



Photo Viewpoint 11: View south towards the site from PRoW WEG-2800

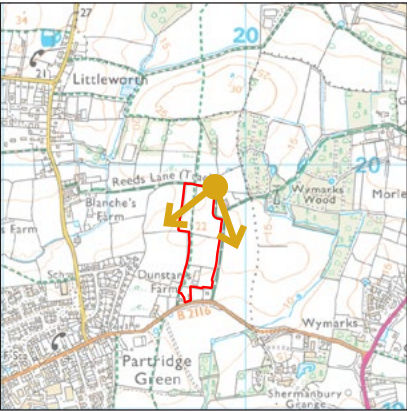


Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 12:14
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 185° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date

26/06/26

drwn/chkd

JP /MPS

client

Wain Estates

project

Partridge Green, Horsham

title

PHOTOVIEWPOINT 11

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Photo Viewpoint 12: View south west towards the site from PRow WEG-2800



Photo Viewpoint 12: Continued...

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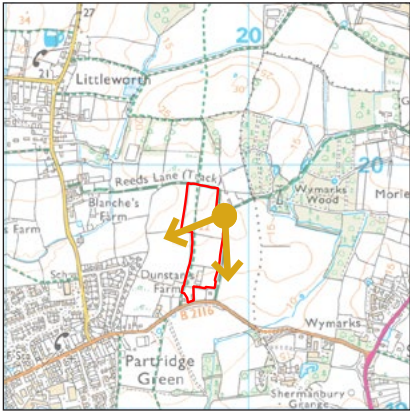


Photo Viewpoint 12

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 12:11
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 260° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

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title

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← — — — — — — — — — — Approximate Extents of Site — — — — — — — — — — →

A photograph of a wooden gazebo in a park-like setting. The gazebo has a dark, moss-covered roof and light-colored wooden walls. It is situated on a grassy area with large, leafless trees in the background. Four black arrows point to specific features: the roof, a central pillar, a tree trunk, and a fence line.

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 12:05
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 280° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

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FIGURE 24

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Photo Viewpoint 13: View west towards the site from PRow SHE-1774

← Approximate Extents of Site



Photo Viewpoint 13: Continued...



Photo Viewpoint 13

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:59
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 250° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

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title
PHOTOVIEWPOINT 13
number

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FIGURE 25

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Photo Viewpoint 14: View west across the site from PRow WEG-2800

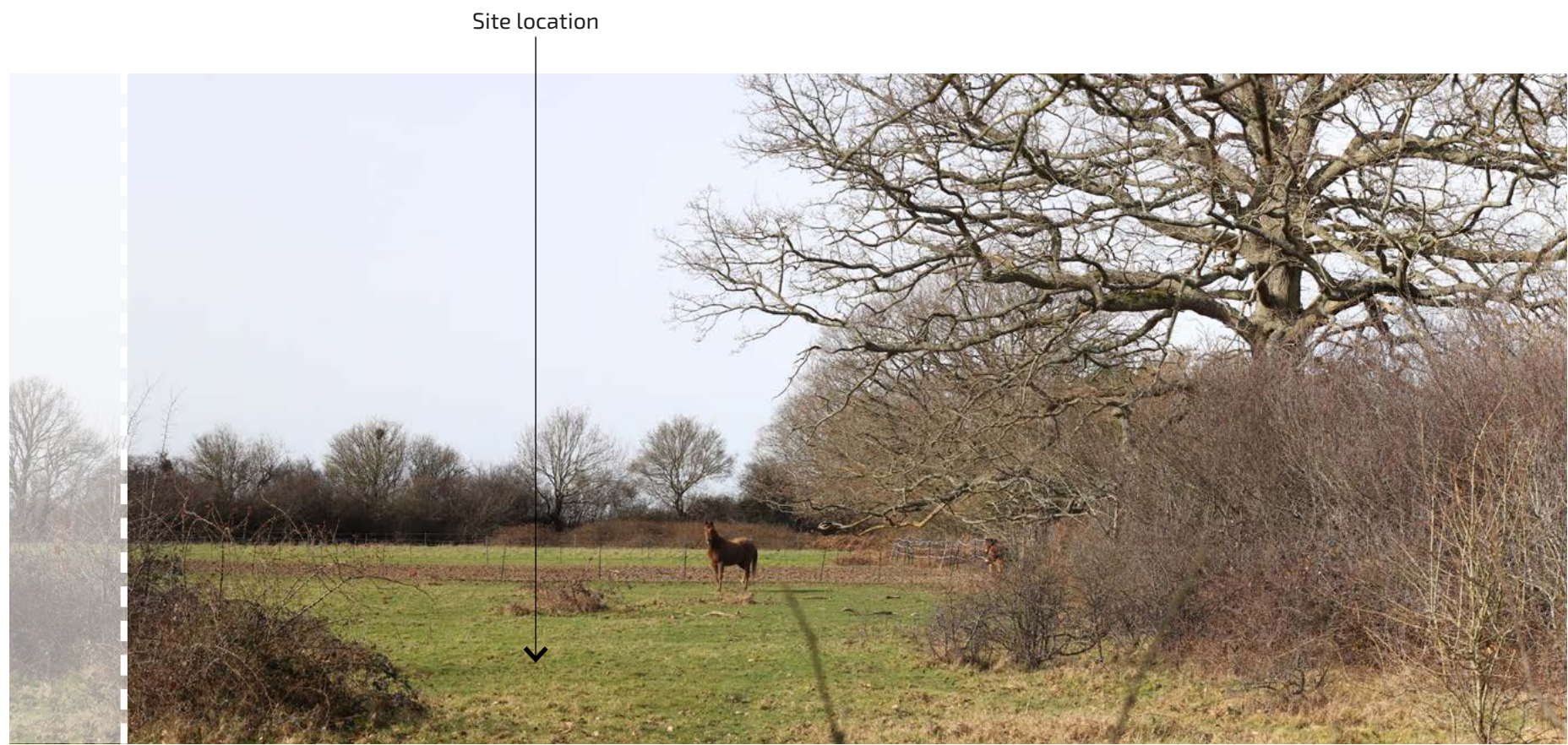


Photo Viewpoint 14: Continued...

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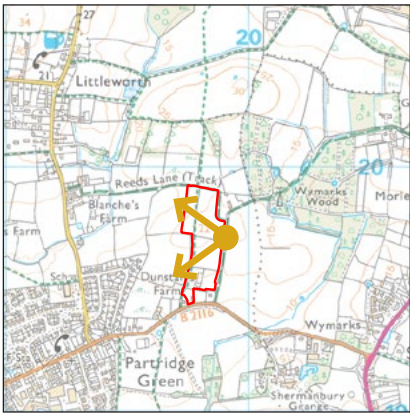


Photo Viewpoint 14

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:52
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 230° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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FIGURE 26A



Gated access to the site



Photo Viewpoint 15: View north west towards the site from Greentree Lane, PRoW WEG-2800



Photo Viewpoint 15: Continued...

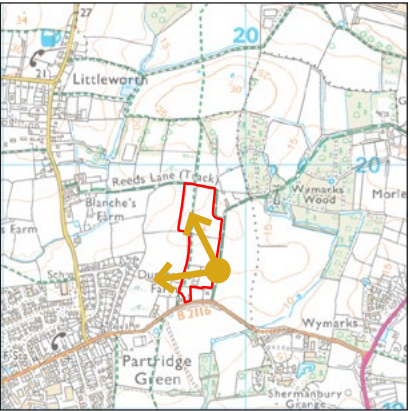


Photo Viewpoint 15

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:43
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 330° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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FIGURE 27

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Photo Viewpoint 16: View south towards the site from PRoW WEG-1761

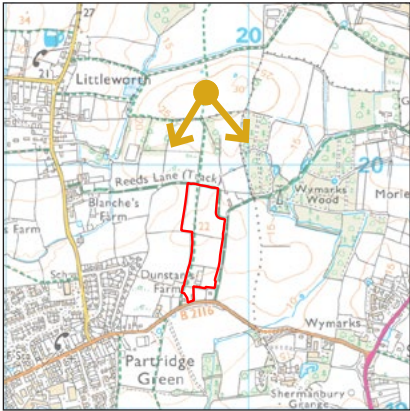


Photo Viewpoint 16

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 12:19
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 180° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
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PHOTOVIEWPOINT 16

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FIGURE 28

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Photo Viewpoint 17: View south towards the site from PRoW COWFOLD-1761



Photo Viewpoint 17: Continued...

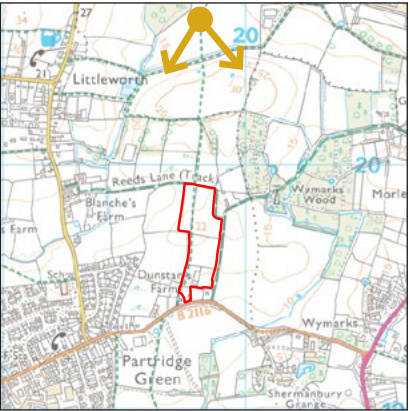


Photo Viewpoint 17

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 12:33
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 180° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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title
PHOTOVIEWPOINT 17

number

FIGURE 29

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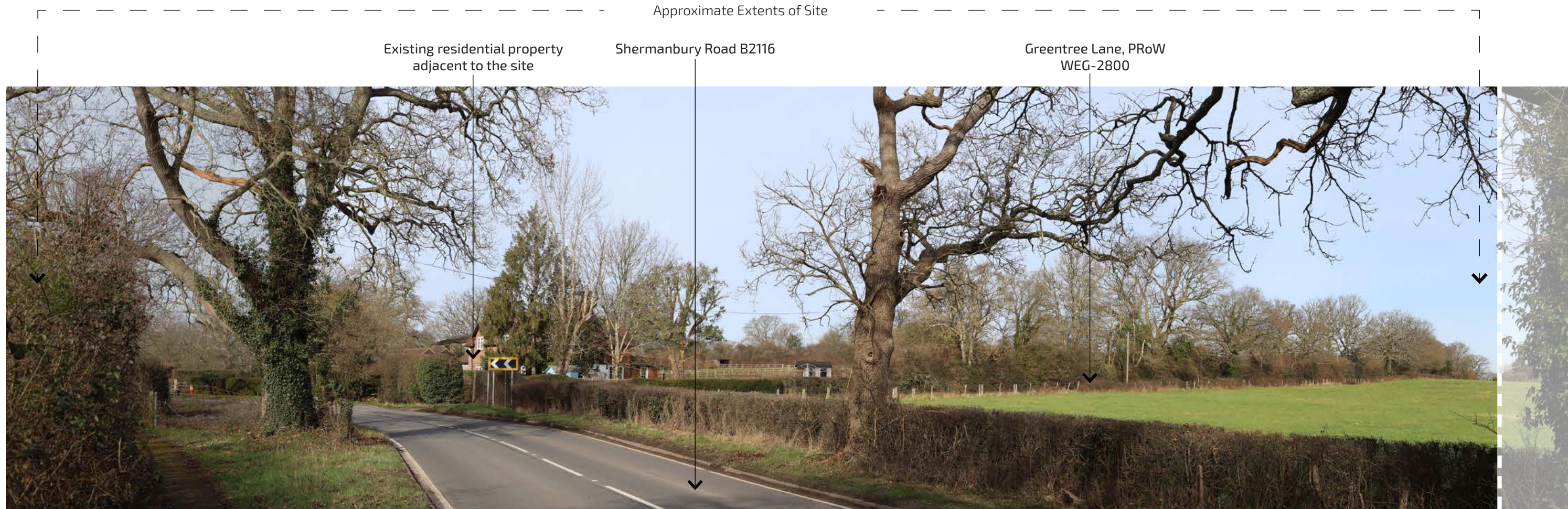


Photo Viewpoint 18: View north west towards the site from Shermanbury Road B2116



Photo Viewpoint 18: Continued...

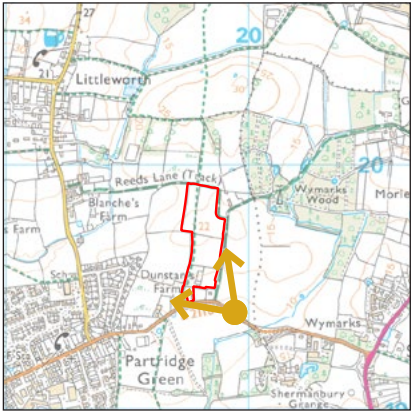


Photo Viewpoint 18

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 10:56
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 117°
Direction of View: 320° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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26/06/26

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project
Partridge Green, Horsham

title
PHOTOVIEWPOINT 18

number

FIGURE 30

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Photo Viewpoint 19: View north west towards the site from the edge of Shermanbury Road

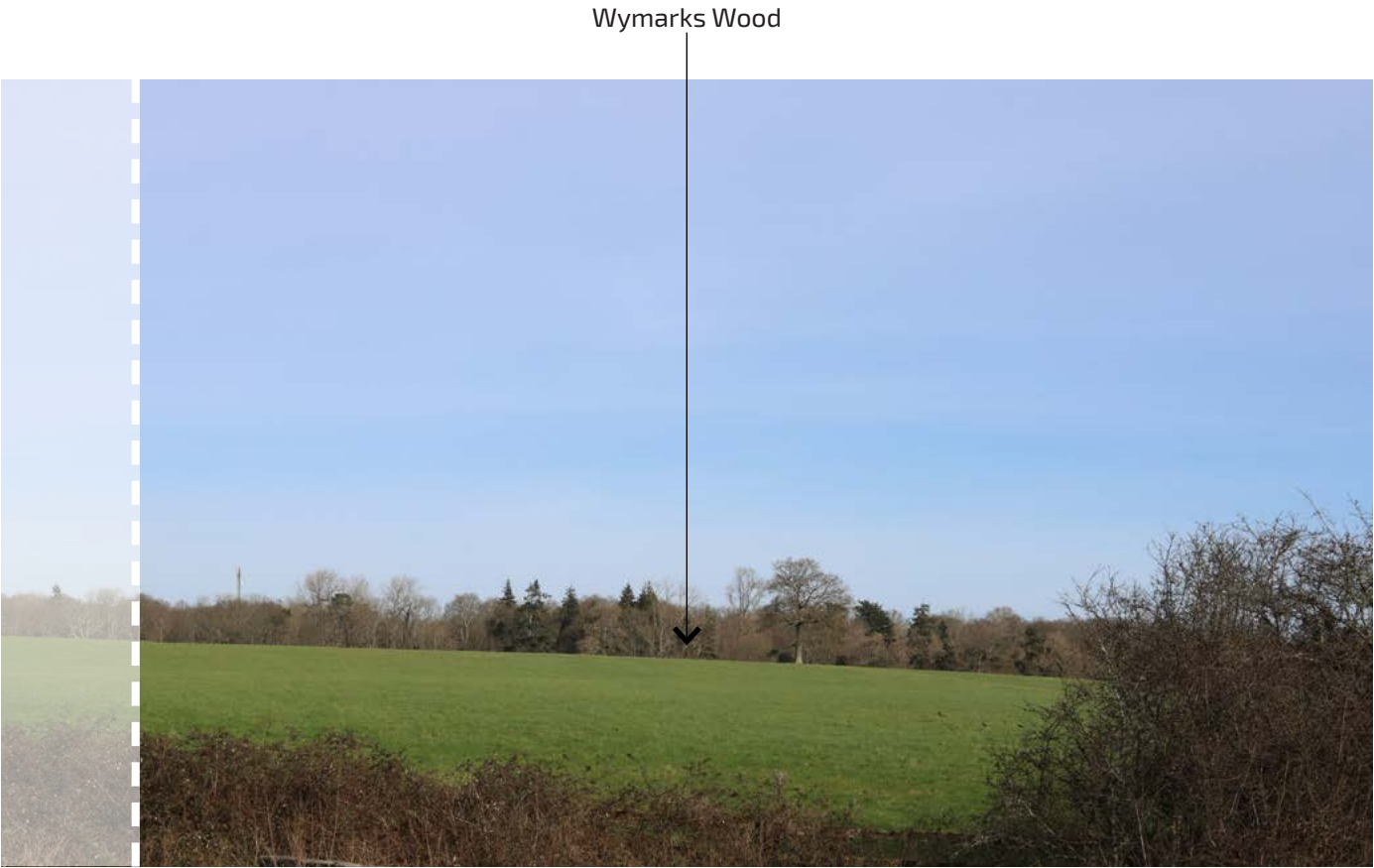


Photo Viewpoint 19: Continued...

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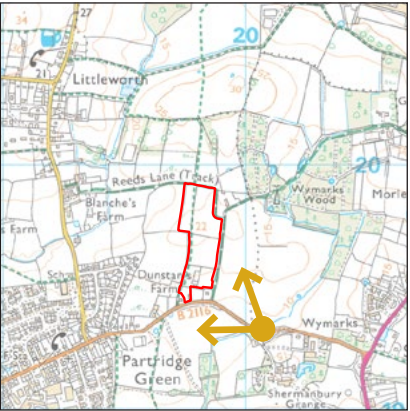


Photo Viewpoint 19

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:00
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 122°
Direction of View: 320° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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Wain Estates
project
Partridge Green, Horsham

title
PHOTOVIEWPOINT 19
number

FIGURE 31

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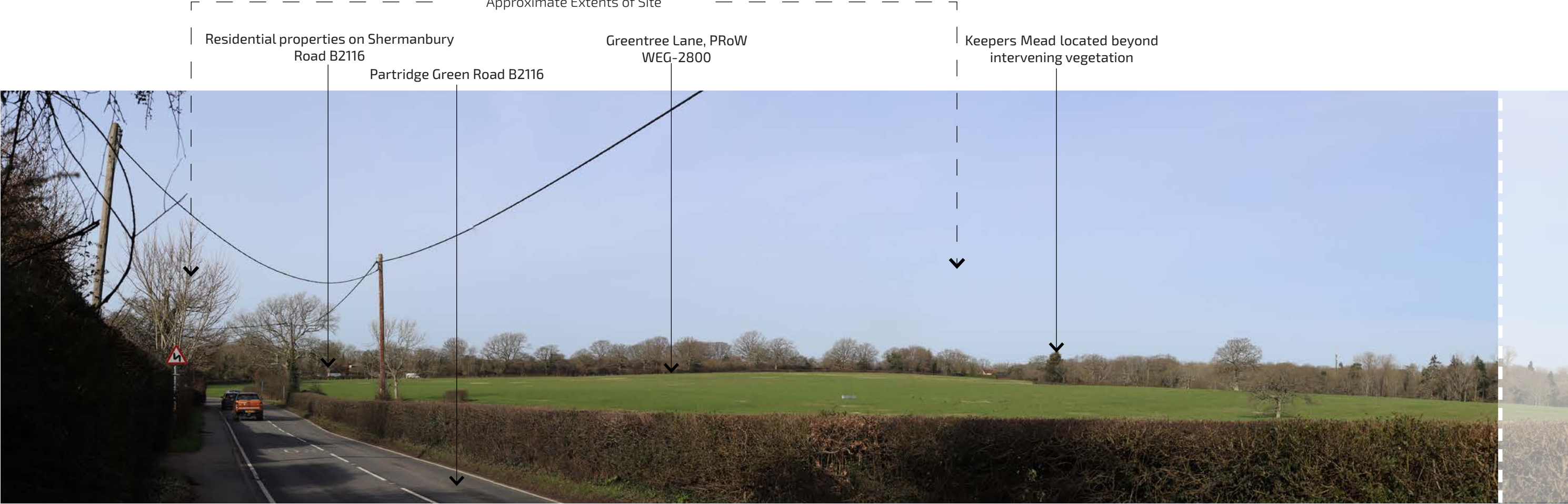


Photo Viewpoint 20: View north west towards the site from the side of Partridge Green Road B2116



Photo Viewpoint 20: Continued...

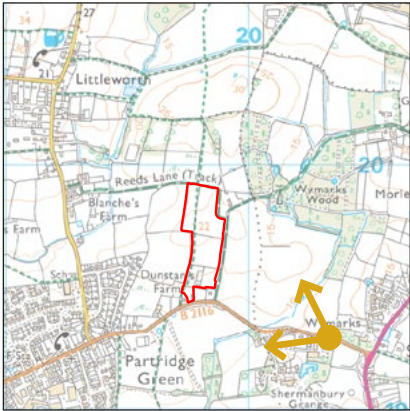


Photo Viewpoint 20

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:06
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 119°
Direction of View: 310° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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PHOTOVIEWPOINT 20

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FIGURE 32

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Knapp Drive

Approximate Location of Site



Photo Viewpoint 21: View west towards the site from residential properties on Knapp Drive



Photo Viewpoint 21: Continued...

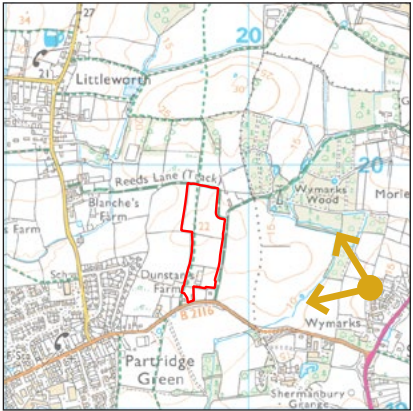


Photo Viewpoint 21

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 17/02/26
Time: 11:14
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 134°
Direction of View: 280° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
26/06/26

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project
Partridge Green, Horsham

title
PHOTOVIEWPOINT 21

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FIGURE 33

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Appendix A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | | |
|-----------------------|----------------------|--|
| • Natural Heritage | • Associations | • Perceptual (scenic) |
| • Cultural Heritage | • Distinctiveness | • Perceptual (wildness and tranquillity) |
| • Landscape Condition | • Recreational Value | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 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.
- 1.14 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 descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 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.

Appendix B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) National Character Area 121: Low Weald	There will be variation in susceptibility to change across the NCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the NCA but it is considered to be Medium at the local scale.	Medium	Construction: Negligible / None Completion: Negligible / None Year 15: Negligible / None	No	- 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. - 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: <i>'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.'</i> And <i>'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.'</i> - 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.	Negligible/None	Negligible/None	Negligible/None

Landscape Character Assessment of West Sussex (2003): LW10: Eastern Low Weald	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- 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 and Partridge Green. - Under the heading 'Land Management Guidelines' the LCA states as follows; <i>'Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.'</i> <i>'Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas ...'</i> <i>'Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.'</i> <i>'Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.'</i> <i>'Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.'</i> <i>'Protect the character of rural lanes and manage road verges to enhance their nature conservation value.'</i> <i>'Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'</i> - The proposals will address the 'Land Management Guidelines'. - 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. - 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.	Negligible	Negligible	Negligible
Horsham District Landscape Character Assessment (2003): LCA J3: Cowfold and Shermanbury Farmlands	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	- 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. - 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'. - Under the heading 'Planning and Land Management Guidelines' for the 'J3 – Cowfold and Shermanbury Farmlands' the report states as follows; <i>'Conserve the rural undeveloped character. Any large scale housing and commercial development would likely damage character.'</i> <i>'Ensure any appropriate development responds to historic settlement patterns and local design and building materials.'</i> <i>'Secure landscape improvements to screen suburban edges of Partridge Green and ribbon development at Shermanbury.'</i> <i>'Conserve and enhance existing network of hedgerows and shaws...'</i> <i>'Encourage natural regeneration of hedgerow oaks or plant new ones.'</i>	Minor Adverse	Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						- 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. - 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. - 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. - 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.			
Horsham District Landscape Character Assessment (2003): LCA 03: Steyning & Henfield Brooks	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	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.	Negligible	Negligible	Negligible
Landscape Character: Site and Immediate Context									

Site and Immediate Context	Medium	Medium	Medium	Construction: High/Medium Completion: Medium Year 15: Medium	No	• 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. • 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 and the proposed housing within the site is set back from Shermanbury Road to the south. • 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. • 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. • 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. • 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. 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.	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse
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Appendix C

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Residential Shermanbury Road, Partridge Green Road	High	Medium	High/ Medium	Adjacent South, 0.6km South East, South West	Full Partial Glimpse None	Permanent	Construction: High/Medium Completion: High/Medium Year 15: Medium	- Potential for close to mid-range full, partial to glimpsed views of construction activity including construction of the site access, building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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 the 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. - Views from adjacent two storey detached property of Dunstans House that fronts onto Shermanbury	Major/Moderate Adverse	Major/Moderate Adverse	Moderate Adverse

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									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 adjacent 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. - 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			

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									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. - 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 these residential receptors.			
B	Residential Keepers Mead	High	Medium	High/ Medium	Adjacent North East	Full Partial Glimpse None	Permanent	Construction: Medium/Low Completion: Low Year 15: Low/Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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.	Moderate/Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									- 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. - 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			

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	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.			
C	<u>Residential</u> The Rise	High	Medium	High/ Medium	180m West	Glimpse None	Permanent	Construction: Low/Negligible Completion: Negligible Year 15: Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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,	Minor Adverse/ Negligible	Negligible	Negligible

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									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 the residential receptor.			
D	PRoW user PRoW Bridleway WEG-1774, SHE-1774	High	Medium	High/Medium	Adjacent north, 0.2km North East	Full Partial Glimpse None	Permanent	Construction: Low/Negligible Completion: Negligible Year 15: Low/Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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. - 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.	Minor Adverse/Negligible	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	- 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. - 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			

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									through the site. Visibility of the proposed development will alter across seasons as leaf cover varies for the PRoW receptor. - 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. - 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. - 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			

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									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.			
E	<u>PRow user</u> PRow Bridleway WEG-2800	High	Medium	High/ Medium	Adjacent East	Partial Glimpse None	Permanent	Construction: Medium Completion: Medium Year 15: Medium/Low	• Potential for close to mid-range glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. • 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. • 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	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									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.			
F	PRoW user PRoW Footpath WEG-1761	High	Medium	High/ Medium	Adjacent west, located through site and 170m North	Full Partial Glimpse None	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium/Low	• Potential for close to mid-range glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. • 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. • 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. • As the PRoW passes adjacent to the site to the south west for a distance of approximately 80m,	Major/Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									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. - 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. - 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.			

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									- 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. - 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.			

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									- 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. - 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			

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	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.			
G	PRoW user PRoW Footpath WEG-2808	High	Medium	High/ Medium	0.07m – 0.5km South West	Glimpse None	Permanent	Construction: Low/Negligible Completion: Low/Negligible Year 15: Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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	Minor Adverse/Negligible	Minor Adverse/Negligible	Negligible

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										High Medium Low	High Medium Low	High Medium Low
									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.			
H	<u>Road user</u> Shermanbury Road, Partridge Green Road	Medium	Medium	Medium	Adjacent South, 0.6km South East	Partial Glimpse None	Permanent	Construction: High/Medium Completion: Medium/Low	Potential for close to mid-range full, partial to glimpsed views of construction activity including construction of the site access, building construction, external works, landscaping, site	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
								Year 15: Low	fencing/hoarding and the completed development. - 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. - 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. - 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			

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									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. - 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. - 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			

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	the site boundary with views primarily focussed on the vehicular route. • 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.			
I	Road user Green Tree Lane	Medium	Medium	Medium	Adjacent East	Partial Glimpse None	Permanent	Construction: Medium Completion: Medium Year 15: Medium/Low	• Potential for close to mid-range glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. • 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	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	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.			
J	<u>Other</u> The Meadows, wedding venue	High	Medium	High/ Medium	Adjacent North	Full Partial Glimpse None	Permanent	Construction: Medium/Low Completion: Low Year 15: Low/Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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. - 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. - Where glimpsed views can be gained beyond the tree canopy, views will be primarily towards the topography that rises towards the centre of the	Moderate/Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	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.			
K	Other King George V Playing Fields	High	Medium	High/ Medium	0.07km to 0.4km South west	Glimpse None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Potential for mid-range to distant glimpsed views of construction activity including construction of building construction, external works, landscaping, site fencing/hoarding and the completed development. - 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.	Negligible	Negligible	Negligible

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									- 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 Dunstans House, this will be replaced with glimpsed views of Dunstans 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.			

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