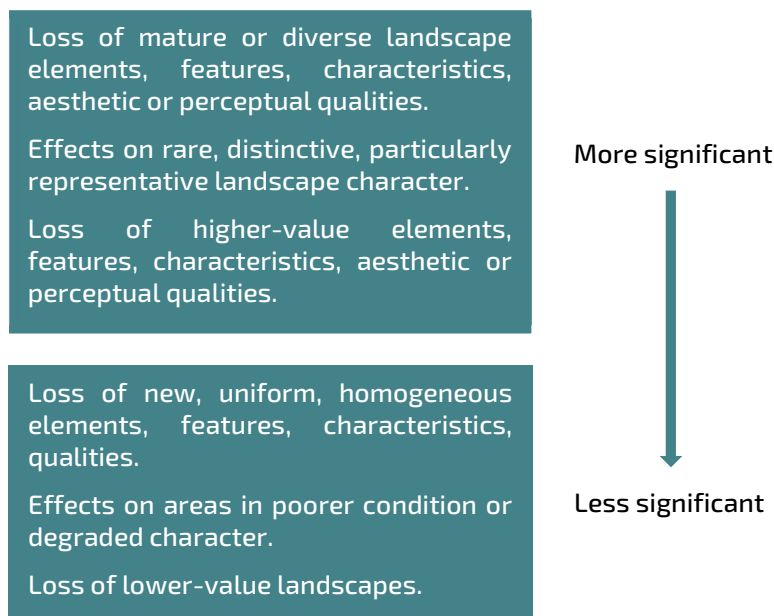
Assessment of Landscape Effects

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
 - Moderate

- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises 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"*.
- 3.5 Paragraph 189 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And*
- "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Horsham District Planning Framework (November 2015)

- 3.8 On the 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. A new Local Plan is currently being prepared for Horsham District Council which once adopted, will provide policies to guide development in the district to 2040.
- 3.9 The following issues within Chapter 9 '*Conserving and Enhancing the Natural and Built Environment*' of the adopted HDPF have been identified as being relevant in terms of landscape and visual resources;
- *'The district has a predominantly rural character containing a network of villages and towns, each with their own character. Development proposals will need to consider how this character can be maintained and where possible enhanced.'*
 - *'There is a continued need to protect and enhance nationally and locally designated landscapes, habitats, species and ancient woodland;*
 - *'In addition to protecting designated sites, other habitats and species should be protected and enhanced to maintain a functional ecological network within and beyond the District's boundaries.'*
 - *'The population should be given the opportunity to access a high quality natural environment without damaging it.'*
 - *'In order to ensure that the high quality of life in the district is maintained for existing and future residents, development will need to be designed to ensure that it is of a high quality.'*

- 3.10 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy 24 Strategic Policy: Environmental Protection

- 3.11 This policy seeks to protect the '*high quality*' of the district's environment through the planning process and the provision of local guidance documents.

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

- 3.12 Policy 25 aims to protect '*the Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats... against inappropriate development.*' The policy states that the Council will support development proposals which:
- *'Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.'*
 - *'Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.'*

- *Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
- *Conserve and where possible enhance the setting of the South Downs National Park.'*

Policy 26 Strategic Policy: Countryside Protection

3.13 This policy aims to protect the rural character and undeveloped nature of the countryside outside of built-up areas from inappropriate development. It states that any proposal '*must be essential to its countryside location*' and meet one of the criteria contained within the policy, these criteria include:

- *'Provide for quiet informal recreational use;*
- *Enable the sustainable development of rural areas.'*

3.14 In addition, the policy states that '*proposals must be of a scale appropriate to its countryside character and location.*' The policy deems that development would be considered acceptable '*where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is locate*' including;

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

Policy 30 Protected Landscapes

3.15 This policy aims to conserve and enhance the natural beauty and public enjoyment of the High Weald AONB (National Landscape) and the adjoining South Downs National Park.

3.16 The site is located at a distance away from both the High Weald AONB (National Landscape) and the South Downs National Park. The High Weald is located approximately 4.6km away from the site at its nearest boundary and the South Downs National Park approximately 5.9km.

Policy 31 Green Infrastructure and Biodiversity

3.17 Policy 31 states that '*Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure*' and that '*Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*'

3.18 The policy also states that '*Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.*'

Policy 32 Strategic Policy: The Quality of New Development

3.19 Policy 32 states that development should be of high quality and inclusively designed. Development should be *'based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*

- Provide an attractive, functional, accessible, safe and adaptable environment;*
- Complement locally distinctive characters and heritage of the district;*
- Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
- Help secure a framework of high quality open spaces which meets the identified needs of the community.'*

Policy 33 Development Principles

3.20 This policy aims to *'conserve and enhance the natural and built environment'* by requiring developments to:

- 'Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
- Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;*
- Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*
- Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;*
- Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;*
- Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.; and,*
- Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.'*

Horsham District Local Plan, Regulation 19 (2023-2040)

- 3.21 The emerging Horsham District Local Plan sets out the proposed strategy and planning policies for considering new development proposals within the District, excluding the South Downs National Park, for the plan period 2023-2040. The following policies are of relevance to landscape and visual matters and the proposed development:

Strategic Policy 3: Settlement Expansion

- 3.22 Strategic Policy 3: Settlement Expansion states that *'The growth of existing settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of existing settlements will be supported where all of the following criteria are met: and*

- The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.'*

Strategic Policy 13: The Natural Environment and Landscape Character

- 3.23 Strategic Policy 13 states that *'The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape-led from the outset so that they clearly inform the design and layout. Proposals will also be required to:*

- Protect, conserve and enhance the landscape and townscape character, taking into account features / areas identified as being of landscape importance and the individual settlement characteristics, and maintain settlement separation.'*

Strategic Policy 17: Green Infrastructure and Biodiversity

- 3.24 Strategic Policy 17 states that *'Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure and contributes to the delivery of public open space, the Local Nature Recovery Strategy, Nature Recovery Network, natural capital, ecosystem services and/or biodiversity. Green Infrastructure should be integral to the design and layout of development, and new provision, including green linkages, should be provided taking into account Natural England's green infrastructure guidance and the council's green infrastructure strategy. Provision should seek to optimise public access to open space and nature via foot, bicycle, wheeling, and also horse as appropriate.'*

Strategic Policy 20: Development Principles

- 3.25 Strategic Policy 20 states that *'In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, proposals for development will be supported provided that it meets all of the following:*
- Makes efficient use of land, and prioritises the use of previously developed land and buildings, whilst respecting any constraints that exist and meet the requirements of, and accord with, other Local Plan policies and designations;*
 - Provides or retains a good standard of amenity for all existing and future occupants of land and buildings of the proposed site;*
 - Is designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, over dominance*

or overshadowing, light pollution, traffic generation, and general activity, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development;

- *Ensures that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*
- *Ensures that it is locally distinctive in character, respects and responds to the character of the surrounding area (including the overall setting, townscape features, views and green corridors) and, where available and applicable, takes account of the guidance in relevant Council endorsed Supplementary Planning Documents, Design Statements, Character Assessments and/or masterplans;*
- *Uses high standards of building materials, finishes and landscaping and demonstrates sustainable use of resources in design and construction, incorporating best practice in resource management, energy efficiency and climate change adaption;*
- *Includes the provision of tree lined streets and trees in open spaces or elsewhere in developments (such as parks and community orchards), street furniture, public art and street scene improvements where appropriate;*
- *Relates sympathetically to the local landscape and nature. Any losses or harm to landscape and natural features that may occur through the development will require justification and evidence that new opportunities will be provided or that mitigation or compensation for any loss will be provided;*
- *Ensures buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the positive character features of the surrounding townscape, landscape or topography or otherwise significantly compromises other design principles;*
- *Provides pedestrian, cycle and public transport priority over the use of private motor vehicles, incorporating the provision of safe recreational/utility routes, public rights of way and connectivity within the development and to the surrounding area;*
- *Incorporates measures to reduce actual or perceived opportunities for crime or antisocial behaviour both on the site and in the surrounding area. Measures expected include the creation of visually attractive active frontages with windows and doors that provide informal surveillance of public areas by occupants of the site, adjoining streets and public spaces; and*
- *Make a clear distinction between the public and private spaces.'*

Other Relevant Strategies, Guidelines or Documents

Horsham District Landscape Capacity Assessment; May 2021

- 3.26 The Horsham District Landscape Capacity Assessment assesses the capacity of various sites identified within the district to different types of development in order to 'continue to protect, conserve and enhance the landscape in the District'. The assessment provides the following description of Partridge Green;

'Partridge Green

As there are no strong physical boundaries to development around Partridge Green, all the countryside around the settlement has been included within the capacity assessment ... Overall the landscape is gently undulating and comprises a mix of smaller and larger scale fields with some scattered woodlands, and to the south of the village the course of the River Adur, which has narrow valleys with gentle sides.'

- 3.27 The assessment identifies four distinctive landscape study areas around Partridge Green. The Study Area 'PG1' is located adjacent to the site to the west and the Study Area 'PG2' is located adjacent the site to the south. Area PG1 covers the majority of the northern boundary of Partridge Green, and the area is described as follows.

Landscape Character Sensitivity

- *'Gently undulating landform*
- *Medium scale irregular and regular field pattern with fields bounded by thick hedgerows with frequent hedgerow trees*
- *Existing settlement edge mostly softened/ screened by tree belts, copses and hedgerows but with a localised harder edge of modern housing development in places*
- *Attractive approach into the village along Littleworth Lane*
- *Affords coalescence separation from the hamlets of Littleworth and Jolesfield*
- *Rural character with the landscape in good condition due to intact hedgerow pattern'*

Visual Sensitivity

'This is assessed as overall moderate due to enclosing tree belts and hedgerows but visual sensitivity increases further north within the area as the land rises and as considered from Littleworth Lane.'

Landscape Value

- *'Some ecological interest of woodland, species, hedgerows and watercourses,*
- *Moderate tranquillity due to lack of road noise except close to the B2116,*
- *Limited amenity value from one public footpath over the area.'*

- 3.28 Study Area 'PG1' is described as being of 'moderate' capacity for small scale housing development. The assessment defines small scale as development of up to 100 dwellings. In reaching this judgement the assessment states the following;

Landscape Capacity

'Whilst some landscape features and qualities are sensitive to housing development, the moderate visual sensitivity of the area, and low-moderate landscape value, results in an assessment of moderate capacity for small scale development and low to moderate capacity for medium scale development. It would be very important to minimise any adverse impact from loss of hedgerows to avoid the impression of urban sprawl into the area and to relate any development closely to the existing settlement edge.'

- 3.29 Area 'PG2' covers the majority of the northern boundary of Partridge Green, and the area is described as follows.

Landscape Character Sensitivity

- *'The area is characterised by an undulating landform and medium-large scale field pattern*
- *Small copses*
- *Arable and pasture fields bounded in places by hedgerows with frequent hedgerow trees, others only by fencing.*
- *The existing settlement edge mostly softened by hedgerows and hedgerow trees but in places there is a harsh and abrupt edge.*
- *Landscape in moderate condition reflecting some loss of hedgerows.*
- *Some attractive long views to the wider countryside to the east and to the South Downs.*
- *Mostly rural character*
- *Provides an attractive setting and approach to the village'*

Visual Sensitivity

'The visual sensitivity is assessed as moderate-high as a result of the variable enclosure by hedgerows and the visual prominence of some of the higher land.'

Landscape Value

- *'Ecological interest of hedgerows and small copses. Ash Wood is designated as ancient woodland.*
- *Moderate tranquillity due to lack of road noise except close to the B2116*
- *Some amenity value as result of a footpath that runs through the area and positive contribution that the area makes to settlement setting.'*

- 3.30 Study Area 'PG2' is described as being of 'low-moderate' capacity for small scale housing development. The assessment defines small scale as development of up to 100 dwellings. In reaching this judgement the assessment states the following;

Landscape Capacity

'Although this landscape is assessed as being of moderate value, many of the landscape features and qualities are sensitive to housing development. This coupled with the moderate-high visual sensitivity, results in an assessment of only low-moderate capacity for small scale development. If there were to be any development in this area it would need to be closely related to the existing settlement edge and demonstrated that it would not have wider adverse visual impacts and not affect the positive contribution the area makes to the setting of the village. Medium scale development would likely result in unacceptable landscape and visual impacts.'

Horsham District Council Strategic Housing and Economic Land Availability Assessment 2018
(Published January 2019)

- 3.31 Horsham District Council have carried out a Strategic Housing and Economic Land Availability Assessment (SHELAA). This assesses the suitability, availability and achievability of potential

sites for housing and economic development within the Horsham District. The SHELAA is a key piece of evidence supporting the Horsham District Planning Framework.

3.32 The site is located within the West Grinstead Parish, individual parish assessment, with the southern extent of the site located within the area 'SA634, Land at Dunstans'.

3.33 The outcome of the assessment for Area 'SA634, Land at Dunstans' states that the site is 'Not Currently Developable' The assessment gives the following justification:

'...An agent has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside east of Partridge Green, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of services and facilities. The site is unrelated to the current settlement boundary. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

3.34 Since the Horsham District Council Strategic Housing and Economic Land Availability Assessment was undertaken in 2018, the outline planning application DC/24/0428 has been given consent for 120 dwellings located adjacent to the site to the west.

West Grinstead Neighbourhood Plan (June 2021)

A Neighbourhood Plan for the West Grinstead Parish, which includes Partridge Green has been produced, it includes the following vision;

'To ensure that the distinctive characteristics of the Parish, including its sense of community, rural feel, historic buildings and the relationship with the surrounding countryside are protected and enhanced, whilst recognising that change is inevitable and can be desirable when there is positive planning to support sustainable development.'

3.35 The following policies within the document are of relevance to landscape and visual matters and the proposed development:

Policy 2: Open Space

3.36 This policy states that *'development proposals which seek to provide open space will be supported where this includes high quality formal and informal open space.'*

Policy 4: Green Infrastructure Existing Trees, Hedgerows, Habitats and Wildlife

3.37 Policy 4 relates to green infrastructure and existing landscape features and states;

'As appropriate to their scale and nature, development proposals will be supported which:

- Seek to promote the use of traditional native species in landscaping and hedges where appropriate;*
- Seek to promote landscape buffers to complement green infrastructure and biodiversity;*
- Conserve and enhance wildlife habitats including grassland and woodlands and where practicable, connect habitat and wildlife populations; ...*
- Provide for a net increase in biodiversity gain; and*

- *Seek to protect and develop Public Rights of Way and where practicable, provide attractive and accessible links to the existing network.'*

3.38 The Neighbourhood Plan also includes the following aim of relevance to the site;

Aim 7: Footpaths, Bridleways, and Cycleways

'The Parish Council will support proposals which;

...Maintain and enhance the connectivity of the footpath and bridleway network in the Parish...

Keep footpaths clear and well sign-posted.'

The Horsham District Sport, Open Space and Recreation Assessment: February 2014

3.39 This document reviews the provision of open space and recreation facilities available and suggests approaches to take forward into the Greenspace Strategy. The document sets out an objective *'to enhance the District as an area in which to live and work, and promote good health and well-being, by ensuring there is sufficient accessible and sustainable high quality and high value greenspace provision, and an adequate supply of well-designed and managed, sustainable, accessible and affordable sport and recreation facilities to meet current and future community need.'*

Partridge Green and Dial Post Design Statement

3.40 The Partridge Green and Dial Post Design Statement was adopted by the Horsham District Council as Supplementary Planning Guidance (SPG) in January 2001. It identifies that it has become increasingly difficult to differentiate between the type of development carried out in urban areas and that carried out in rural areas. It provides guidance to address this issue, and to *'encourage a form of development in the future that respects the rural character of the area.'*

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) '121 Low Weald'. This NCA stretches from the outskirts of Ashford and Tenterden to the east, across towards Paddock Wood, Hadlow and Tonbridge, before extending towards Edenbridge, Horley and Haslemere to the west, with the character area winding around to encompass Horsham, Billingshurst, Steyning, Burgess Hill and towards Hailsham to the south east therefore covering a very extensive landscape area. The Key Characteristics for the NCA are:
- *'Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
 - *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
 - *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
 - *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
 - *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
 - *Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
 - *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also, significant historic houses often in parkland or other designed landscapes.*
 - *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*

- *Many small rivers, streams and watercourses with associated water meadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.'*

4.4 The National Character Area (NCA) profile includes Statement of Environmental Opportunities (SEOs) for the Character Area. The following are of relevance:

- *'SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.'* and
- *'SEO 5: Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.'*

County – West Sussex County Council Landscape Character Assessment (2003)

4.5 The West Sussex Landscape Character Assessment has been undertaken at a County level. It subdivides the landscape into 42 landscape character areas (LCA). The site is located to the south west of the 'LW10, Eastern Low Weald' LCA (see Figure 3), the overall character of this area is described as;

'The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.'

4.6 This key characteristics of the 'LW10, Eastern Low Weald' landscape character area include the following;

- *'Gently undulating low ridges and clay vales.*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.*
- *Biodiversity in woodland, meadowland, ponds and wetland.*
- *Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common*

- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lane*
- *A modest spread of designed landscapes.*
- *Crossed by north-south roads with a rectilinear network of narrow rural lan*
- *London to Brighton Railway Line crosses the area through Burgess Hill.*
- *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hangin*
- *Major landmarks include Hurstpierpoint College and St Hugh's Charterhouse Monastery at Shermanbury.*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground.'*

4.7 Under the heading 'key issues' the document states as follows:

- *'Growing impact of development in the east.*
- *Continuing amalgamation of small fields, severe hedgerow loss, and the ageing and loss of hedgerow and field trees.*
- *Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.*
- *Introduction of telecommunications masts on ridges.*
- *Increasing pervasiveness of traffic movement and noise, particularly around Burgess Hill, and busy use of some rural lanes.*
- *Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.*
- *Gradual loss of locally distinctive building styles and materials.*
- *Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.'*

4.8 Under the heading Landscape and Visual Sensitivities, the Landscape Character Assessment of West Sussex states that key sensitivities are;

- *'High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.*
- *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.*
- *Pockets of rich biodiversity are vulnerable to loss and change.*
- *Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.'*

4.9 Relevant Land Management Guidelines as stated in the Landscape Character Assessment have been outlined below;

- *'Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.*

- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas ...*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.*
- *Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'*

A Strategy for the West Sussex Landscape October 2005

4.10 The Strategy for the West Sussex Landscape document identifies 5 primary objectives for the County, as listed below, that should be considered as part of the detailed design and masterplanning process for on-site development:

- *'Objective 1: ensure high quality new development which contributes to and reinforces landscape character*
- *Objective 2: conserve and enhance historic landscape character*
- *Objective 3: ensure the maintenance and renewal of the agricultural landscape*
- *Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features*
- *Objective 5: promote and celebrate the value and variety of the West Sussex landscape.'*

West Sussex Local Distinctiveness Guidelines (2013)

4.11 Local distinctiveness guidance is described as complementing and expanding upon the landscape character assessment of West Sussex and the associated land management guidelines. The document provides guidance based upon the Natural England National Landscape Character Areas (NCAs), the guidance for the Low Weald NCA in which the site is located includes the following;

4.12 Under the heading 'Key Landscape Characteristics, Protect, conserve and enhance' the guidelines state as follows:

- *'The qualities of fine long views to and from ridges and scarp slopes*
- *Small-scale, intimate and pastoral character of the landscape*
- *The small irregular fields*
- *Shaws enclosing fields and shaws linking into and integrating settlement*
- *Species rich grassland*

- *Ancient woodland*
- *The strong network of hedgerows, shaws and hedgerow trees including chestnut and hazel coppice woodland*
- *The rivers and streams with associated meadows and wet woodland*
- *The natural character of watercourses*
- *Field trees (e.g. oak) linking copses and waterside trees*
- *The network and character of narrow rural un-kerbed lanes, ancient droeways, and associated linear fields, green lanes, broad trackways, verges, and footpath*
- *Fruit growing on lighter soils*
- *Mill sites and ponds, hammer ponds, ornamental lakes and ponds*
- *Narrow field entrances and traditional gates'*

- 4.13 Under the heading 'Key Settlement Characteristics, Maintain, protect, and enhance where possible:'

'... The integration into the landscape and screening of larger settlements allowing views out where the existing pattern allows.

Conservation areas, listed buildings and their settings...'

Rural character of the local road network through sensitive and appropriate design and signage.'

Horsham District Landscape Character Assessment Final Report - October 2003

- 4.14 The Horsham District Landscape Character Assessment has been undertaken at a district wide level by Chris Blandford Associates. It subdivides the landscape into 16 Landscape Character Types. These are then broken down further in to 32 landscape character areas. The proposed site is located within the LCA 'J3 – Cowfold and Shermanbury Farmlands'.

- 4.15 The key characteristics of the area include:

- *'Gently undulating low ridges and valleys.*
- *Scattered small woodlands.*
- *Small and medium size pasture fields and some larger arable fields.*
- *Mostly small scale intricate landscape. Localised areas with more open character.*
- *Field ponds.*
- *... more suburban development at Partridge Green and at Shermanbury*
- *Local building materials of half timber, brick, tile, Horsham stone and weatherboarding.*
- *Landmark of St Hugh's Charterhouse Monastery at Shermanbury'*

- 4.16 Under the heading 'Overall Character' the assessment states as follows:

- 4.17 *'This gently undulating area of low ridges and valleys lies over the Weald Clay and the southern edge of Tonbridge Wells Sands. It has both small scale intricate field patterns of pasture and some larger scale arable fields. Scattered woodlands, hedgerows and shaws create enclosure*

and restrict views although there are some more open areas where hedgerows have been lost. Despite localised visual intrusion from pylons and some urban development on the A283, the area generally has an undeveloped rural character.'

4.18 Under the heading 'Key Issues' the assessment states as follows:

- *'Loss of hedgerow and shaws.*
- *Visual intrusion from pylons, modern farm buildings and from suburban development at Partridge Green, and at Shermanbury.'*

4.19 The assessment describes the overall 'Landscape Condition' of the 'J3 – Cowfold and Shermanbury Farmlands' LCA as 'declining'.

4.20 The assessment describes the 'Sensitivity to Change' of the 'J3 – Cowfold and Shermanbury Farmlands' as 'moderate' due to the 'moderate to high intervisibility of the area and the moderate intrinsic landscape qualities'.

4.21 Relevant 'Planning and Land Management Guidelines' for the 'J3 – Cowfold and Shermanbury Farmlands' are set out in the report include;

- *'Conserve the rural undeveloped character. Any large scale housing and commercial development would likely damage character.*
- *Ensure any appropriate development responds to historic settlement patterns and local design and building materials.*
- *Secure landscape improvements to screen suburban edges of Partridge Green and ribbon development at Shermanbury.*
- *Conserve and enhance existing network of hedgerows and shaws.*
- *Maintain the pattern of small scale pastures.*
- *Encourage natural regeneration of hedgerow oaks or plant new ones.*
- *Encourage establishment of small woodlands.'*

4.22 The LCA 'O3 – Steyning & Henfield Brooks' is located to the south of Shermanbury Road, south of The King George V Playing Fields and to the south of Shermanbury Grange.

4.23 The key characteristics of the area include:

- *'Middle reaches of the River Adur and its alluvial floodplain.*
- *Seasonal flooding.*
- *Small fields of unimproved and semi-improved wet grassland divided mostly by drainage ditches.*
- *Course of the river marked by raised embankments.*
- *Occasional patches of scrub and isolated trees & tree groupings with scrub following drainage ditches*
- *Arable valleysides with fragmented hedgerow pattern and small isolated woodlands.*
- *Largely tranquil undeveloped rural character.'*

Designations

- 4.24 This section considers only the relevant designations in the context of the landscape and visual issues of the site and the proposed development as shown at **Figures 4 and 5**.
- 4.25 The site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The site is located at a distance from both the High Weald National Landscape and the South Downs National Park. The High Weald is located approximately 4.6km to the north of the site at its closest point and the South Downs National Park approximately 5.9km to the south.

Listed Buildings

- 4.26 There are no listed buildings within the site. Within the wider context there are a number of listed buildings, including the following:
- The Grade II Listed Building, Keepers Mead, is located adjacent to the site to the north east.
 - The Grade II Listed Building, Mockford is located approximately 0.9km to the north.
 - The Grade II* Listed Building, St Hugh's Monastery is located approximately 0.85km to the north east.
 - The Grade II Listed Building, Old Priors is located approximately 0.17km to the south west.
 - The Grade II Listed Building, Deans Cottage, is located approximately 0.31km to the south west.
 - The Grade II Listed Building, 1 and 2 Corner House, is located approximately 0.68km to the south east.
 - The Grade II Listed Building, Toll Cottage, is located approximately 0.71km to the south east.

Other

- The scheduled monument '*Moated site at Ewhurst Manor*' is located approximately 1.5km to the south east of the site. '*Knepp Castle*' and the '*Medieval moated site in West Grinstead Park*' are located approximately 3.3km and 3.1km respectively to the north west.
 - Knepp Castle registered park and garden is located approximately 3.6km from the site to the north west.
- 4.27 The scheduled monuments and registered garden are separated from the site by existing built form and/or existing vegetation.

Public Rights of Way

- 4.28 The following Public Rights of Way (PRoW) are located within the vicinity of the application site as shown at **Figure 2**:
- The PRoW Footpath WEG-1774 is located adjacent and along the length of the site to the north. The PRoW is located on an east to west axis, connecting to the Brighton Road (A121) to the east and Reeds Lane and Littleworth Lane to the west.

- The PRoW Bridleway WEG-2800 is located adjacent and along the length of the site to the east.
- The PRoW Footpath WEG-2808 is located approximately 75m to the south west and to the south of Shermanbury Road.
- The PRoW Footpath WEG-1761 is located adjacent and along the length of the site to the west and to the north.

Topography

- 4.29 The topography of the site and surrounding area can be seen on **Figure 6**. The topography at the northern extent of the site is located between approximately 17m Above Ordnance Datum (AOD) to the north west and approximately 20m AOD to the north east. From the northern boundary, the topography rises over a distance of approximately 200m towards a central high point of the site located at approximately 21m to 23m AOD. From the elevated location in the middle of the site, the topography slopes towards the south over a distance of approximately 300m towards the boundary with Shermanbury Road and the boundary of Camomile Cottage and Greentree Lane. The boundary adjacent to Shermanbury Road is located at approximately 11-11.5m AOD, with the boundary to the rear of Camomile Cottage located at approximately 12.5 to 13.5m. The southern extent of Greentree Lane is located level to the site to the south east, where Greentree Lane is located in close proximity to the centre of the site, the site is located in an elevated location above Greentree Lane by approximately 0.5-1m, with a steep embankment with dense planting located along the Greentree Lane boundary.
- 4.30 The route of the PRoW WEG-1761 is located adjacent to the site to the south west, adjacent to Shermanbury Road at approximately 11m AOD, before it rises adjacent to the middle of the site at approximately 22m AOD. From this location the PRoW slopes down towards the northern boundary at approximately 18.5m AOD.
- 4.31 In the wider context of the site the topography to the north of Reeds Lane, PRoW COW-1771 and Wymarks Wood gradually rises to approximately 30m AOD, with the topography undulating and gradually rising further to the north towards the St Hugh's Charterhouse Monastery at Shermanbury located at approximately 30m AOD. To the east the topography slopes down towards Wymarks and Shermanbury, with the Brighton Road and Partridge Green Road junction located at approximately 10-15m AOD.
- 4.32 Shermanbury Road is located at approximately 10-11m AOD adjacent to the site to the south, with the topography sloping down towards the River Adur approximately 1.5km to the south east. Partridge Green is located to the west of the site, located between approximately 10-20m AOD.

Site and Immediate Context

- 4.33 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.34 The site comprises of five field compartments and a large area of the garden of Dunstons house, with the existing dwelling and garden surrounding the property located adjacent to the south west. The outline planning application for 120 dwellings (Ref: DC/24/0428) is located adjacent to the site to the west. The route of the PRoW footpath WEG-1761 is located adjacent to the site to the west, with the route of the PRoW, bridleway WEG-1774 located adjacent to the site along

Reeds Lane to the north. The route of the PRow bridleway WEG-2800 is located along Greentree Lane adjacent to the boundary of the site to the east, with Greentree Lane connecting Shermanbury Road to the buildings of Keepers Mead located adjacent to the site to the north east.

- 4.35 In the wider context areas of dense scrub and woodland are located to the north of the site, that surround Reeds Lane and 'The Meadows' wedding venue. Areas of arable fields are located in the wider context to the north of the woodland, with the St Hugh's Charterhouse Monastery at Shermanbury located at a distance to the north east. Wymarks Wood occupies a large area to the north east, with the area of Wymarks, Shermanbury and Shermanbury Grange located at the junction of Brighton Road and Partridge Green Road to the east. Expansive areas of arable fields that are bordered by dense tree and hedgerow boundaries occupy the landscape to the south east and south of Partridge Green, with the River Adur located at a distance of approximately 1.5km to the south east. The King George V Playing Fields are located to the south of Shermanbury Road and to the south west of the site, with the adjacent housing of Partridge Green fronting onto Shermanbury Road. The wider extents of Partridge Green is located to the west, accessed along Shermanbury Road and the High Street, with the Downs Link, long distance trail located adjacent to the western boundary of Partridge Green and the A24 located to the west.
- 4.36 An outline planning application (Ref: DC/24/0428) has consent for 120 dwellings adjacent to the west and to the north of the existing properties located off The Rise, the outline application for 55 dwellings (Ref: DC/22/0301) has outline consent. Blanche's Farm, Reeds Lane and the hamlet of Littleworth are located in the wider context to the north west.

Landscape Value

- 4.37 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.38 **Landscape Designations:** The site and its wider landscape context (including its approximate Visual Envelope (VE) (Figure 7) are not subject to any national, local or other landscape designations.
- 4.39 **Natural Heritage:** The northern extent of the site is dominated by areas of modified grassland, dense scrub and individual trees, with the southern extent divided into a number of separate field compartments for horse paddocks with a large part the garden of Dunstans House occupying the south western corner of the site. The existing dwelling and garden surrounding Dunstans is located adjacent to the south west. A veteran tree (Refer to arboricultural report) is located in close proximity to the site boundary, in the southern extent of the site.
- 4.40 **Cultural Heritage:** The site has no notable indicators of cultural heritage.
- 4.41 **Landscape Condition:** The site is not covered by any landscape quality designations. Hedgerows and trees bounder the site and a veteran tree (T35, refer to Arboricultural report) is located along the boundary of the site to the south. A mix of boundary treatments located around the site include timber post and rail fencing and estate railings. Some boundary features

are in a better condition than others, timber post and rail fencing along the north eastern boundary adjacent to Keepers Mead is in a good condition, while post and wire fencing along the northern boundary is set amongst dense scrub planting located along the northern boundary. Areas of estate railings are in a state of disrepair, set in amongst the dense vegetation along the western boundary. The southern extent of the site is divided into a number of horse paddocks, with a large part of the garden of Dunstans House and associated outbuildings occupying the south western extent of the site. The site has a number of individual elements in good condition, with a number of distracting features.

- 4.42 Existing properties located off Shermanbury Road, including Dunstans house are located adjacent to the site to the south. The site is enclosed from the wider landscape context by the interconnecting network of existing hedgerows, trees and woodland located through the immediate landscape context to the north and east and Partridge Green located to the west.
- 4.43 **Associations:** The site and its immediate context has no known associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of the Site.
- 4.44 **Distinctiveness:** Landscape features within the site and its immediate context include areas of woody vegetation such as areas of scrub, hedgerows and woodland and areas of existing hedgerows and woodland surrounding the site. The site is enclosed by dense hedgerow and mature trees and planting along the eastern boundary. The central and southern extent of the site consists of a number of horse paddocks with a large part of the garden of Dunstans House and a number of out buildings located in the southern extent of the site. Although some positive landscape features are present, it is not considered to be special or unusual in terms of landscape character, but typical of the local landscape on the settlement fringe.
- 4.45 **Recreational Value:** The site is in private ownership and is not publicly accessible.
- 4.46 **Perceptual (Scenic):** The topography of the site rises from Shermanbury Road towards the central hedgerow of the site, with the site sloping down towards Keepers Mead to the north. The southern extent of the site located adjacent to Dunstans House and the adjacent horse paddocks are enclosed by the immediate boundary hedgerows, with the northern extent of the site hemmed in by layers of vegetation located within, adjacent and the wider landscape. The route of the PRow bridleway WEG-2800 is located along Greentree Lane adjacent to the boundary of the site to the east, with the route of the PRow footpath WEG-1761 located adjacent to the site to the west.
- 4.47 **Perceptual (Wildness and tranquillity):** The site is not wild and is a managed working landscape, the south western extent of the site of the site is occupied by a large part of Dunstans house garden and a number of outbuildings. The southern extent of the site is divided into a number of horse paddocks, with a number of farm buildings located along the southern boundary. The northern extent of the site is covered by areas of dense scrub and scattered trees. The site is also located adjacent to the outline planning application for 120 dwellings (Ref: DC/24/0428) to the west.
- 4.48 **Functional aspects:** Landscape features which contribute to the functioning of the landscape within the site and its immediate context are generally restricted to existing areas of vegetation

such as areas hedgerows and woodland located along the site boundaries and area of existing scrub scattered across the northern extents of the site.

- 4.49 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

Visual Baseline

- 4.50 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.51 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 17th February 2026 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.52 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.53 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. **Figure 7** details the location of the Photo Viewpoints and **Figure 8-33** illustrates the photo viewpoints. They are briefly described below.

Viewpoints 1, 2 and 3

- 4.54 Photo viewpoints 1 to 3 represent the views available from the King George V Playing Fields and the PRow WEG-2808. Photo viewpoint 1 is located adjacent to the Cricket Field located at the centre of the King George V Playing Fields, viewing north towards Shermanbury Road and the site. Immediate foreground views are across the cricket field, with views of the cricket pavilion, tennis courts and the bmx track. Middle ground views are towards the mature hedgerows and trees that border the king George V Playing Fields, with the housing that fronts onto Shermanbury Road located beyond. Views further afield to the north are limited by the intervening built form and vegetation along Shermanbury Road and glimpsed long distance views can be gained through the tree canopy towards the network of arable fields located to the east.
- 4.55 Photo viewpoint 2 is located along the PRow WED-2808, along the eastern boundary of the King George V Playing Fields. Where gaps in the hedgerow and tree cover are located along the boundary of the king George V Playing Fields, full views are possible across the adjacent field network to the east. Views further to the east are curtailed by an area of dense woodland, with middleground views towards the north and north east towards the hedgerow boundary of Shermanbury Road and Partridge Green Road, with glimpsed views of Dunstans house and the adjacent housing to the east viewed beyond intervening vegetation. Partial to glimpsed views can be gained to the rising topography of the arable fields located to the east of the site, with

Wymarks Wood located beyond. Distant glimpsed views can be gained towards the upper extents of the St Hugh's Charterhouse Monastery spire, located beyond intervening vegetation.

- 4.56 Photo viewpoint 3 is located along the PRoW WEG-2808, adjacent to the south eastern corner of the King George V Playing Fields. Immediate foreground views are focussed on the boundary hedgerow and kissing gate of the PRoW, where gaps or views over the boundary hedgerow are possible, partial middle ground views are possible towards the adjacent King George V Playing Fields and arable fields located to the north, with glimpsed long distance views beyond intervening vegetation towards the existing dwellings located along Shermanbury Road.

Viewpoints 4, 5, 5a and 6

- 4.57 Photo viewpoints 4, 5, 5a and 6 represent the views available from Shermanbury Road and associated footpath located adjacent to the site to the south. Photo viewpoint 4 is located along Shermanbury Road on the approach towards the site from the east. Immediate foreground ground views from photo viewpoint 4 are focused on the vehicular route of Shermanbury Road, with the northern boundary of the road and southern boundary of the site bordered by a mix of timber post and rail fencing, hedgerows and trees. Glimpsed views beyond the intervening vegetation can be gained towards a number of out buildings located within the site.
- 4.58 Photo viewpoints 5 and 5a are located along the Shermanbury Road footpath route adjacent to the site to the south. Photo viewpoint 5 is orientated towards the west and photo viewpoint 5a is oriented towards the east. The immediate foreground views from the footpath are of a dense area of vegetation and mature trees located between the vehicular route and the footpath, with the southern boundary bordered by a timber post and rail fence. Only when located adjacent and in close proximity to the site, can views be gained towards the roofline of Dunstons House, located beyond dense boundary vegetation.
- 4.59 Photo viewpoint 6 is located along Shermanbury Road on the approach towards the site from the west. Immediate foreground views are of the vehicular route, that is hemmed in to the north by boundary vegetation and fencing and a post and rail fence and hedgerow and trees located along the boundary of the road to the south. Glimpsed views can be gained towards the entrance of the PRoW WEG-1761 located adjacent to the site to the west along with views towards the close boarded fence and boundary hedgerow of Dunstons House. Glimpsed views along Shermanbury Road can be gained towards the boundary of Camomile Cottage to the east of the site.

Viewpoints 7, 7a, 8, 8a, 9 and 9a

- 4.60 Photo viewpoints 7, 7a, 8, 8a, 9 and 9a represent the views available from the PRoW Bridleway WEG-1761 located adjacent to the site to the west.
- 4.61 Photo viewpoint 7 and 7a are located along the PRoW adjacent to the garden boundary of Dunstons House, immediate foreground views are of the PRoW and the garden boundary that is defined by a timber post and rail fence. A number of individual trees and shrubs are located along the boundary with the majority of the view along this section of the PRoW, open across the garden and towards the rear elevation of Dunstons House and associated out buildings with the property. A number of mature trees are located across the area, with a number of mature trees located along the boundary with Camomile Cottage. The garden is bordered by a mix of hedgerows and palisade fencing, with the adjacent properties located to the east. Views north along the PRoW, see the PRoW enclosed on either side by dense vegetation and views along the

PRoW to the south are bordered by dense vegetation and glimpsed views towards Shermanbury Road. Photo viewpoint 8 is orientated north along the PRoW, with the topography rising towards the centre of the site, with views along the PRoW route enclosed on either side by dense vegetation, with the site located beyond the boundary planting to the right of the view. Photo viewpoint 8a is orientated south along the PRoW, with the topography sloping to the south, with views along the PRoW route enclosed on either side by dense vegetation, with the site located beyond the boundary planting to the left of the view.

- 4.62 Photo viewpoint 9 is oriented north and located along the PRoW in the northern extent of the site. Immediate foreground views are of areas of grassland and dense scrub located across the area, with the topography sloping down towards the northern boundary of the site. Foreground and middle ground views can be gained towards the mature trees that are located along the boundaries of the site and the wider layering of dense vegetation that surrounds the site to the north. Photo viewpoint 9a is oriented south and located along the PRoW in the northern extent of the site. Immediate foreground views are of areas of grassland and dense scrub located across the area, with the topography rising towards the centre of the site. Immediate foreground views are focussed on the PRoW that is hemmed in on either side by areas of dense scrub, with wider glimpsed views towards the canopies of trees located within the hedgerow that is located through the centre of the site.

Viewpoints 10 and 11

- 4.63 Photo viewpoints 10 and 11 represent the views available from the PRoW Bridleway WEG-1774 located adjacent to the site to the north. Photo viewpoint 10 is located adjacent to the entrance to the site to the north, where the PRoW Bridleway WEG-1774 connects to the PRoW Footpath WEG-1761 that is located through the site on a north to south axis. Immediate foreground views are of the bridleway route located to the east and west of the view, with the northern boundary of the site bordered by a mix of dense hedgerows and trees. Views beyond the existing vegetation located along the site boundary are towards views of the PRoW Footpath WEG-1761 located through the site, with areas of dense scrub located on either side of the PRoW. Views across the site see the topography rising towards the higher topography of the middle part of the site to the south.
- 4.64 Photo viewpoint 11 is located at the boundary of the property of Keepers Mead, with the PRoW Bridleway WEG-1774. Immediate foreground views are of the grounds and garden of Keepers Mead with the boundary of the site defined by a timber post and rail fence. Views beyond the boundary timber post and rail fence are focused on areas of grassland, dense scrub and individual trees located across the northern extent of the site. Glimpsed middle ground views can be gained towards the trees located along the western boundary of the site with Greentree Lane and the existing trees that are located along the length of the hedgerow located through the middle of the site.

Viewpoints 12, 12a and 13

- 4.65 Photo viewpoints 12, 12a and 13 represent the views available from the PRoW Bridleway WEG-1774 and 2800 and Keepers Mead located adjacent to the site to the north east. Photo viewpoint 12 is located adjacent to the boundary of the site to the north east, along the route of the PRoW WEG-1774. Immediate foreground views are of the timber post and rail fence located along the boundary of the site, with views beyond towards the mature trees that are located along the

Greentree Lane boundary of the site to the east and across areas of grassland, dense scrub and individual trees located within the northern extent of the site.

- 4.66 Photo viewpoint 12a is located adjacent to the boundary of the property of Keepers Mead, with immediate foreground views of the Keepers Mead garden, that includes a large pond and large wooden garden structure set in amongst a number of mature trees. The route of the PRow Bridleway WEG- 1774 is located in the middle ground of the view, beyond the garden structure. Glimpsed views can be gained towards the existing trees along the Greentree Lane boundary of the site along with middle ground views beyond the boundary timber post and rail fence towards areas of areas of grassland, scrub and trees within the northern extent of the site.
- 4.67 Photo viewpoint 13 is located along Greentree Lane, PRow bridleway SHE-1774 where the PRow is located through Wymarks Wood. Immediate foreground views are of the unmade track of PRow and route of Greentree Lane, with gated private access to the surrounding woodland on either side of the track. Foreground view are focussed on the hedgerow, tree and woodland boundary, with partial to glimpsed views beyond towards the rising topography of the adjacent arable fields. Glimpsed views beyond the field network can be gained towards a number of mature trees that are located along the site boundary towards the northern extent of the site along Greentree Lane.

Viewpoints 14 and 15

- 4.68 Photo viewpoints 14 and 15 represent the views available from the PRow Bridleway WEG-2800 and Greentree Lane adjacent to the site to the east. Photo viewpoint 14 is located along the PRow bridleway WEG-2800, adjacent to the site to the east, where a short break in the boundary vegetation occurs. Immediate foreground and middle ground views are across the horse paddocks of the southern extent of the site, with views towards the established hedgerows and trees that border the area. Photo viewpoint 15 is located along Greentree Lane and the route of the PRow bridleway WEG-2800. Views along Greentree Lane are focused on the dense scrub, hedgerow and trees located along the boundary of the vehicular route and the site. Glimpsed views towards the site, can be gained where a gated access is located into the site.

Viewpoints 16 and 17

- 4.69 Photo viewpoints 14 and 15 represent the views available from the PRow Footpath WEG-1761 and COW-1761 located to the north. Photo viewpoint 16 is located approximately 170m to the north of the site, at 'The Meadow' wedding venue. Immediate foreground views across the area are of a large area of open grassland, that is enclosed and bordered by areas of dense scrub and woodland. Middle ground views to the south are towards the mature trees and vegetation located along the northern boundary of the site, with glimpsed views towards the wider grounds and car parking area of Keepers Mead. Glimpsed views beyond the mature trees and vegetation along the northern boundary of the site, can be gained towards areas of grassland, scrub and trees located within the northern extents of the site. Photo viewpoint 17 is located approximately 350m to the north of the site, with immediate foreground views from the PRow footpath COW-1761 located across an open arable field. Views south from the PRow are towards a densely wooded boundary, with the site located at a distance to the south.

Viewpoints 18, 19 and 20

- 4.70 Photo viewpoints 18, 19 and 20 represent the views available from Shermanbury Road and Partridge Green Road to the south east of the site. The photo viewpoints indicate the varying views on the approach towards the site along the vehicular routes, from the east. Immediate foreground views are focused on the vehicular route, that is bordered by an established hedgerow along the northern boundary of the route. Views beyond the boundary hedgerow are towards a large open arable field located adjacent to the site to the east, with Wymarks Wood, forming the field boundary to the north. On the approach towards the site and Partridge Green from the west along the vehicular route. The mature vegetation and trees that are located along Greentree Lane and the eastern boundary of the site are visible along with the rising topography of Greentree Lane towards Keepers Mead to the north.

Viewpoint 21

- 4.71 Photo viewpoint 21 represents the views available from the residential receptors of Knapp Drive, located at a distance of approximately 620m to the east. Immediate foreground views from Knapp drive are of the vehicular route and a wide newly planted grass verge with tree planting, with the boundary of Knapp Drive bordered by a timber post and rail fence. A long line of mature trees and vegetation is located along the boundary, with views beyond to an area of dense scrub, individual trees and dense tree planting. Views towards the wider field network to the west, are hemmed in by dense planting.

Summary of Visual Baseline

- 4.72 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- Views from the existing property of Keepers Mead located adjacent to the site to the north east will be full, partial, glimpsed to no views. Full views will be towards the northern extent of the site located adjacent to the site, with glimpsed to no views towards the southern extent of the site, due to changes in topography and intervening vegetation;
 - Views from the existing properties located adjacent to the site to the south will be full, partial to glimpsed;
 - Views from the existing properties located along the northern extent of The Rise, to the west, will be glimpsed to none. Views for the majority of properties located along The Rise will be none due to intervening vegetation;
 - Views from the PRoW bridleway WEG-1774 located adjacent to the north of the site, will be full towards the northern extent of the site and partial, glimpsed to none towards the southern extent of the site due to distance, topography and intervening vegetation restricting views towards the site;
 - Views from the PRoW bridleway SHE-1774 located to the north east where the PRoW borders Wymarks Wood, will be glimpsed to none towards the northern extent of the site due to distance, topography and intervening vegetation restricting views towards the site;

- Views from the PRow bridleway WEG-2800 located adjacent to the site to the east will be partial, glimpsed to none, beyond intervening vegetation and changes in topography.
- Views from the PRow footpath WEG-1761 located adjacent to the site to the west will be full, partial, glimpsed to none, beyond intervening vegetation.
- Views from the PRow footpath WEG-2808 located along the eastern boundary of the King George V Playing Fields to the south west of Shermanbury Road will be glimpsed to none, where breaks in the boundary vegetation occur.
- Views from vehicular receptors of Shermanbury Road located adjacent to the site to the south would be partial to glimpsed views.
- Views from the wider extent of Shermanbury Road on the approach towards the site from the east will be partial to glimpsed, due to the existing vegetation and changes in topography
- Views from the wider extent of Shermanbury Road on the approach towards the site from the west will be glimpsed to none, due to the existing vegetation and built form along the boundary of the route restricting views.
- Views from Greentree Lane located adjacent to the site to the east will be partial to glimpsed, due to the existing vegetation and topography along the boundary of the route.
- Views from the eastern boundary of the King George V Playing Fields, will be glimpsed to none. Views from the central area of the King George V Playing Fields, will be none.
- Views from residential properties, road users and PRow within the wider context to the east, south, west and north are not possible due to distance, topography and intervening built form and vegetation.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Conserve all of the site's perimeter trees and woodland cover where possible.
 - Retain existing habitats wherever possible and complement with new landscaping and planting.

- The northern extent of the site will be retained as scrub and grassland for ecology enhancements and to provide an offset between the proposed development and the Grade II Listed Keepers Mead, located adjacent to the site to the north east.
- Provide public open space within the site for the new and existing community.
- Set the development within a strong green framework which draws upon and enhances what currently exists, to maximise recreational and wildlife value.
- The GI proposals are in align with the 'SEO 1' of the NCA '121 Low Weald' and county 'Land Management Guidelines' of the 'LW10, Eastern Low Weald' LCA, with individual native trees planted across the northern extent of the site and new hedgerows that will be planted along the site boundary.
- Enhance public access through the site.
- Provide vehicular access to the site, located off Shermanbury Road located to the south, with a new boundary adjacent to Dunstans House to the south west.
- Incorporate sustainable drainage features.

Landscape and Green Infrastructure (GI) Proposals

5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of land dedicated to landscape, GI, public open space, play and habitat related proposals.
- The retention of the majority of the site's existing vegetation (Refer to Arboricultural Report).
- Retained trees to the site boundaries will be complemented by new planting across the site, including a new hedgerow and tree boundary to Dunstans house located adjacent to the site to the south west.
- Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings.
- The creation of a new SuDS basin in the open space of the site will provide sustainable drainage and habitat creation.

Landscape Management

5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase, some short-term effects upon the landscape would occur. Anticipated effects would primarily be caused by:
- Clearance and set up of the compound area;
 - Construction of the access road into the site from the southern boundary in order to facilitate Site access via Shermanbury Road to the south;
 - Demolition and removal of the outbuildings associated with Dunstons House located in the southern extent of the site, with a new boundary adjacent to Dunstons House to the south west.
 - Building of new properties and roads; and
 - Construction traffic, including HGVs and staff cars travelling to and from the Site;
- 6.3 All construction work would be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local landscape character. Appropriate methods will be adopted to protect and retain trees and vegetation based upon BS5837.
- 6.4 The landscape effects during construction are assessed as being of a temporary nature and given that the timescales involved would be relatively short, this is considered to be of limited significance overall. Inevitably there would be some disruption to the Site landscape character and its immediate surroundings during the construction phase, however it would be localised and limited in extent and in the context of the adjacent existing settlement edge and highways infrastructure. The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the site and **minor adverse** to **negligible/none** for the wider landscape areas.

Operation (following Completion)

National Character Area

- 6.5 The site forms a small part of the extensive NCA '121 Low Weald'. This NCA stretches from the outskirts of Ashford and Tenterden to the east, across towards Paddock Wood, Hadlow and Tonbridge, before extending towards Edenbridge, Horley and Haslemere to the west, with the character area winding around to encompass Horsham, Billingshurst, Steyning, Burgess Hill and moving towards Hailsham to the south east, such that it covers a very extensive landscape area.
- 6.6 The proposed site gives opportunities to achieve some of the strategic opportunities identified in the NCA including SEO 1 and SEO 5, through its green infrastructure, namely:

- *'SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.'* and
- *'SEO 5: Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.'*

6.7 This will be achieved by the retention, protection and enhancement of existing trees and hedgerows across the site, planting of new trees and hedgerows and the creation of pedestrian links located across the site. The pedestrian links will connect through the open to the PRoW footpath WEG-1761 located to the west. The development will also create new attenuation basins that will provide sustainable drainage and habitat creation for the site.

6.8 The site occupies a very small area of this large NCA, landscape effects are considered to be **negligible/none** at completion and at year 15.

County Character Area

Landscape character assessment of West Sussex (2003)

6.9 At a county level the site is located within the LCA 'LW10 Eastern Low Weald'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA, with the site located close to the boundary of the LCA. The proposed development will be located adjacent to the consented development for 120 dwellings (ref: DC/24/0428) located to the west.

6.10 Under the heading 'Land Management Guidelines' the LCA states as follows;

- *'Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.'*
- *'Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas ...'*
- *'Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.'*
- *'Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.'*
- *'Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.'*
- *'Protect the character of rural lanes and manage road verges to enhance their nature conservation value.'*
- *'Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'*

6.11 The proposals will address the 'Land Management Guidelines'.

- 6.12 The proposals will ensure that it has a minimal impact on views from the South Downs National Park, with the proposals integrated into its surrounding landscape context. Existing hedgerows across the site will be conserved, planted with new native species and replanted where they have been lost to maintain succession. The proposals will be in align with the '*Land Management Guidelines*', with individual native trees planted across the northern extent of the site and new hedgerows will be planted along the site boundary.
- 6.13 The development will also create new attenuation basins that will be maintained and provide sustainable drainage and habitat creation for the site. The proposals will also '*minimise the effects of adverse incremental change*' with the development of a high quality that will sit well within the landscape and reflect local distinctiveness.
- 6.14 The landscape effects on the LCA '*LW10: Eastern Low Weald*' are considered to be **negligible** at completion and at year 15.

District

Horsham Landscape Character Area Assessment (2006)

- 6.15 At a district level the site is located within the LCA '*J3 – Cowfold and Shermanbury Farmlands*'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The new development will be located adjacent to the consented development for 120 dwellings (ref: DC/24/0428) located to the west and Partridge Green.
- 6.16 The assessment describes the '*Sensitivity to Change*' of the '*J3 – Cowfold and Shermanbury Farmlands*' as '*moderate*' due to the '*moderate to high intervisibility of the area and the moderate intrinsic landscape qualities*'.
- 6.17 Under the heading '*Planning and Land Management Guidelines*' for the '*J3 – Cowfold and Shermanbury Farmlands*' the report states as follows;
- '*Conserve the rural undeveloped character. Any large scale housing and commercial development would likely damage character.*
 - '*Ensure any appropriate development responds to historic settlement patterns and local design and building materials.*
 - '*Secure landscape improvements to screen suburban edges of Partridge Green and ribbon development at Shermanbury.*
 - '*Conserve and enhance existing network of hedgerows and shaws...*
 - '*Encourage natural regeneration of hedgerow oaks or plant new ones.*'
- 6.18 The site does not have a '*moderate to high intervisibility*' with the site enclosed to the north by the layers of dense scrub and woodland that surround Reeds Lane and Wymarks Wood to the north, the eastern boundary is bordered by dense hedgerows and trees. A large irregular shaped open arable field is located to the east of the site that extends towards Shermanbury Road and Partridge Green Road, while any intervisibility with the wider area to the east and south is curtailed by areas of dense hedgerows, scrub and woodland located through the wider landscape.
- 6.19 The open arable fields located to the east of the site and to the south of Wymarks Wood will maintain an area of openness and separation between Partridge Green and Shermanbury located to the east.

- 6.20 The proposed development is of a modest scale and would not damage the surrounding character, with the proposed development enclosed by its existing boundary hedgerows with mature trees and the northern extent of the site kept free of any development, providing an offset to Keepers Mead located adjacent to the site to the north east.
- 6.21 Existing hedgerows will be managed, maintained and reinforced with new native planting located across the site. The existing boundary hedgerows and the northern extent of the site provide the opportunity for the planting of new hedgerow and individual oaks.
- 6.22 The landscape effects on the LCA 'J3: Cowfold and Shermanbury Farmlands' are considered to be **minor adverse** at completion and at year 15.
- 6.23 The northern boundary of the LCA '03 - Steyning & Henfield Brooks' is located approximately 0.12km to the south, located across the field network to the south of Shermanbury Road. The LCA covers a broad area towards Steyning and Henfield to the south and includes the River Adur.
- 6.24 The proposed development of the site will not have an adverse effect upon the character area LCA '03 - Steyning & Henfield Brooks'. This is due to distance and screening effects arising from intervening vegetation located adjacent to the site and through the wider landscape combined with landform and existing detracting urban features.
- 6.25 The landscape effects on the LCA 'LCA 03: Steyning & Henfield Brooks' are considered to be **negligible** at completion and at year 15.

Site and Immediate Context

- 6.26 The primary change would arise as a direct result of the replacement of a grassland field with residential development and associated infrastructure. Whilst built development would inevitably alter the physical fabric and character of the site, the proposals will retain and enhance existing landscape features where feasible and introduce new green infrastructure across the site and along the site boundaries.
- 6.27 The proposed development is located adjacent to the consented development for 120 dwellings (ref: DC/24/0428) located to the west and Partridge Green. The northern extent of the site will be kept free of any development, providing an offset to Keepers Mead located adjacent to the site to the north east. The adjacent built form of properties located off Shermanbury Road enclose the site and the proposed housing within the site is set back from Shermanbury Road to the south.
- 6.28 The proposed GI will include areas of open space, play and new attenuation basins. The existing hedgerow will be reinforced with new native planting along the site boundaries and new hedgerows, areas of scrub, trees and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the site.
- 6.29 The proposed development will be set back from sensitive site boundaries allowing for the existing GI to be retained. The proposed dwellings within the site are set back from the existing hedgerows and trees retained along the site boundaries and no development will take place within the Root Protection Areas (RPAs) where feasible.
- 6.30 New footpath connections across the site will provide links to the PRoW to the west of the site. Links across the site from the adjacent PRoW will be possible along connecting footpaths located through the open space and along tree lined streets.

- 6.31 The existing and proposed GI located across the site will break up the built form of the proposed development, with existing hedgerows reinforced with new native planting. The proposed GI will include new hedgerows, trees and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the site. Proposed attenuation basins within the open space of the site will be enhanced through the implementation of marginal planting and management of the proposed attenuation basin will improve the overall biodiversity within the site.
- 6.32 The proposals would not erode the wider landscape setting, with the proposed development in keeping with the scale of the adjacent built form. The proposed development is hemmed in from the wider landscape context by the existing GI and built form surrounding the site and the proposals will be successfully assimilated into the surrounding context. Overall, the proposals have responded to the constraints of the site including topography, views and existing landscape features and retain the vast majority of boundary vegetation where feasible.
- 6.33 The overall landscape effects upon the site and the immediate context arising from the proposals are assessed as **moderate adverse** at completion and at year 15.

Visual Effects

Visual Envelope (VE)

- 6.34 The VE (Figure 7) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.35 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.36 The visual envelope is predominantly localised in its extent, extending to the Grade II Listed Building Keepers Mead located adjacent to the site to the north east and contained from the wider area to the north east by the extent of Wymarks Wood. The VE extends across the adjacent field network to the east and towards the wooded boundary of the south eastern extent of Wymarks Wood with the residential dwellings located off Knapp Drive and Wymarks located beyond at the junction of Brighton Road (A281) and Partridge Green Road to the east.
- 6.37 The VE extends towards the frontages of the properties that front onto Partridge Green Road and Shermanbury Road to the south east and south. To the west the VE extends across towards the properties located at the northern extent of The Rise. The outline application for 120 dwellings (ref: DC/24/0428) has consent and is located adjacent to the site to the west.
- 6.38 The VE extends across an area of grassland and scrub located to the north of Keepers Mead, where the PRoW WEG-1761 is located. The VE is then restricted by layers of existing dense woodland vegetation that are located through the wider landscape, to the north of Reeds Lane.
- 6.39 The extent of the VE is restricted to the north, south and west, with the VE extending towards the wooded boundary of Wymarks to the east (Figure 7). Views from within the visual envelope are very limited, isolated and with very few receptors. The combination of existing mature hedgerow, trees and changes in topography restrict the extent of the VE through the area.

- 6.40 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.41 During the construction phase, there will be some short term reversible adverse visual effects. Anticipated effects will primarily be caused by:
- Demolition and removal of the outbuildings associated with Dunstons House located in the southern extent of the site.
 - Clearance and set up of compound area;
 - New site access;
 - New highway works;
 - Building works;
 - Construction traffic including HGVs and staff cars travelling to and from the Site.
- 6.42 All construction works will be carried out in full accordance with best practice procedures to minimise, as far as practicable, potentially adverse effects; and the visual effects during construction are assessed as being of a transient nature and, given that the timescales involved will be relatively short, this is considered to be of limited significance overall.
- 6.43 Inevitably there will be some disruption to the site and its immediate surroundings during this phase of works. However, the effects will be limited to the local area. Construction effects for sensitive receptors adjacent to the Site are therefore considered to result in **major/moderate adverse** visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **moderate adverse** to **negligible**.

Operation (following Completion)

- 6.44 The following provides a summary of the visual effects assessment included at Appendix C.
- 6.45 Include also details of the longer term effects arising as the landscape/planting matures under the headings below

Residential Properties and Settlement

Shermanbury Road, Partridge Green Road (Receptor A):

- 6.46 Residential receptors of Shermanbury Road are located adjacent to the site to the south and south west and residential receptors of Partridge Green Road are located to the south east. Views from adjacent two storey detached property of Camomile Cottage fronts onto Shermanbury Road and backs and sides onto the site. View towards the site will comprise of partial to glimpsed views from the ground and upper floors, located beyond the boundary fencing and hedgerows of the property. Existing rear upper floor views beyond the garden boundary from this property are across the grassland field of the site with hedgerows, trees and woodland boundaries in the wider view. Existing views will be replaced with views beyond a proposed boundary hedgerow towards the proposed SuDS basin, areas of open space and proposed housing within the site.

- 6.47 Views from adjacent two storey detached property of Dunstons House that fronts onto Shermanbury Road, adjacent to the site to the south west, backs and sides onto the site. View towards the site will comprise of partial to glimpsed views from the ground and upper floors, located beyond the new realigned garden hedgerow and tree boundary, towards the proposed site access road, an area of open space and the boundary of the adjacent properties located off Shermanbury Road, with the proposed housing of the site located beyond the existing hedgerow and tree boundary to the north. For the residential receptors of Shermanbury Road that are located further to the west there will no views towards the site, due to intervening layers of dense vegetation.
- 6.48 For the residential properties located along Partridge Green Road to the east, views will be partial glimpsed to none for properties that front onto the vehicular route. For the properties that front onto Partridge Green Road foreground and middle ground views of the existing adjacent road, boundary hedgerow and trees and views beyond to the open arable field and Wymarks Wood will not alter. Existing glimpsed oblique views towards the existing trees and dense vegetation that is located along the eastern boundary of the site with Greentree Lane will not alter with the proposed development located beyond. The existing GI located along the eastern boundary will be reinforced with additional areas of scrub and woodland planting located within the site.
- 6.49 As the proposed GI located within the site in the form of areas of native hedgerow, scrub and tree planting matures, this will reinforce the existing vegetation located along the site boundaries and provide a level of screening and filter views of the proposed development within the site. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Shermanbury Road, Partridge Green Road.
- 6.50 The overall visual effect for these residential receptors are assessed as **major/moderate adverse** at completion and **moderate adverse** at year 15.

Keepers Mead (Receptor B):

- 6.51 The residential receptor of Keepers Mead is located adjacent to the site to the north east, located off Greentree Lane. The property of Keepers Mead is orientated towards the site and is a detached two storey dwelling with a number of outbuildings, set within large grounds. For the residential receptors of Keepers Mead, immediate foreground views towards the site to the west will remain unchanged. The building of Keepers Mead is set back approximately 45m from the site boundary, with the area in between occupied by the driveway, a large garden, garden structure, mature trees and shrubs and the route of the PRow Bridleway WEG-1774, with the boundary of the site defined by a timber post and rail fence. Full to partial views will be possible towards the northern extent of the site from Keepers Mead, areas of existing grassland, scrub and trees will be managed and maintained, along with the addition of individual native tree planting across the northern extent of the site and a new hedgerow that will be planted along the site boundary with Keepers Mead to the north east. Glimpsed to no views will be possible towards the proposed housing in the southern extent of the site, beyond the central tree and hedgerow boundary, views will be oblique and at a distance beyond intervening vegetation and the rising topography of the site.
- 6.52 Where glimpsed views towards the proposed dwellings within the site will be possible, views will be set back beyond the intervening vegetation located across the northern extent of the site, with housing at a distance of approximately 145m to the south. The proposed housing will

be set back beyond the existing central hedgerow and trees located through the site. Visibility of the proposed development will alter across seasons as leaf cover varies for the residential receptor of Keepers Mead.

- 6.53 The overall visual effect for these residential receptors is assessed as **minor adverse** at completion and **minor adverse/negligible** at year 15.

The Rise (Receptor C):

- 6.54 Residential receptors of properties located off The Rise are located at a distance of approximately 180m to the west of the site, located beyond the field network that has consent for 120 dwellings. Views from the properties of The Rise that back onto the field network and towards the site will comprise of glimpsed to no views towards the site. Immediate foreground views of the adjacent tree and hedgerow boundary for these residential properties will not change, with any glimpsed views towards the site located at a distance beyond intervening vegetation. Where glimpsed views towards the site are gained through breaks in the tree cover, glimpsed views will be towards the ridge lines of properties located beyond boundary hedgerows of the PRoW. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Hadlow Park Road.
- 6.55 The overall visual effect for these residential receptors are assessed as **negligible** at completion and at year 15.

Public Rights of Way (PROW) and Other Footpaths etc

PRoW Bridleway WEG-1774, SHE-1774 (Receptor D):

- 6.56 The PRoW WEG-1774, SHE-1774 is located on an east to west axis along Reeds Lane, linking Littleworth Lane to the west, adjacent to the site and Keepers Mead to the north and through Wymarks Wood to the A281 Brighton Road to the east.
- 6.57 Views from the PRoW WEG-1774/SHE-1774 will vary along the route from full, partial, glimpsed to no views. The PRoW WEG-1774 is accessed off Littleworth Lane to the west and for a long section of approximately 500m it is located along Reeds Lane that is bordered on either side of the route by dense vegetation. Only when located in close proximity and adjacent to the northern and north eastern boundary can views be gained towards the northern extent of the site, beyond boundary vegetation, perimeter fencing, a gated access and a footpath stile. When located adjacent to the northern boundary, full views can be gained of the PRoW WEG-1761 located within the site, with dense scrub located on either side of the PRoW and the topography rising towards the centre of the site. When located along the PRoW adjacent to the northern eastern boundary with Keepers Mead, full to partial views will be possible towards the northern extent of the site from Keepers Mead, beyond the boundary of the site. The boundary is defined by a timber post and rail fence, that will remain unchanged, with the areas beyond dominated by grassland, scrub and individual trees. There will be glimpsed to no views towards the proposed housing in the southern extent of the site beyond the central tree and hedgerow boundary, any views will be oblique and viewed at a distance beyond intervening vegetation and the rising topography of the site.
- 6.58 Where glimpsed views towards the proposed dwellings within the site will be possible, views will be set back beyond the intervening vegetation located across the northern extent of the site, with housing at a distance of approximately 90m to the south at its closest point. The proposed housing will be set back beyond the existing central hedgerow and trees located

through the site. Visibility of the proposed development will alter across seasons as leaf cover varies for the PRow receptor.

- 6.59 The existing GI in the northern extent of the site will be planted with additional native tree species across the area and a new native hedgerow will be planted along the north eastern boundary to improve ecological connectivity across the site. The combination of the existing and proposed GI will soften and filter views of the proposed housing.
- 6.60 To the south and east of Keepers Mead the route of the PRow WEG-1774/SHE-1774 heads east along Greentree Lane towards Wymarks Wood. For the section of the PRow located adjacent to the southern boundary of Keepers Mead and south western extent of Wymarks Wood, glimpsed views will be possible towards the north eastern boundary of the site located beyond intervening vegetation. Where the PRow SHE-1774 is located through Wymarks Wood, there will be no views towards the site along the PRow that is confined by dense woodland vegetation along the route to the east.
- 6.61 Only when located directly adjacent to the north and north east and located along a short section of the PRow to the south of Keepers Mead and south west of Wymarks Wood, will full, partial or glimpsed views be possible towards the site from the PRow. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRow.
- 6.62 The overall visual effect for these residential receptors are assessed as **negligible** at completion and at year 15.

PRow Bridleway WEG-2800 (Receptor E):

- 6.63 The PRow Bridleway WEG-2800 is located on a north to south axis located along Greentree Lane, linking Keepers Mead to the north to Shermanbury Road to the south. Views from the Bridleway WEG-2800 will vary along the route from partial to glimpsed, located adjacent to the site to the east.
- 6.64 Where the PRow passes adjacent to the site to the east existing full views of the existing dense hedgerow and trees located along the western boundary of the PRow Bridleway WEG-2800 and Greentree Lane will remain in place, with partial to glimpsed views located beyond towards the site. Where partial to glimpsed views towards the proposed residential development are gained, immediate foreground views will be focused on the intervening and proposed vegetation located along the boundary of the site. The proposed GI will reinforce the existing hedgerow and trees located along the eastern boundary of the site, as it matures it will filter and soften views of the proposed housing. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRow.
- 6.65 The overall visual effect for these residential receptors are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15.

PRow Footpath WEG-1761 (Receptor F):

- 6.66 The PRow Footpath WEG-1761 is located adjacent to the site to the west, located through the northern extent of the site and approximately 170m to the north. The PRow is accessed off Shermanbury Road adjacent to the site to the south, adjacent to Dunstons House to the west.
- 6.67 Located at the entrance to the PRow, adjacent to Shermanbury Road, views along the PRow are focussed on the adjacent mature trees at the entrance to the PRow, and the narrow route of

the PRoW that is bordered by timber post and rail fencing, views north along the PRoW are hemmed in on either side by the adjacent existing vegetation.

- 6.68 As the PRoW passes adjacent to the site to the south west for a distance of approximately 80m, existing full to partial views across a gappy boundary vegetation and a timber post and rail fence towards the existing property and rear garden of Dunstans House will be replaced. Partial to glimpsed views beyond a proposed hedgerow and tree planting located along the boundary of the site will be towards Dunstans House and its reduced garden size, a foul pumping station the proposed site access road, an area of open space that will include the retained veteran tree and the boundary of the adjacent properties located off Shermanbury Road. The proposed residential development will be set back from the site boundary, beyond an area of open space. As the proposed planting matures along the site boundary this will reinforce the existing hedgerow network and help to soften and filter views towards the proposed dwellings within the site.
- 6.69 For approximately 230m the middle section of the PRoW route is bordered by dense hedgerow vegetation and timber post and rail fencing on either side of the route, as the PRoW heads north. The PRoW is hemmed in on either side by dense hedgerow vegetation, with the site located beyond. Where occasional breaks in the dense vegetation appear, partial to glimpsed views are possible towards the horse paddocks in the southern extent of the site. Proposed hedgerow planting will reinforce and gap up sections of the existing hedgerow boundary, as the proposed planting matures existing partial glimpsed views will be replaced with foreground views of the existing vegetation and newly planted boundary. As the proposed vegetation matures, existing views will dissipate, with views focussed on the boundary hedgerow and route north to south along the PRoW.
- 6.70 Where the PRoW is located through the northern extent of the site, immediate foreground views along the PRoW are focussed across areas of grassland, scrub and existing trees. Areas of existing grassland, scrub and trees will be managed and maintained through the northern area of the site, along with the addition of individual native tree planting and a new hedgerow that will be planted along the boundary with Keepers Mead to the north east. Only when orientated and approaching towards the southern extent of the site along the PRoW, glimpsed views towards the proposed housing in the southern extent of the site will be possible. With the topography rising towards the centre of the site, views beyond intervening vegetation and the central tree and hedgerow boundary will remain, with glimpsed views beyond towards the upper floors and rooflines of properties set back from the central hedgerow within the southern extent of the site.
- 6.71 To the north the PRoW is located through an area of open grassland and scrub for approximately 170m, before the PRoW passes through an area of dense woodland and arable fields further to the north. Where the PRoW is located through the area of grassland and scrub, partial to glimpsed middle ground views beyond boundary trees and vegetation can be gained towards the grassland, scrub, trees and rising topography of the northern extent of the site. The areas of existing grassland, scrub and trees will be managed and maintained, along with the addition of individual native tree planting across the northern extent of the site. There will be glimpsed to no views towards the proposed housing, where glimpsed middle ground views can be gained beyond the boundary tree canopy, views are primarily towards the topography that rises towards the centre of the site and areas of existing grassland, scrub and trees located within the northern extent of the site. As the proposed GI in the form of additional tree and

hedgerow planting matures, this will provide a further level of screening and filter views towards the new housing in the southern extent of the site. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW.

- 6.72 The overall visual effect for these residential receptors are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15.

PRoW Footpath WEG-2808 (Receptor G):

- 6.73 Views from PRoW - Footpath - WEG-2808 vary along the route from glimpsed to no views. Glimpsed views are only possible along short sections of the PRoW where gaps in the boundary vegetation appear, when located adjacent to the eastern boundary of The King George V Playing Fields. Glimpsed middle ground views towards the site will constitute a minor component of the wider view with the proposed development viewed beyond intervening vegetation of hedgerows and trees located along Shermanbury Road and in the context of existing properties located along Shermanbury Road adjacent to the site to the south. Existing views of the dense tree canopies along Shermanbury Road and views across towards the upper extents of the St Hugh's Charterhouse Monastery spire, located beyond intervening vegetation and Wymarks Wood will remain unchanged, with the proposed development located low in the topography along Shermanbury Road beyond existing vegetation. Where existing views can be glimpsed through the tree canopy towards Dunstans House, this will be replaced with glimpsed views of Dunstans House, with the proposed site access located adjacent to the east and proposed housing set back within the site beyond the existing GI and dwellings, such as Camomile Cottage that front onto Shermanbury Road. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW.
- 6.74 The overall visual effect for these residential receptors are assessed as **minor adverse/negligible** at completion and **negligible** at year 15.

Roads & Transport Users

Shermanbury Road, Partridge Green Road (Receptor H):

- 6.75 Views towards the site from this road receptor adjacent to the site to the south will be full, partial, glimpsed to none. For receptors of Shermanbury Road and Partridge Green Road views will be predominantly focused on the vehicular route, except for the section of the route located adjacent to the proposed site access to the south and on the approach towards the site along Shermanbury Road to the west.
- 6.76 Where the site access is proposed off Shermanbury Road short, transient, oblique and partial views will be possible into the site along the primary access road where there is a break in the boundary hedgerow, located between the properties located adjacent to the site to the east and property of Dunstans House adjacent to the west. Views towards the site from the wider extents of Shermanbury Road to the west will be none, due to intervening built form and existing vegetation along the vehicular route.
- 6.77 On the approach towards the site along Shermanbury Road and Partridge Green Road from the east, immediate foreground views will be focused on the vehicular route that is bordered by mature hedgerows and trees with views beyond to the open arable field and Wymarks Wood that will not alter. Existing glimpsed oblique views towards the existing trees and dense vegetation that is located along the eastern boundary of the site with Greentree Lane will not change with the proposed development located beyond. Existing full to partial views towards

the hedgerow and trees located along the eastern boundary will remain unchanged with the treed hedgerow boundary retained and reinforced with additional areas of scrub and hedgerow planting located within the site.

- 6.78 As the proposed GI located within the site in the form of areas of native hedgerow, scrub and tree planting matures, this will reinforce the existing vegetation located along the site boundaries and provide a level of screening and filter views of the proposed development within the site.
- 6.79 On the approach towards the site from the east, the extent of any views will be focused on the existing mature hedgerow and trees located along the site boundary. Views towards the proposed housing located within the site would primarily be none with vehicles travelling at speed, any glimpsed views would be short, transient, fleeting and side on beyond the intervening vegetation located along the site boundary with views primarily focussed on the vehicular route.
- 6.80 Visibility of the proposed development will alter across seasons as leaf cover varies for users of Shermanbury Road and Partridge Green Road. Visual effects for users of the vehicular route will be predominantly confined to a short section of Shermanbury Road located adjacent to the proposed site access. Visibility of the proposed development will alter across seasons as leaf cover varies for views from this vehicular receptor.
- 6.81 The overall visual effect for these vehicular receptors are assessed as **moderate/minor adverse** at completion and **minor adverse** at year 15.

Greentree Lane (Receptor I):

- 6.82 Views towards the site from this road receptor located adjacent to the site to the east will be partial, glimpsed to none. Located adjacent to the site along Greentree Lane the extent of any views will focussed on the foreground views of existing mature tree and boundary scrub vegetation located along the site boundary. Views towards the housing located within the site would primarily be none with vehicles travelling at speed, any glimpsed views would be short, transient, fleeting and side on beyond the intervening vegetation with views primarily focussed on the vehicular route. Visibility of the proposed development will alter across seasons as leaf cover varies for this vehicular receptor.
- 6.83 The overall visual effect for these vehicular receptors are assessed as **moderate adverse** at completion and **minor adverse** at year 15.

Other Visual Receptors

The Meadows, wedding venue (Receptor J):

- 6.84 The Meadows is located across the area of the open grassland located adjacent to the site to the north. Only when located adjacent to the boundary of the site will full foreground views be possible towards the grassland, scrub, trees and rising topography of the northern extent of the site.
- 6.85 For the wider area, views will be partial to glimpsed beyond boundary trees and vegetation towards the northern extent of the site. There will be glimpsed to no views towards the proposed housing, with middle ground to distant views towards the southern extent of the site viewed beyond the intervening tree canopies located along the northern boundary.

6.86 Where glimpsed views can be gained beyond the tree canopy, views will be primarily towards the topography that rises towards the centre of the site and areas of existing grassland, scrub and trees located within the northern extent of the site. As the proposed GI in the form of additional tree and hedgerow planting matures, this will provide a further level of screening and filter views towards the new housing in the southern extent of the site. Users of The Meadows wedding venue are considered to be of a temporary nature and short term. Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor.

6.87 The overall visual effect for this receptor are assessed as **minor adverse** at completion and **minor adverse/negligible** at year 15.

King George V Playing Fields (Receptor K):

6.88 Views towards the site from this receptor located to the south west will be glimpsed to none, located at a distance of 0.07km to 0.4km to the south west views towards the direction of the site are focussed on the existing mature hedgerows and trees that border the King George V Playing Fields and located along Shermanbury Road.

6.89 Views towards the housing located within the site would only be glimpsed where breaks in the boundary vegetation appear along the eastern boundary of the playing fields. Views towards the site from the wider extent of the King George V Playing Fields will be none, due to intervening built form and existing vegetation located along the boundary of the playing fields and the adjacent Shermanbury Road to the north.

6.90 Where glimpsed views are possible, views towards the site will constitute a minor component of the wider view with the proposed development viewed beyond intervening vegetation of hedgerows and trees located along Shermanbury Road and in the context of existing properties located along Shermanbury Road adjacent to the site to the south. Existing views of the dense tree canopies along Shermanbury Road and views across towards the upper extents of the St Hugh's Charterhouse Monastery spire, located beyond intervening vegetation and Wymarks Wood will remain unchanged. Where existing views can be glimpsed through the tree canopy towards Dunstons House, this will be replaced with glimpsed views of Dunstons House, with the proposed site access located to the east and proposed housing set back within the site beyond the existing GI and dwellings that front onto Shermanbury Road. Visibility of the proposed development will alter across seasons as leaf cover varies for this receptor.

6.91 The overall visual effect for this receptor are assessed as **negligible** at completion and at year 15.

Night-time Visual Effects

- 6.92 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. The site is located adjacent to the existing settlement of Partridge Green and the consented outlined application for 120 dwellings (ref: DC/24/0428) located adjacent to the site to the west, given an appropriate mitigating lighting strategy, the existence of vegetation including mature trees within the local context which will absorb some of the lighting effect, the lighting effects on the night-time skies are considered to result in only a slight increase in lighting levels from that already provided by the settlement and existing development.

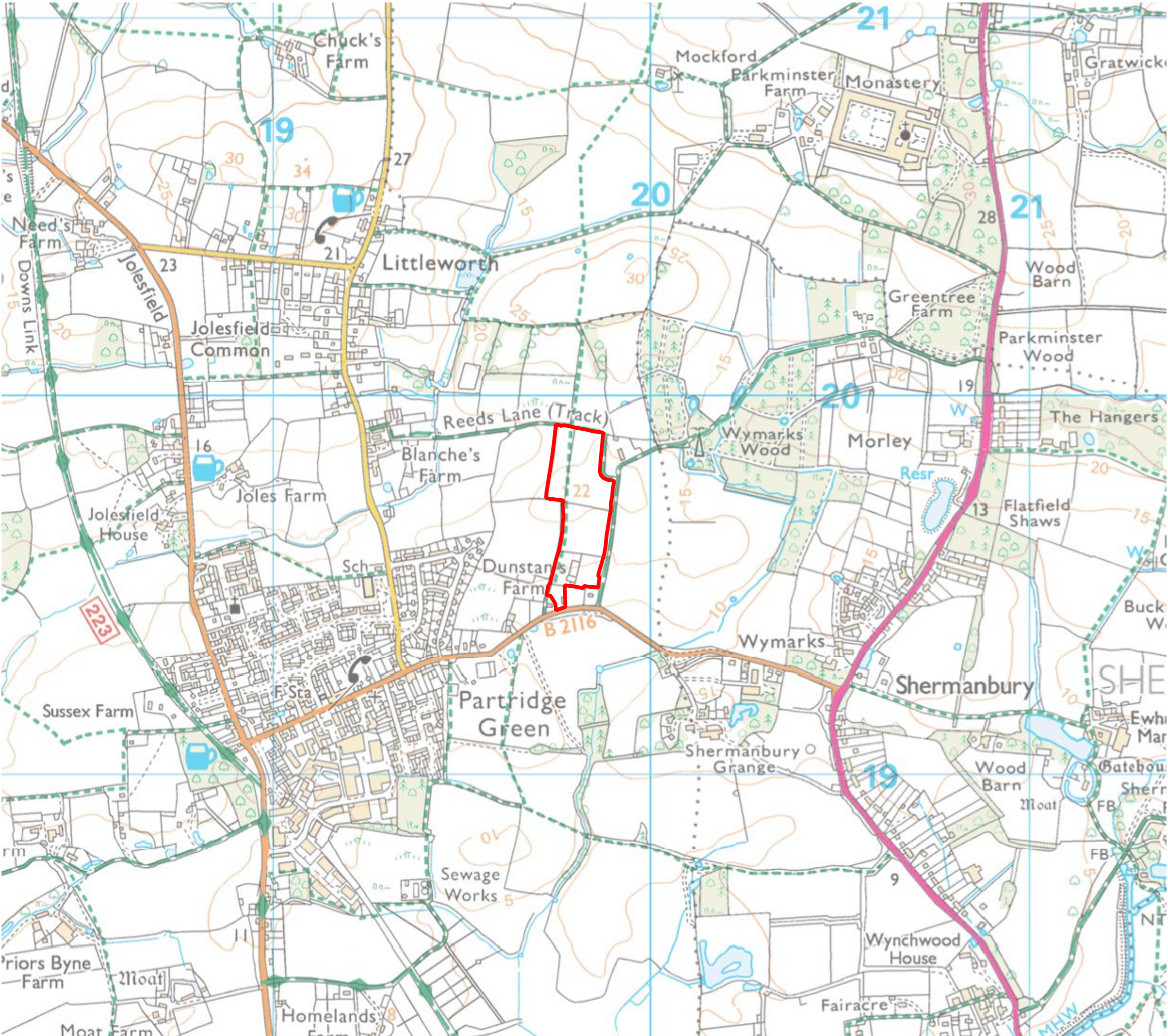
Cumulative Effects

- 6.93 The following developments are located within the immediate context of the site as shown at Figure 1.1:
- Outline Application Permitted development for 120 dwellings (Ref:DC/24/0428)
 - Outline Application Permitted development for 55 dwellings (Ref:DC/22/0301)
- 6.94 The consented outline planning application for 120 dwellings, Land North of Shermanbury Road Partridge Green is located adjacent to the PRow WEG-1761 to the west and the application for 55 dwellings is located at land to the north of The Rise, Partridge Green approximately 190m to the west at its closest point.
- 6.95 The baseline analysis and the assessment does not take into account these developments.
- 6.96 If these cumulative sites are built out before the proposed development comes forward then the landscape character of the sites and their immediate landscape will be changed by the influences of surrounding built development. Similarly, for some visual receptors that have views of the sites they would experience these within the context of built development.

7.0 SUMMARY AND CONCLUSIONS

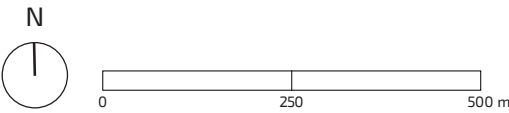
- 7.1 The proposed development is a residential scheme delivering up to 75 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.
- 7.2 The overall site boundary comprises of approximately 5.73ha of land and is located on the eastern edge of Partridge Green, West Sussex. The site comprises of five field compartments and an area of the garden of Dunstons house, with the existing dwelling and garden (Dunstans) located adjacent to the south west, with Shermanbury Road adjacent to the south.
- 7.3 The route of the PRoW, bridleway WEG-1774 is located adjacent to the site to the north, with the route of the PRoW bridleway WEG-2800 located along Greentree Lane adjacent to the boundary of the site to the east. Greentree Lane connects Shermanbury Road to the buildings of Keepers Mead located adjacent to the site to the north east. The route of the PRoW footpath WEG-1761 and the consented outline planning application for 120 dwellings (Ref: DC/24/0428) are located adjacent to the site to the west. With the consented outline application for 55 dwellings (Ref: DC/22/0301) located to the north of The Rise in the wider context to the west.
- 7.4 The site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The site is located at a distance from both the High Weald National Landscape and the South Downs National Park. The High Weald is located approximately 4.6km to the north of the site at its closest point and the South Downs National Park approximately 5.9km to the south.
- 7.5 Having considered relevant designations, natural and cultural heritage, landscape condition, associations, distinctiveness, recreation, perceptual and functional aspect, it is judged that the Site and its immediate landscape context are of medium landscape value.
- 7.6 The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the site and **minor adverse** to **negligible/none** for the wider landscape areas.
- 7.7 At a national level the site is located within the NCA '121: Low Weald' which covers an extensive area, landscape effects are considered to be **negligible/none** on completion and at year 15. At a county level the site is located within the LCA 'LW10 Eastern Low Weald', landscape effects on the LCA at completion and at year 15 are considered to be **negligible** at completion and at year 15. At a district level the site is located within the LCA 'J3 – Cowfold and Shermanbury Farmlands', landscape effects on the LCA are considered to be **minor adverse** at completion and at year 15. The northern boundary of the LCA 'O3 - Steyning & Henfield Brooks' is located approximately 0.12km to the south, landscape effects on the LCA are considered to be **negligible** at completion and at year 15. The overall landscape effects upon the site and the immediate context arising from the proposals are assessed as **moderate adverse** at completion and at year 15.
- 7.8 The extent of the VE is restricted to the north, south and west, with the VE extending towards the wooded boundary of Wymarks to the east. Views from within the visual envelope are very limited, isolated and with very few receptors. The combination of existing mature hedgerow, trees and changes in topography restrict the extent of the VE through the area.

- 7.9 There could be some limited locations that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development
- 7.10 The visual construction effects for sensitive receptors adjacent to the site are considered to result in **major/moderate adverse**, however, for less sensitive receptors and those at a distance from the site, effects will range from **moderate adverse** to **negligible**.
- 7.11 For residents of Shermanbury Road, Partridge Green Road located adjacent to the site to the south the overall visual effects are assessed as **major/moderate adverse** at completion and **moderate adverse** at year 15. For residential receptors of Keepers Mead located adjacent to the site to the north east the overall visual effects are assessed as **minor adverse** at completion and **minor adverse/negligible** at year 15. For residential receptors of The Rise located at a distance to the west the overall visual effect for these residential receptors is assessed as **negligible** at completion and at year 15.
- 7.12 Visual effects for the PRoW WEG-1774, SHE-1774 located adjacent to the site to the north are assessed as **negligible** at completion and at year 15. Visual effects for the PRoW WEG-2800 located adjacent to the site to the east are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15. Visual effects for the PRoW WEG-1761 located adjacent to the site to the west are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15. Visual effects for the PRoW WEG-2808 located in The King George V Playing Fields to the south west are assessed as **minor adverse/negligible** at completion and **negligible** at year 15.
- 7.13 Visual effects for users of Shermanbury Road and Partridge Green Road located adjacent to the site to the south are assessed as **moderate/minor adverse** at completion and **minor adverse** at year 15. Visual effects for users of Greentree Lane located adjacent to the site to the east are assessed as **moderate adverse** at completion and **minor adverse** at year 15.
- 7.14 For the users of The Meadows, wedding venue located adjacent to the north the overall visual effect for these receptors are assessed as **minor adverse** at completion and **minor adverse/negligible** at year 15. For the users of King George V Playing Fields located to the south west the overall visual effect for these residential receptors are assessed as **negligible** at completion and at year 15.
- 7.15 The baseline analysis and the assessment does not take into account the cumulative sites that are located within the immediate context of the site as shown at Figure 1.1. If these cumulative sites are built out before the proposed development comes forward then the landscape character of the sites and their immediate landscape will be changed by the influences of surrounding built development. Similarly, for some visual receptors that have views of the sites they would experience these within the context of built development.
- 7.16 Overall, it is considered the development proposals demonstrate a well-considered approach to the landscape and context of the site and appropriate development of the site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.



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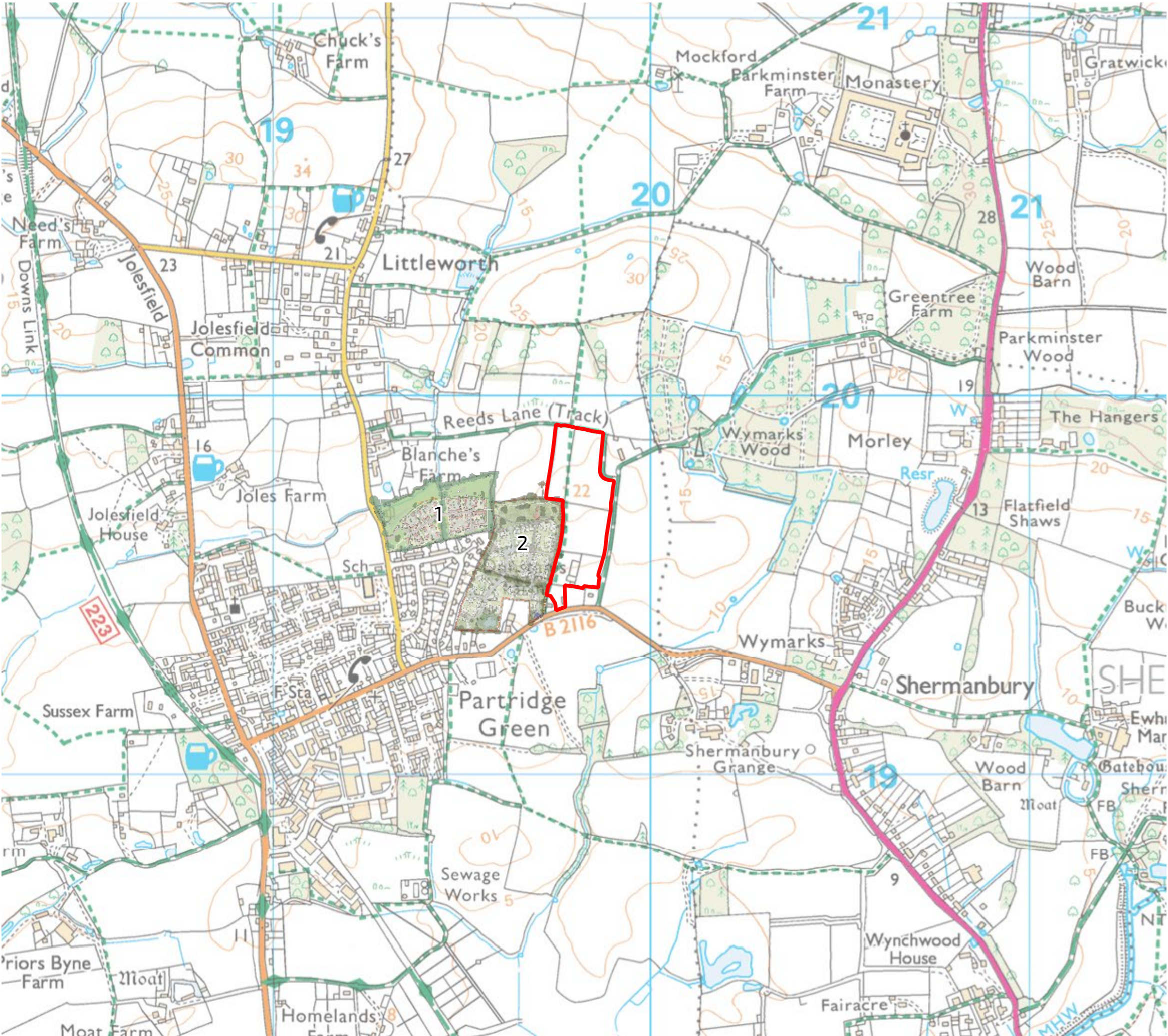
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project	Partridge Green, Horsham

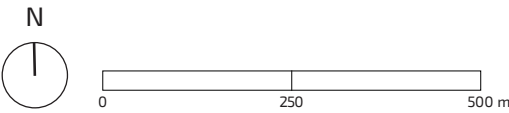
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 Site Boundary

Adjacent Proposals

- 1 Land North of The Rise Partridge Green, West Sussex - Application DC/22/0301
- 2 Land North of Shermanbury Road, Partridge Green - Application DC/24/0428

date 26/06/26 drwn/chkd JP / MPS

client
project
Wain Estates

Partridge Green, Horsham

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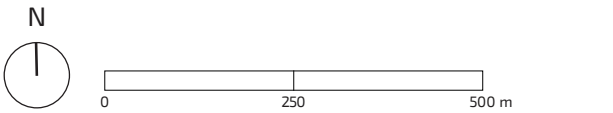
FIGURE 1.1 **A**



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 Site Boundary

 Bridleway

 Footpath

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project
Partridge Green, Horsham

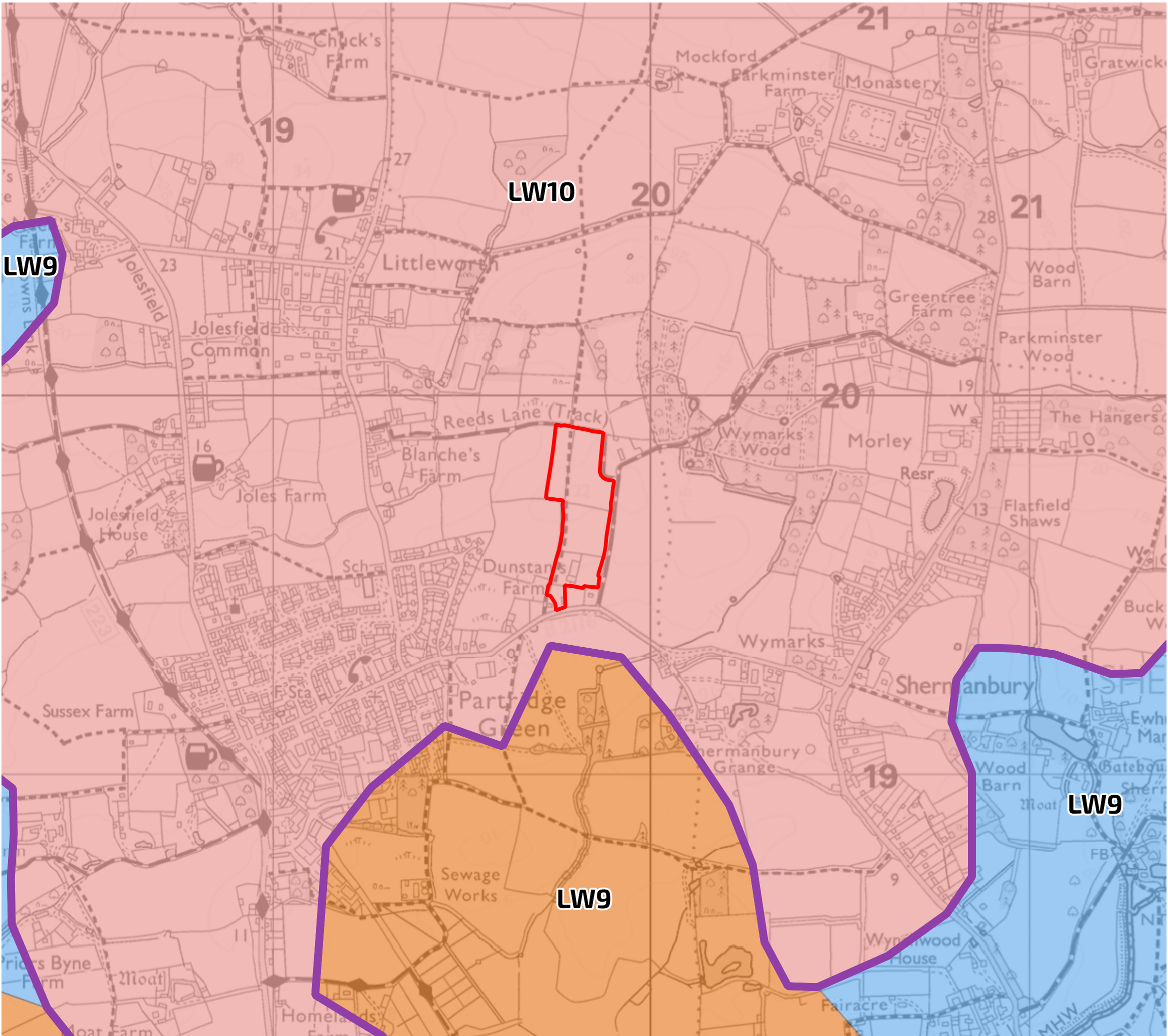
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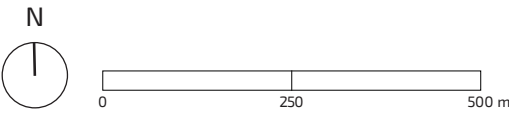
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 Site Boundary

The site lies entirely within
NCA Profile:121 Low Weald

Landscape character assessment of West Sussex
(2003)

 LW9 - Upper Adur Weald
LW10 - Eastern Low Weald

Horsham District Landscape
Character Assessment (2003)

 J3 - Cowfold & Shermanbury Farmlands
 O3 - Steyning & Henfield Brooks
 P2 - Upper Adur Valleys

date 26/06/26 drwn/chkd JP / MPS

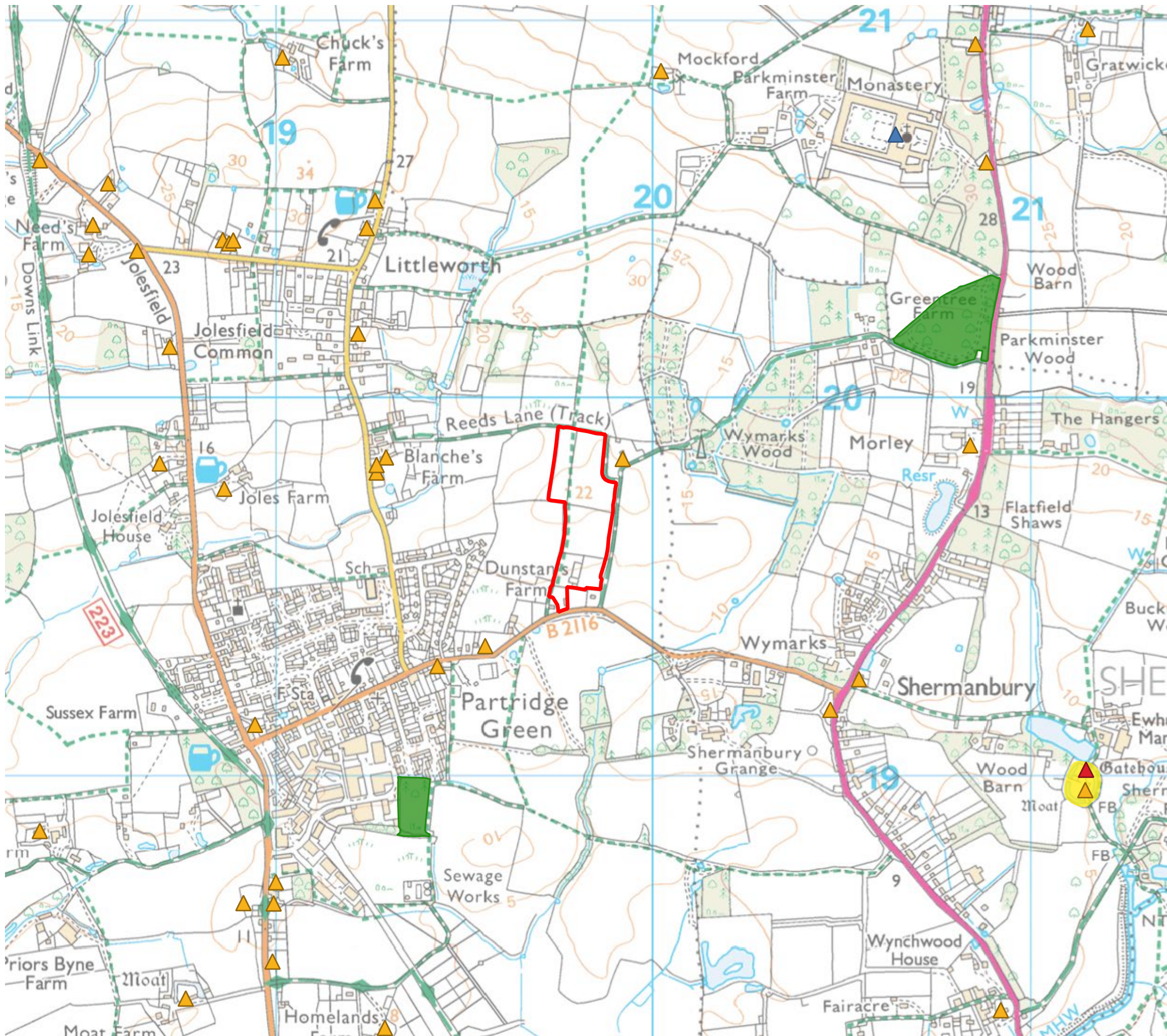
client
Wain Estates
project

Partridge Green, Horsham

title LANDSCAPE CHARACTER scale 1:10,000 @ A3

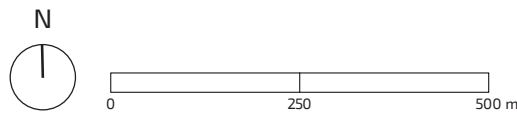
number FIGURE 3 rev A

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- Site Boundary
- Scheduled Monuments

Listed Buildings

- ▲ Grade I
- ▲ Grade II
- ▲ Grade II*
- Ancient Woodland

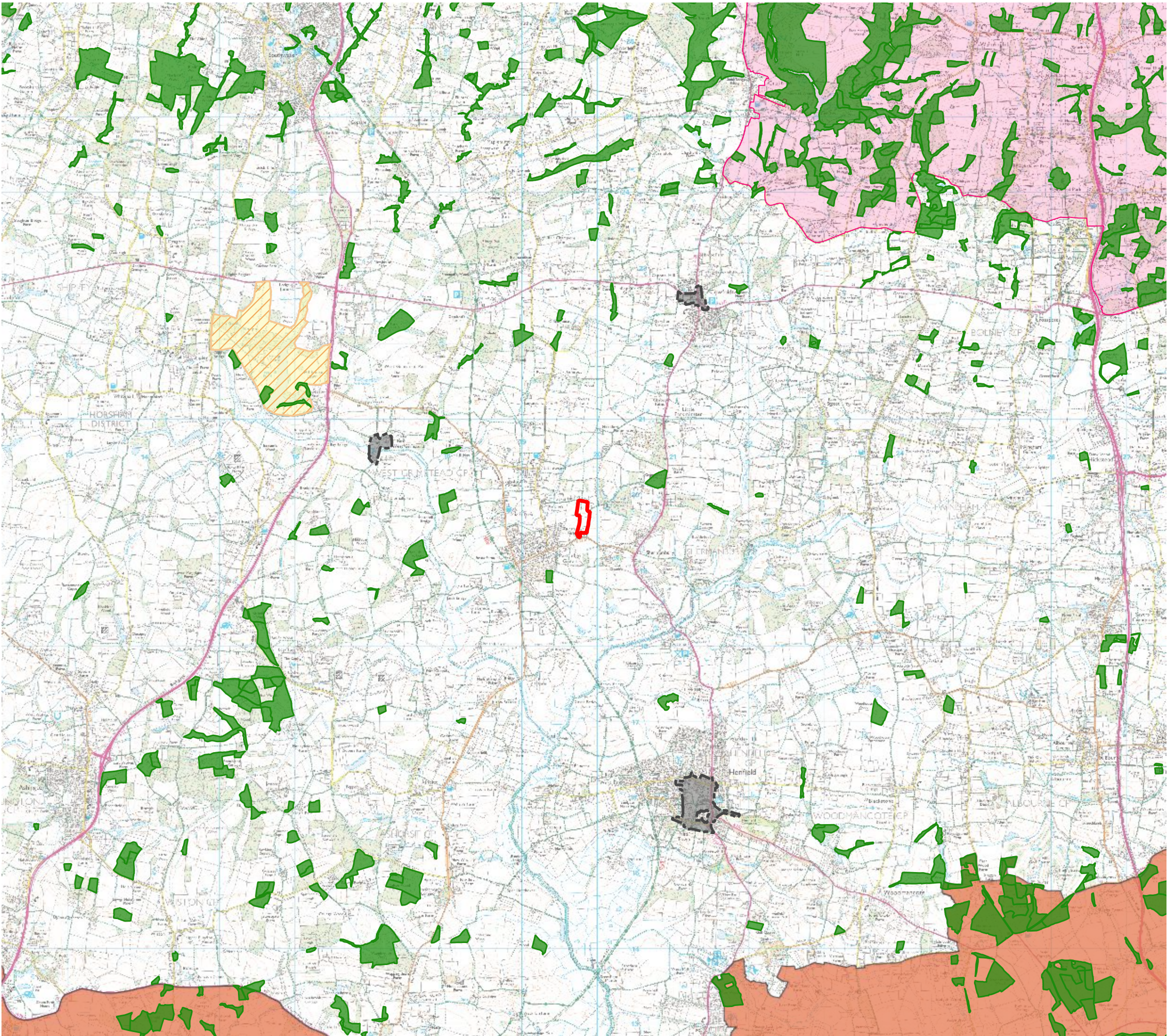
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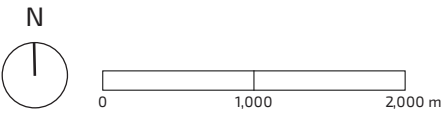
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DESIGNATIONS	1:10,000 @ A3

number	rev
FIGURE 4	A



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-  Site Boundary
-  High Weald National Landscapes (AONB)
-  South Downs National Park
-  Registered Parks and Gardens
-  Conservation Areas
-  Ancient Woodland

date	drwn/chkd
26/06/26	JP / MPS

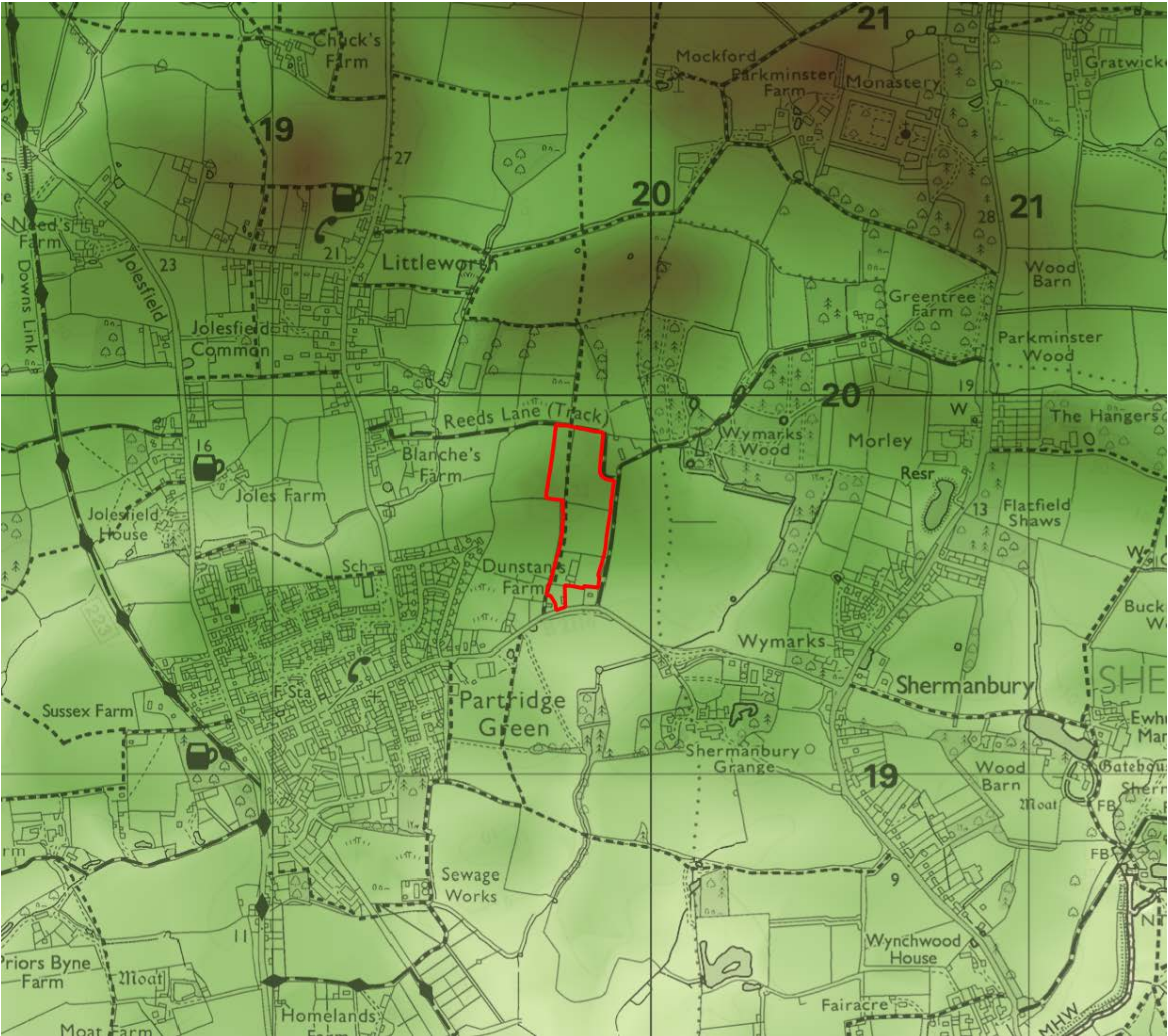
client
Wain Estates
project

Partridge Green, Horsham

title	scale
DESIGNATIONS (WIDER)	1:50,000 @ A3

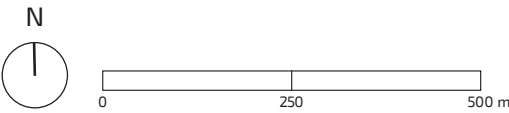
number	rev
FIGURE 5	A

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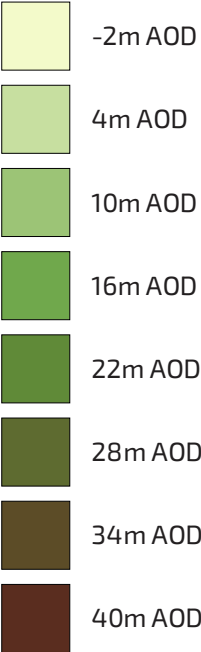


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 Site Boundary



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project	

Partridge Green, Horsham

title	scale
TOPOGRAPHY	1:10,000 @ A3

number	rev
FIGURE 6	A



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Site Boundary

Viewpoint Locations

Visual Receptors

- Residential:
- A: Shermanbury Road, Partridge Green Road (South, south east)
 - B: Keepers Mead (North east)
 - C: The Rise (West)
- PRoWs:
- D: PRoW Bridleway WEG-1774, SHE-1774 (North)
 - E: PRoW Bridleway WEG-2800 (East)
 - F: PRoW Footpath WEG-1761(West, north)
 - G: PRoW Footpath WEG-2808 (South west)
- Roads:
- H: Shermanbury Road, Partridge Green Road (South, south east)
 - I: Green Tree Lane (East)
- Other:
- J: The Meadows, wedding venue (North)
 - K: King George V Playing Fields (South west)

Visual Envelope

date	drwn/chkd
26/06/26	JP / MPS

client
Wain Estates
project

Partridge Green, Horsham

title	scale
VISUAL APPRAISAL	1:5,000 @ A3

number	rev
FIGURE 7	A