

LANDSCAPE VISUAL ASSESSMENT



JULY 2026

Issue 1

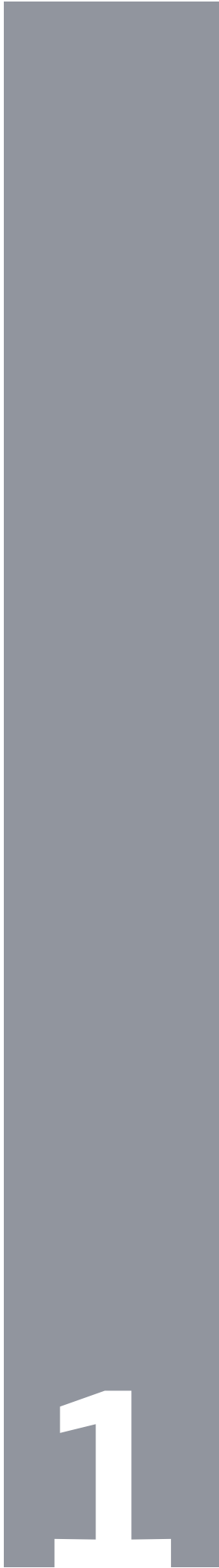
FOXHOLE FARM, BOLNEY



Hill-Wood & Co

	1.0	Methodology and Glossary of terms
	1.1	Methodology
	1.2	Methods of Practice
	1.3	Glossary of Terms
	2.0	Introduction and Desk Study
	2.1	Introduction & Desk Study
	2.2	Locations of Viewpoints
	3.0	Landscape Character Assessment
	3.1	Landscape Character Assessment
	4.0	Assessment of Viewpoints
	4.1	Assessment of Viewpoint 1
	4.2	Assessment of Viewpoint 2
	4.3	Assessment of Viewpoint 3
	4.4	Assessment of Viewpoint 4
	4.5	Assessment of Viewpoint 5
	4.6	Assessment of Viewpoint 6A
	4.7	Assessment of Viewpoint 6B
	4.8	Assessment of Viewpoint 7
	4.9	Assessment of Viewpoint 8
	4.10	Assessment of Viewpoint 9
	4.11	Assessment of Viewpoint 10
	4.12	Assessment of Viewpoint 11
	4.13	Assessment of Viewpoint 12
	4.14	Assessment of Viewpoint 13
	4.15	Assessment of Viewpoint 14

	5.0	Significance of Impact
	5.1	Assessment of Viewpoints
	5.2	Table 1 - Significance of Impact
	6.0	Conclusion and Recommendations
	6.1	Conclusion and Recommendations
	6.2	Proposed Landscape Strategy
	7.0	Photographs at 50mm FFS 39.6 HFoV
	7.1	View 1
	7.2	View 2
	7.3	View 3
	7.4	View 4
	7.5	View 5
	7.6	View 6A
	7.7	View 6B
	7.8	View 7
	7.9	View 8
	7.10	View 9
	7.11	View 10
	7.12	View 11
	7.13	View 12
	7.14	View 13
	7.15	View 14



Methodology and Glossary of Terms

Introduction

Hill-Wood & Co (Kent) Ltd have been commissioned to prepare a Landscape Visual Assessment for the site at Foxhole Farm, Bolney, West Sussex.

This report has been prepared following the plans and reports as supplied by Cala Homes Ltd (Cala).

This report has been prepared with regard to a Landscape and Visual Appraisal carried out by SLR Consulting Limited in 2025. Where the content of this report would duplicate that already presented in the earlier report, particularly with regard to the desk study and character analysis, this report directs the reader to the SLR Consulting report to avoid unnecessary duplication.

Methodology

This report has been prepared and follows the Technical Guidance note 06/19, Visual Representation of Development Proposals 17th September 2019 published by the Landscape Institute.

The photographs in this report have been taken using a length of lens at 50mm on a digital camera, with a single lens reflex camera.

The following specifications are based on a 50mm Focal Length (FL) and Full Frame Sensor (FFS) combination, and are suitable for all types of photography and visualisation. See below for an alternative specification (cropped frame) which is acceptable for Visualisation Types 1 and 3.

If a 50mm FL lens cannot capture the view in landscape or portrait orientation the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL. In these unusual situations, the reasoning for the choice and the approach used should be documented.

This report has been prepared to assess the potential visual impact of development within this site on the surrounding landscape.

If visual impact is assessed, then mitigation proposals are recommended to soften the development and reflect the landscape character to be retained/enhanced.

- This report will assess the impact by:
- Assessment of the site and the surroundings through desk study and site visit.
 - Desk study to provide Zone of Theoretical Visibility (ZTV) to enable the location of viewpoints where the proposed development may impact the landscape or view.
 - Assess the baseline landscape and visual context.
 - Recommend suitable mitigation.

Landscape Definition

The definition of 'landscape' is important and the one in the European Landscape Convention (20 October 2000) defines it as:
"Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".

Sustainable Development

Sustainable Development can be part of an LVA and the most widely accepted definition is that in the Brundtland report (World Commission on Environment and Development, 1987):
'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.
This is considered in the extent of the impacts of the proposed development and the duration of the impacts.

Landscape and Visual Assessment

This visual assessment has been prepared in accordance with:

Landscape Institute Technical Committee TGN 06/19 - Visual Representation of development proposals.

The Advice Note links to and follows the principles set out in The Guidelines for Landscape and Visual Impact Assessment, 3rd edition 2013 in the selection of viewpoints and taking and preparing photographs.

Role of the Landscape Architect

The role of the professional in preparing an LVA is made clear.
"It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances."

Landscape

The assessment will describe the site and its setting within the neighbouring landscape. The assessment will include the visibility of the proposed development within spring and summer versus autumn and winter.

Mitigation will be assessed within the different seasons where provided. Table 1 (in Section 5) provides the immediate, short term and medium term impact based on the proposed mitigation, stated as, Neutral, Low, Moderate, High impact.

These are subjective to the desk study and the professional perception of the consultant.

It is stated in 5.37 that:
"One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated.

They might include but should not be restricted to:

The degree to which the proposal fits with existing character;
The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character."

Visual Effects

- The selection of final viewpoints for the LVA should include:
- The accessibility to the public;
 - The potential number and sensitivity of viewers who may be affected;
 - The viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation;
 - The potential for cumulative views of the proposed development in conjunction with other development."

Mitigation

Mitigation falls into three broad categories:

1. Primary mitigation measures are those identified as necessary early on and included in the project description assessed within the report. These could include siting, access, layout, buildings, structures, ground modelling, and planting.
2. Construction and operational management practices relate to mitigation of any potential temporary effects of the construction or operation of the development.

It can be expected that both these types of mitigation measures will definitely be implemented as they are to be an integral part of the scheme.

3. Secondary mitigation measures are those considered in relation to the assessment of the landscape and visual effects of the scheme as the means of addressing the adverse effects identified. These measures will be described and suggested in the conclusion of the report.

The ideal strategy is one of prevention/avoidance. If this is not possible,

Landscape Character Assessment

Landscape Character Assessment (LCA) is the key tool for understanding the landscape. LCA should identify and describe the elements that make up the landscape in the study area, including:

- physical influences — geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of fields and enclosure;
- the aesthetic and perceptual aspects of the landscape — such as, for example, its scale, complexity, openness, tranquillity or wildness;
- the overall character of the landscape in the study area, including any distinctive Landscape Character Types or areas that can be identified, and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.

Links to Cultural Heritage and Historic Landscape Character

The relationship between landscape and historic landscape matters is close. The first is concerned with the landscape as it is today. The second is concerned with how the landscape came to be as it is, dealing with historic dimensions such as ‘time depth’ and historical layering — the idea of landscape as a ‘palimpsest’, a much written-over manuscript.

Historic landscape characterisation is complementary to Landscape Character Assessment. It looks at the material remains of the past and perceptions and interpretations of them, in order to help us understand the present-day landscape. In towns and cities this characterisation and other historic environment studies can help to provide good understanding of the historic time depth of townscapes and flesh out descriptions of townscape character with fuller explanation of the layers of history that underpin it. Historic landscapes are not fixed artefacts but rather complex and layered, with the significance of their character directly related to their uses over time.

The assessment also needs to address the fact that many historic features — archaeological remains, buildings and designed landscapes — are important in their own right as well as features of the landscape.

The baseline photography should:

- Be sufficiently up to date to reflect the current baseline situation.
- Include the extent of the site and sufficient context.
- Be presented at a size and relative position, on a corresponding sheet, to allow for like to like comparison with the visualisation.
- Be based on good quality imagery, secured in good, clear weather conditions wherever reasonably possible.
- Avoid foreground clutter.
- In LVIA/LVA baseline photography, if relying on only existing views with no visualisations, clearly identify the extent of the application site in the view.

Visualisations should:

- Provide a fair representation of what would be likely to be seen if the proposed development is implemented.
- Be based on replicable, transparent and structured processes and use a reasonable choice of agreed viewpoint locations, view direction, view angles and times of day.
- Be accompanied by appropriate information, including a technical Methodology and required data within page title blocks.

The producers of visualisations should:

- The landscape professional is likely to need to determine an approach to visualisation before having completed the LVA/LVIA itself. Therefore a preliminary judgement on the likely overall ‘Degree or Level of Effect’ will be required. Whilst this should not prejudice the detailed process or outcome

of the LVA/LVIA, the context and likely extent of the proposal will be known at an early stage and should be sufficient to inform the initial assessment.

- Use visualisation types 1-4, selected by reference to purpose of use and anticipated users, combined with the indicative overall Degree or Level of Effect (a product of magnitude and sensitivity).
- Use techniques and media, with appropriate explanation, that represent the proposed scheme and its setting as accurately as reasonably practicable, proportionate to its effect.
- Where reasonable within project timescales, include maximum effect scenario.

Desk Study

A preliminary desk study has been conducted to establish the context of the proposal site in terms of planning designations, special areas of statutory protection and landscape character.

Ordnance Survey maps, contour mapping and GIS software to identify nearby features within the surrounding landscape, such as; public rights of way, listed buildings and scheduled ancient monuments.

The site visit required the walking of all types of Public Rights of Way (PRoW) to assess the worst case view of the site from the identified viewpoints. Where worst case views are just off the PRoW, or by standing on a raised carriageway verge, these have been adjusted on site and taken to provide the worst case view.

GLOSSARY OF TERMS

The following terms are used in the LVA Section 3 in assessing the Visual Impact and relate to each view:

SUSCEPTIBILITY (VISUAL)

DEFINITION OF LOW:
Site is screened by vegetation, buildings or other structures. Site comprises a limited portion of the view.
E.G. Dense hedgerows or tree canopies obstruct the site within the view. Topography considerably limits views of the site.

DEFINITION OF MODERATE:
Parts of the proposal site form noticeable sections of the view. There is scope for noticeable effects within the view which would alter the visual character of the view.
E.G. There are some screening factors but parts of the site remain visible in central parts of the view.

DEFINITION OF HIGH:
The proposal site is clearly visible in a considerable portion of the view. Vegetative screening is minimal and sight line towards the site is unobstructed.
E.G. The viewpoint is elevated and allows clear views of all of the majority of the site.

VALUE (VISUAL)

DEFINITION OF LOW:
View comprises unremarkable features. Some detractors are likely to be present. Views are foreshortened or impeded.
E.G. Dense hedgerows or tree canopies obstruct the view. Detractors are clearly evident.

DEFINITION OF MODERATE:
View comprises common landscape features.
Some detractors may be present in the

view.
Views are likely to be of medium length but not include long distance views to the horizon.

DEFINITION OF HIGH:
View comprises protected designations (AONB/National Park).
View comprises heritage assets (listed building/conservation area).
Long views to horizon/elevated viewpoint. No significant detractors.

SUSCEPTIBILITY (LANDSCAPE CHARACTER)

DEFINITION OF LOW:
Landscape character is able to accept considerable change without perceptible loss of characteristic features.
E.G. Landscape has some characteristic features which may be affected in a small way, however the site can accommodate change and mitigation is likely to be effective.

DEFINITION OF MODERATE:
Landscape character is able to accept some change without perceptible loss of characteristic features.
E.G. Landscape has some characteristic features which may be affected in a small way, however the site can accommodate change and mitigation is likely to be effective.

DEFINITION OF HIGH:
Landscape can accept very limited change before harmful effects, such as loss of characteristic features, occur.
E.G. Landscape character could easily be lost through small interventions.

VALUE (LANDSCAPE CHARACTER)

DEFINITION OF LOW:
Industrial/derelict sites.
Poor management of landscape features.
Low habitat value.
Little historic interest.

DEFINITION OF MODERATE:
Natural features of reasonable interest (woodland/open land/hedgerows).
Good habitat/green infrastructure.
Good levels of land management.
Medium to long term established land uses.

DEFINITION OF HIGH:
Proximity to protected designation (National Landscape (AONB)/National Park).
Strong habitat connectivity/green infrastructure.
Historic landscape/land use boundaries.
High levels of stewardship/land management.
The below terms are used in the Significance of Impact Table 1 in Section 5 of the LVA and cover: during construction, 5 years and 10 years on from completion:

Neutral
Low
Moderate
High

Ancient Woodland; woodland that has existed continuously since 1600 or before.
Arable; used or suitable for growing crops.
Binocular; using both eyes to see something.
Convex; having an outline or surface curved like the exterior of a circle or sphere.
Concave; having an outline or surface that curves inwards like the interior of a circle or sphere.
Farmstead; the house belonging to a farm and the buildings around it.
FFS; full frame sensor.
FFS+50mm; full frame sensor with 50mm lens.
FL; Focal length.
Hamlet; small settlement, generally one smaller than a village without a church.
HFoV; Horizontal Field of Vision
Monocular; viewing distant objects with one eye
Pasture; land covered with grass and other low plants suitable for grazing animals, especially cattle or sheep.
Scrub; vegetation dominated by shrubs.

Visualisation Types 1-4

Type 1 Annotated viewpoint photographs.
Type 2 3D wireline/model.
Type 3 Photomontage / photowire.
Type 4 Photomontage/photowire.
(survey / scale verifiable)

The most sophisticated Visualisation Types are appropriate when the Purpose / User requires the highest levels of accuracy and the sensitivity and magnitude combine to generate the highest degree or level of indicative overall effect.

Table 1 provides a broad indication as to appropriate Visualisation Types for different Purposes and Users.

Note that categories A-D illustrate four convenient levels along a scale, not four fixed interpretations.

Table 1: Relationship between Purpose, User and Visualisation Type		
Category	Purpose and Users	Appropriate Visualisation Types
A	Evidence submitted to Public Inquiry, most planning applications accompanied by LVIA (as part of formal EIA), some non-EIA (LVA) development which is contrary to policy or likely to be contentious. Visualisations in public domain.	2-4
B	Planning applications for most non-EIA development accompanied by LVA, where there are concerns about landscape and visual effects and effective mitigation is required. Some LVIA's for EIA development. Visualisations in public domain.	1-4
C	Planning applications where the character and appearance of the development is a material consideration. LVIA/LVA is not required but supporting statements (such as Planning Statements and Design and Access Statements) describe how the proposal responds to landscape context and policies. Visualisations in public domain.	1-3
D	To inform the iterative process of assessment and design with client, and/ or pre-application consultations with the competent authority. Visualisations mainly confidential.	1-2

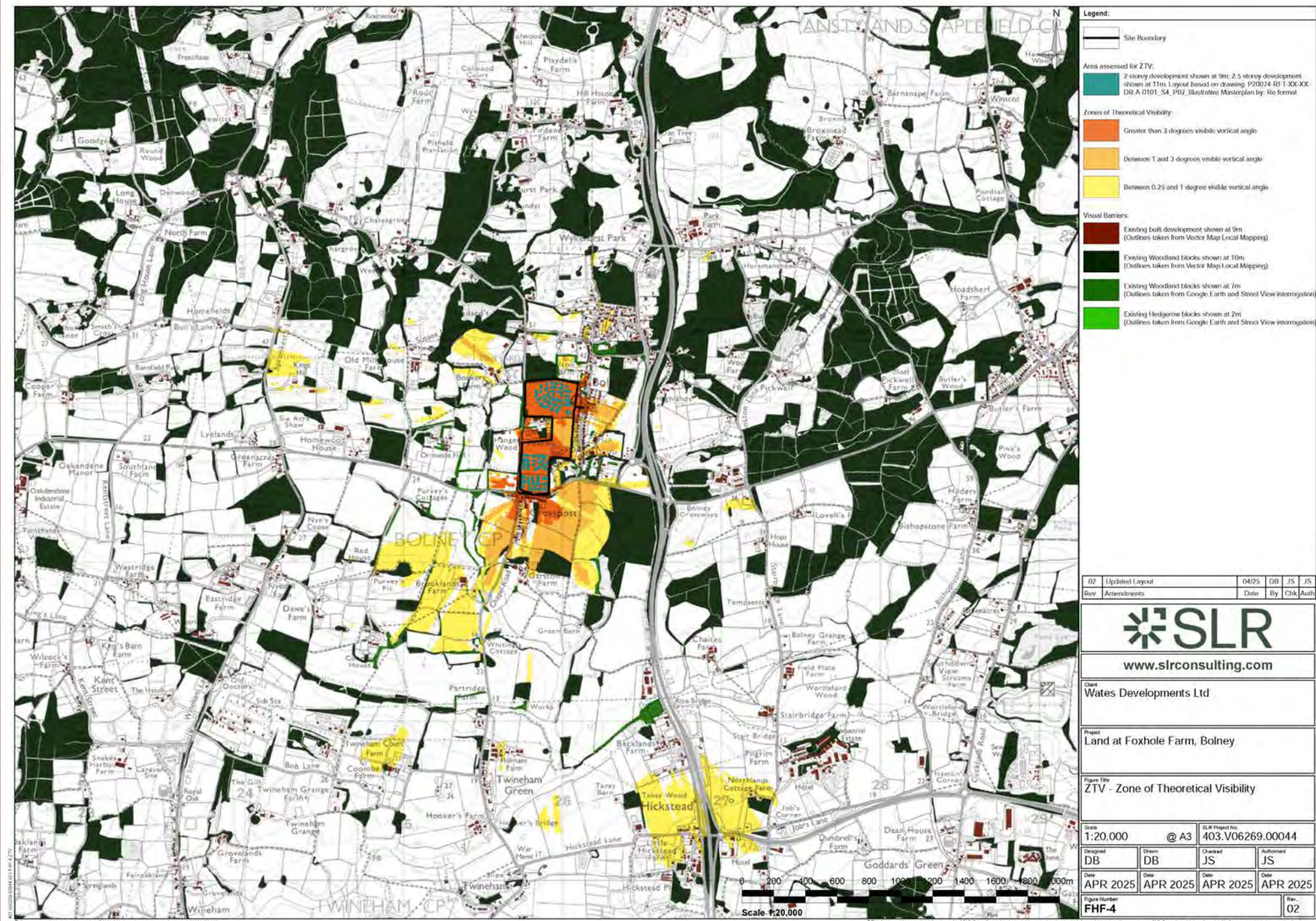
Introduction & Desk Study

Introduction & Desk Study

This report has been prepared with regard to a Landscape and Visual Appraisal carried out by SLR Consulting Limited in 2025.

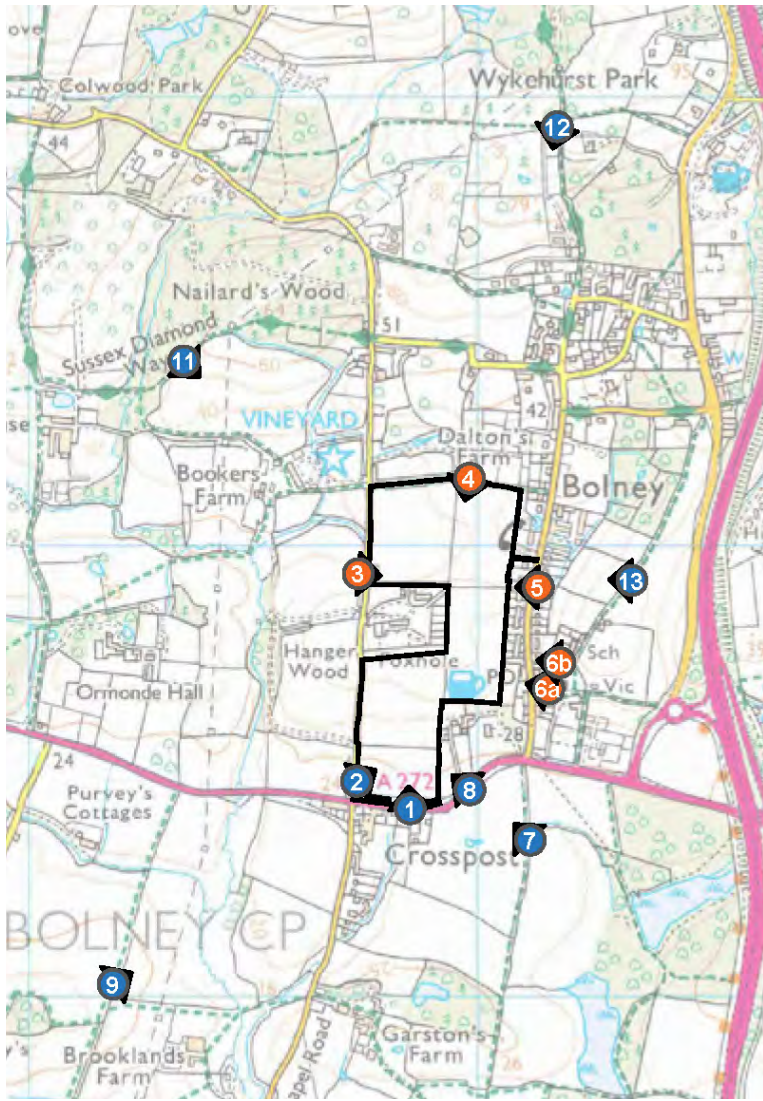
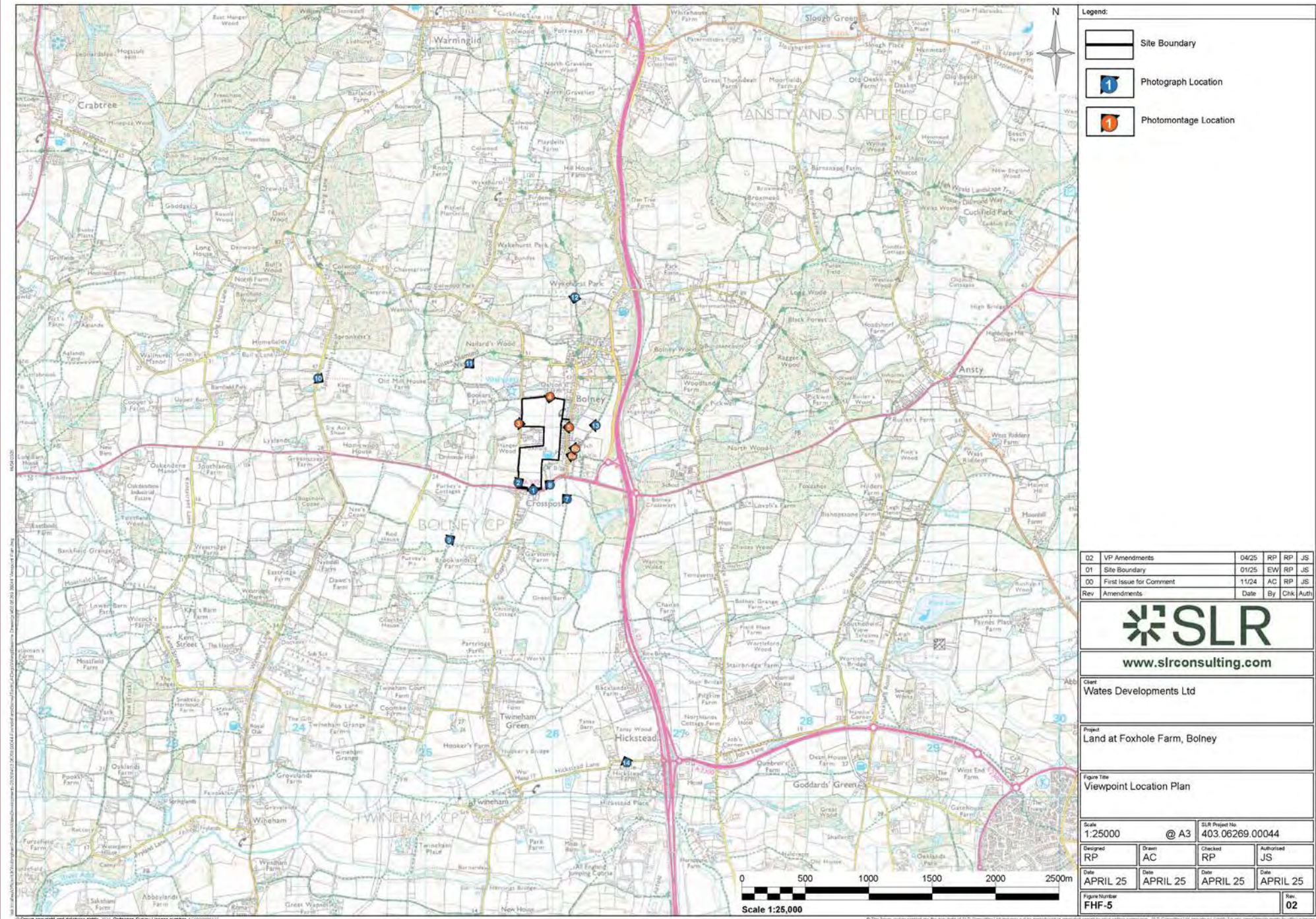
Where the content of this report would duplicate that already presented in the earlier report this report directs the reader to the SLR Consulting report to avoid unnecessary duplication.

The Desk Study provided in the Landscape and Visual Appraisal carried out by SLR Consulting Limited in 2025 remains valid, and has not been reproduced in this report.



Extract from the Landscape and Visual Appraisal carried out by SLR Consulting Limited showing the calculation of the ZTV

2.1 Introduction & Desk Study



Extract from the Landscape and Visual Appraisal carried out by SLR Consulting Limited showing the Location of Viewpoints

2.2 Location of Viewpoints

Landscape Character Assessment

Landscape Character Assessment

The Landscape Character Assessment provided in the Landscape and Visual Appraisal carried out by SLR Consulting Limited in 2025 remains valid, and has not been reproduced in this report.

The description of the Overall Character is as follows:
“The site exhibits many of the characteristics of landscape character areas HW4 and LCA 10, High Weald Fringes. The site is agricultural, and generally rural and enclosed by hedgerows and woodland. There are long views to the South Downs, across the Low Weald, from the raised landform east of Foxhole Farm (field F3), but from nowhere else on the site. There are busy roads to the south (A272) and east (A23), but also a narrow rural lane to the west (Foxhole Lane).”

4

Assessment of Viewpoints

Panoramic image for context only



from Cowfold Road (A272)

SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is glimpsed through the existing hedgerow along Cowfold Road. The view is of a busy A road with footpaths either side. The value of the view is Low.

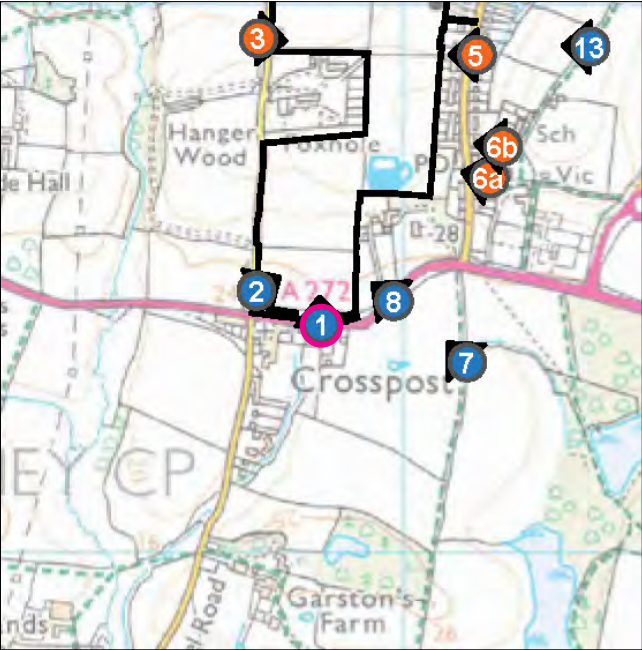
Development forms the backdrop along the southern side of Cowfold Road. The site is partially visible, but would become more visible if part of the hedgerow were removed to provide access. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV. This can be seen at 100% enlargement in section 7 of this report.

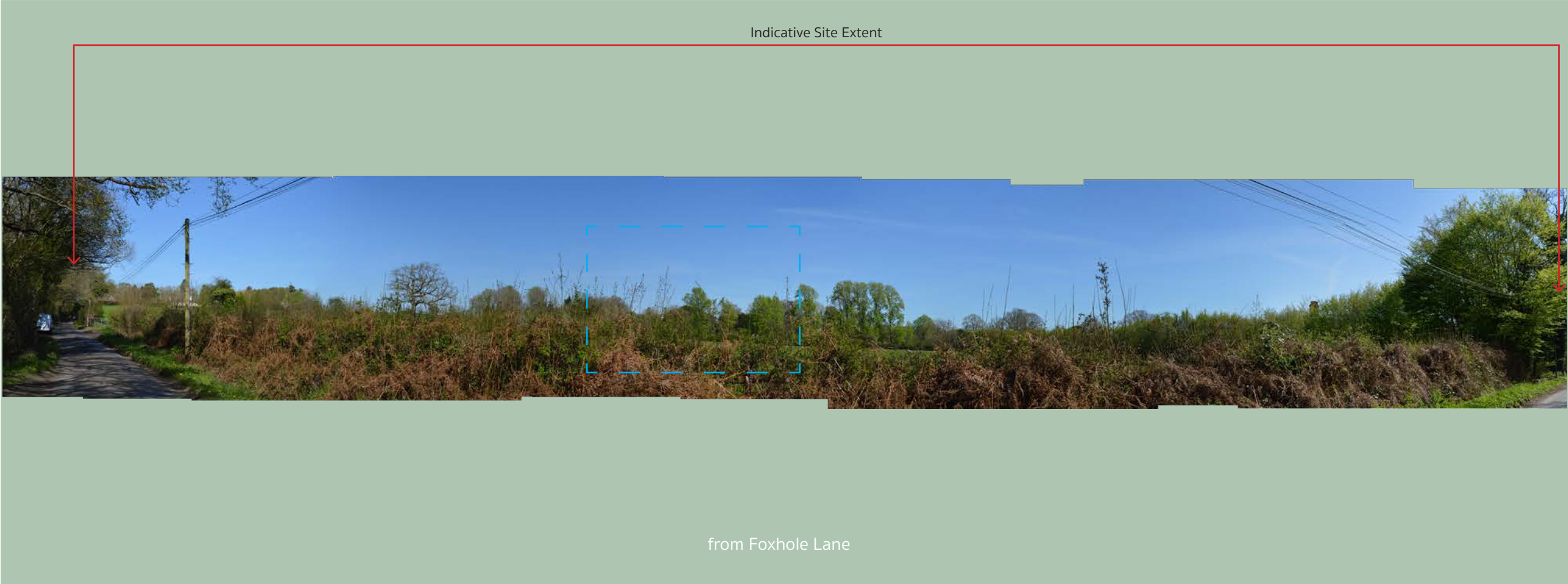
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	13 Degrees from North
Distance to Centre of Site:	375m
Date:	08-04-2026
Time:	14:31
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is glimpsed over the existing hedgerow along Foxhole Lane. The view is of a quiet country lane with no footways. The view establishes a quiet pastoral Wealden character. The value of the view is Moderate.

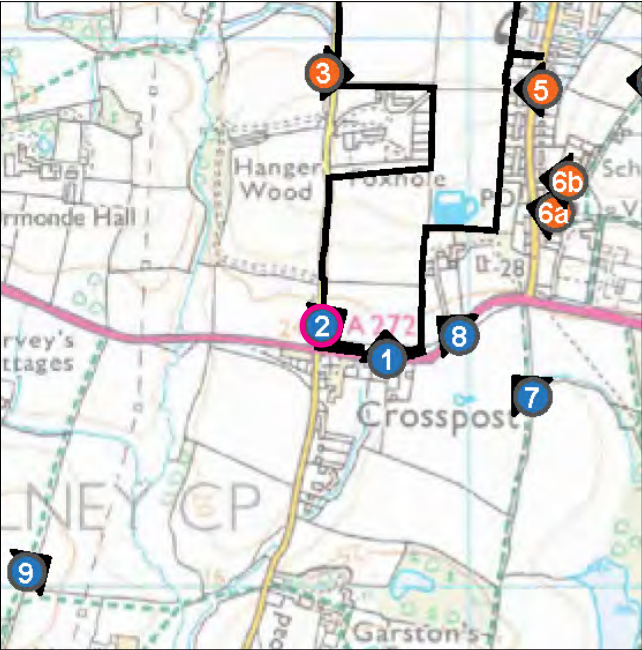
Development is not visible. The site is partially visible, but development on the site would be clearly visible above the existing hedgerow. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

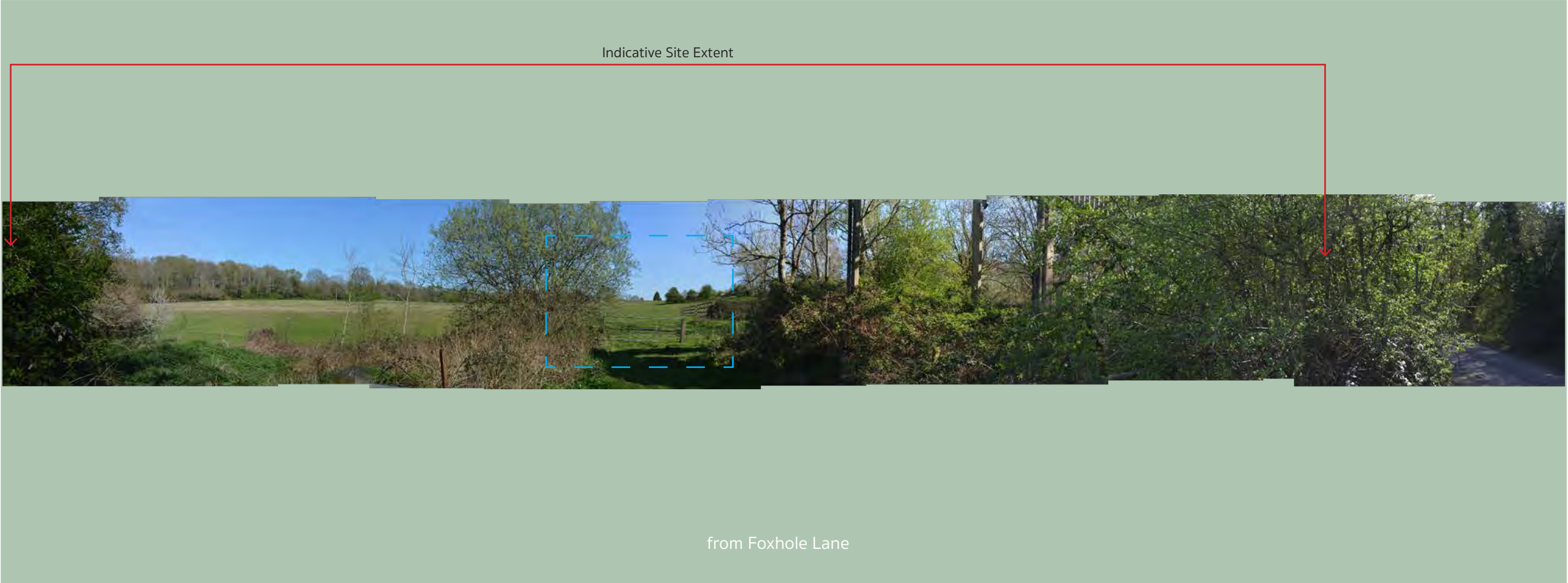
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	34 Degrees from North
Distance to Centre of Site:	350m
Date:	08-04-2026
Time:	14:25
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is seen through an existing access gate from Foxhole Lane into the site. The view is of the northern parcel of the site, some disused agricultural structures can be seen on the right hand side. The value of the view is Low.

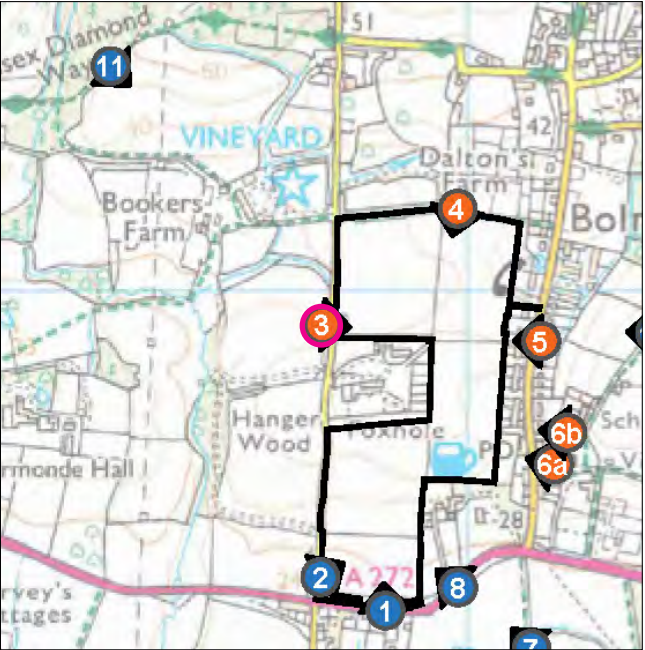
Development can be glimpsed beyond the site. The site is clearly visible, and development on the site would be visible from this location. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	143 Degrees from North
Distance to Centre of Site:	225m
Date:	08-04-2026
Time:	15:14
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site occupies this view from the footpath along the northern boundary. The view is open and pastoral with a rural character. Existing dwellings can be seen overlooking the site on the left hand side. The value of the view is Moderate.

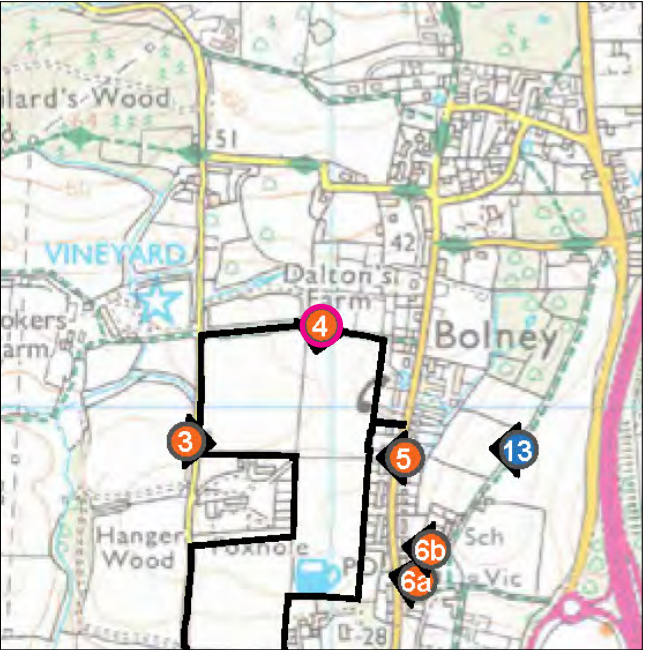
Development is visible but is clearly separate from the site. The site dominates the view, and development on the site would be totally change the character of this view. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFoV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	200 Degrees from North
Distance to Centre of Site:	375m
Date:	08-04-2026
Time:	15:08
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is glimpsed at the end of an existing access track from the main road. The view is dominated by the existing late-20thc. dwellings that line the road. The value of the view is Low.

Development clearly dominates the view. However, the glimpsed view into the site provides a link to open countryside beyond. Changes to the access track would also have an impact on the view. The susceptibility to change is assessed as being Moderate.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

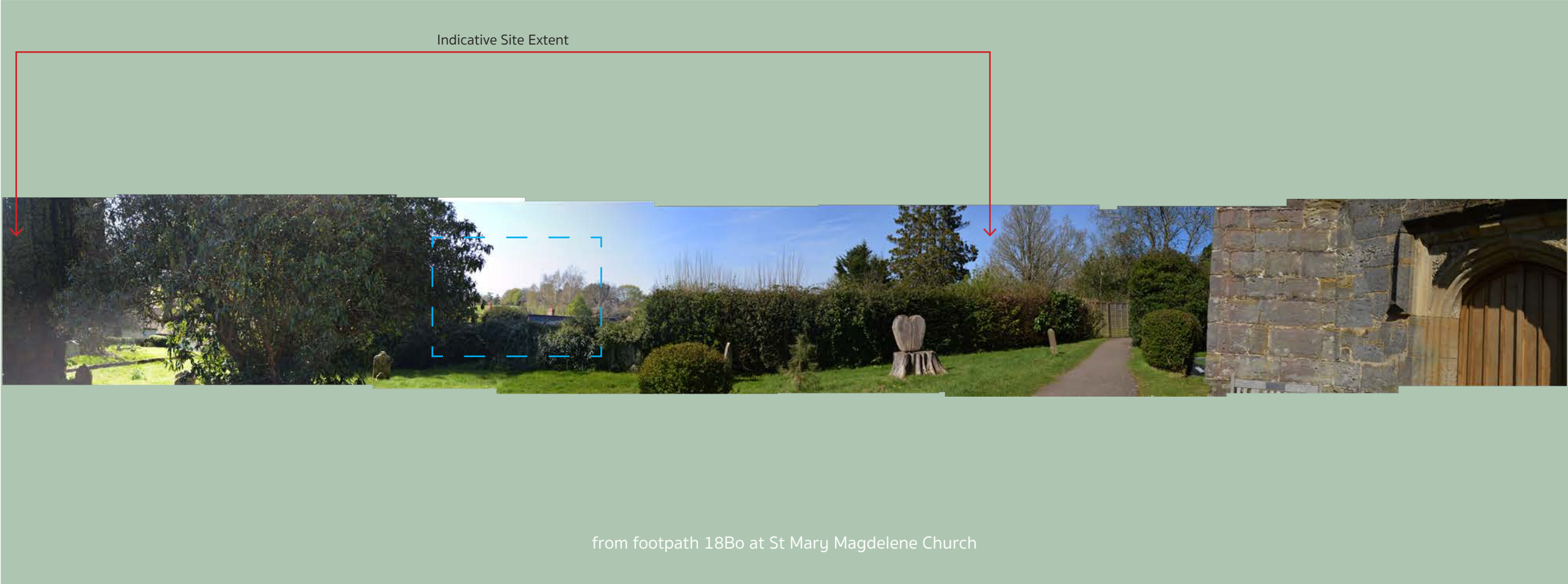
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	232 Degrees from North
Distance to Centre of Site:	300m
Date:	08-04-2026
Time:	15:02
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The higher central part of the subject site can be glimpsed in this view from the churchyard of the Grade I Listed Church within the Conservation Area. The view helps to establish the setting of the church. The value of the view is Moderate.

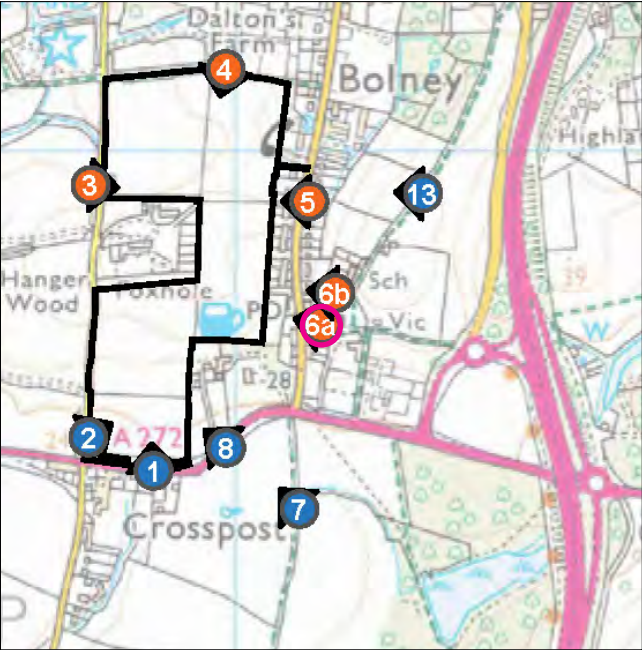
The glimpsed view into the site provides a link to open countryside beyond. Development on the higher part of the site would be clearly visible. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFoV.
This can be seen at 100% enlargement in section 7 of this report.

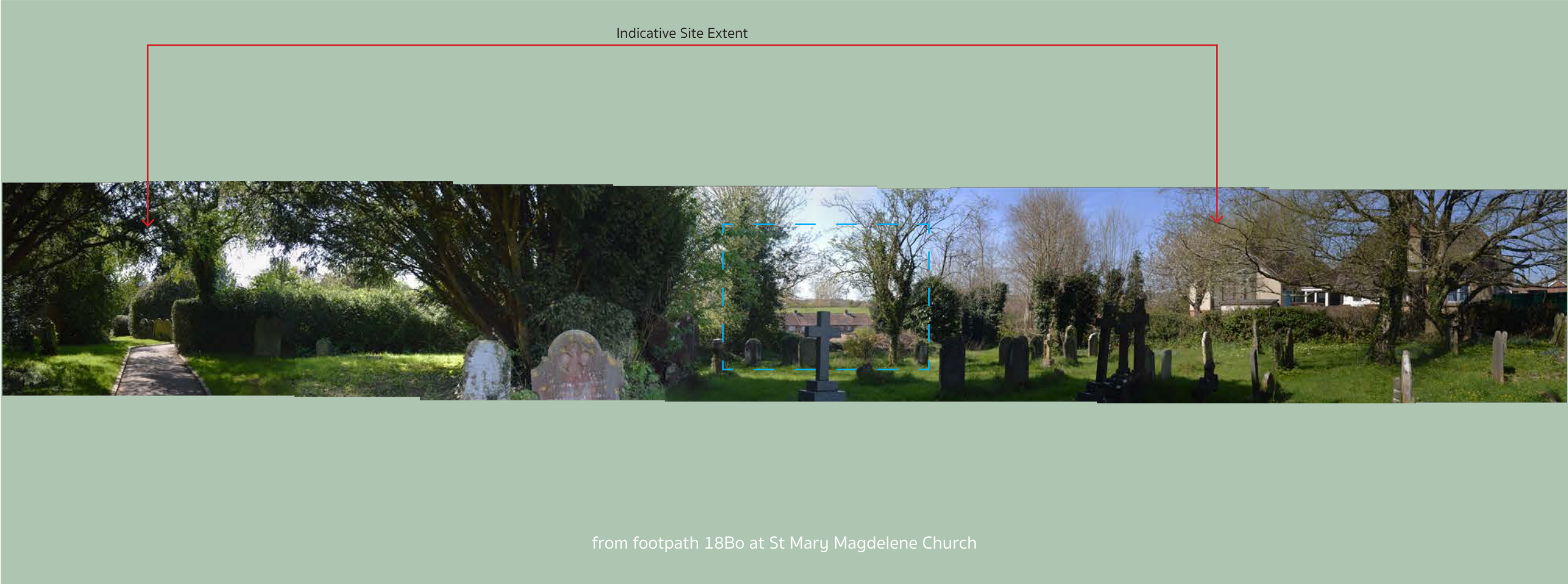
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	292 Degrees from North
Distance to Centre of Site:	275m
Date:	08-04-2026
Time:	14:44
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The higher central part of the subject site can be glimpsed in this view from the churchyard of the Grade I Listed Church within the Conservation Area. The view helps to establish the setting of the church. The value of the view is Moderate.

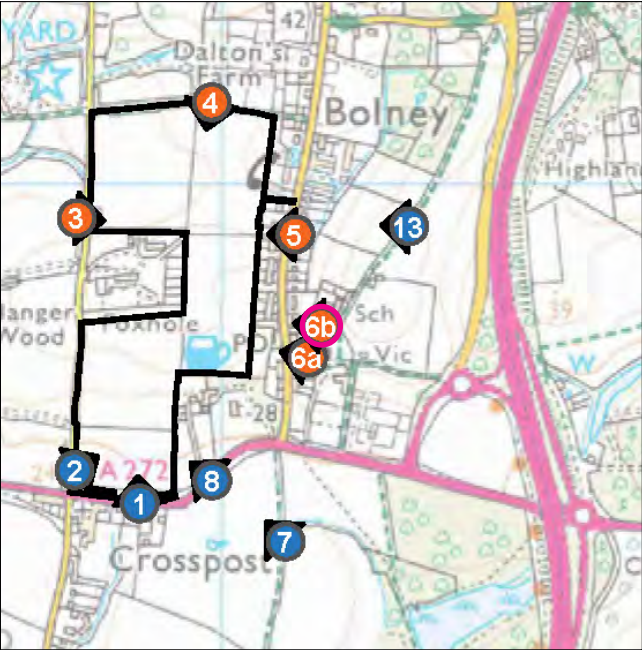
The glimpsed view into the site provides a link to open countryside beyond. Development on the higher part of the site would be clearly visible. The susceptibility to change is assessed as being High.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFoV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	282 Degrees from North
Distance to Centre of Site:	300m
Date:	08-04-2026
Time:	14:49
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site can be glimpsed through the vegetation in the middleground of this view across the open fields to the south of Cowfold Road. Development can be glimpsed in places. The value of the view is Moderate.

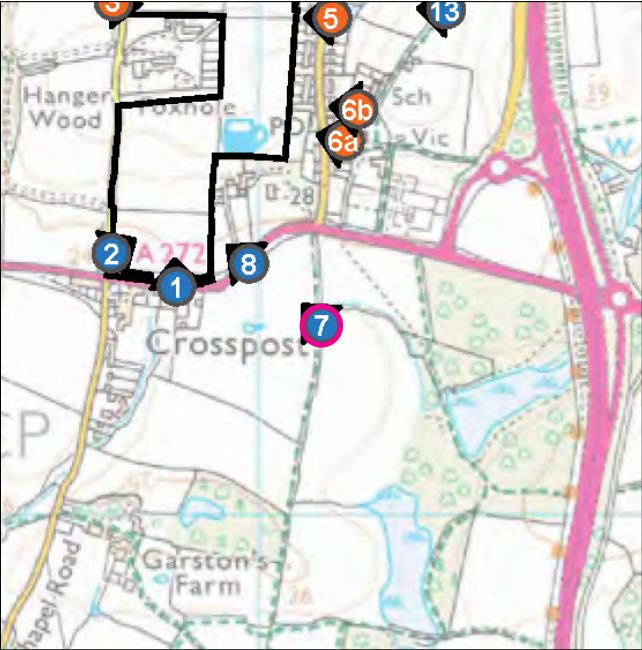
Development can be seen in places. The site is partially visible, and development on the site would be glimpsed from this location through the vegetation. The susceptibility to change is assessed as being Moderate.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

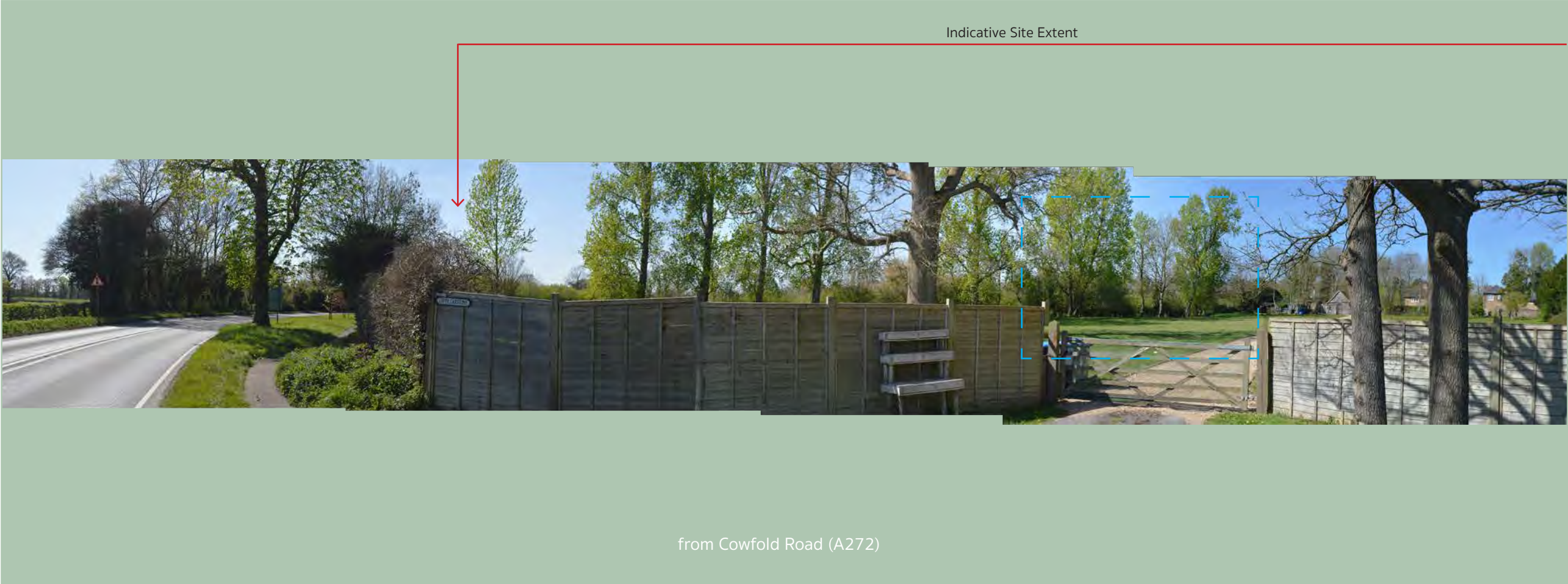
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	335 Degrees from North
Distance to Centre of Site:	450m
Date:	08-04-2026
Time:	14:39
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is glimpsed through the vegetation in the middleground. The view is of a busy A road with footpaths either side and an access driveway. The value of the view is Low.

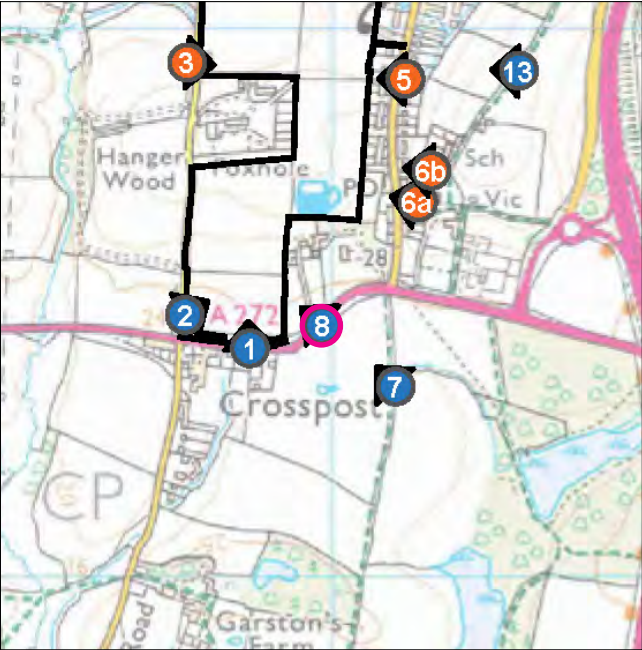
Development can be seen on the right hand side of the view. The site is only partially visible, but development would be seen above and through the existing vegetation. The susceptibility to change is assessed as being Moderate.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	349 Degrees from North
Distance to Centre of Site:	325m
Date:	08-04-2026
Time:	14:35
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site can be glimpsed within this wider view across open arable fields towards the High Weald. The view is open, with views to the horizon. Development can be glimpsed in places. The value of the view is High.

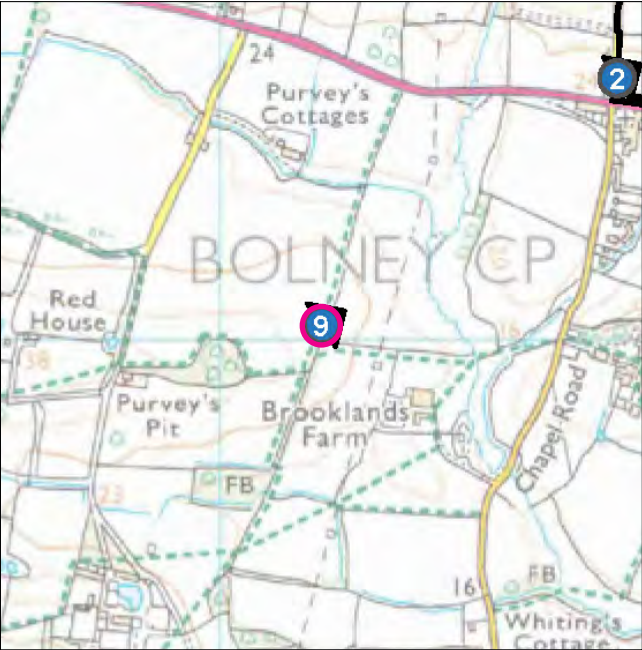
The site is barely visible, and largely obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV. This can be seen at 100% enlargement in section 7 of this report.

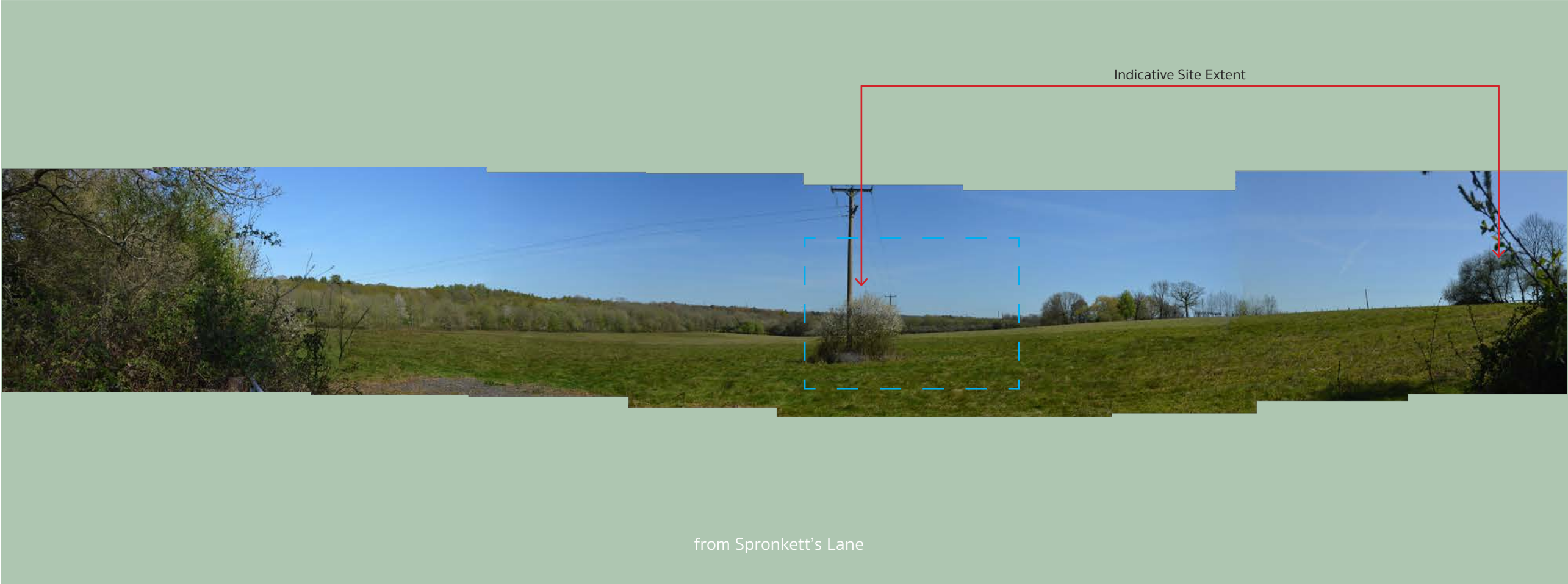
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	45 Degrees from North
Distance to Centre of Site:	1050m
Date:	08-04-2026
Time:	15:33
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is barely visible within this view across open arable fields towards the site with the High Weald on the left hand side. The view is partially open, with some views to the horizon. The value of the view is Moderate.

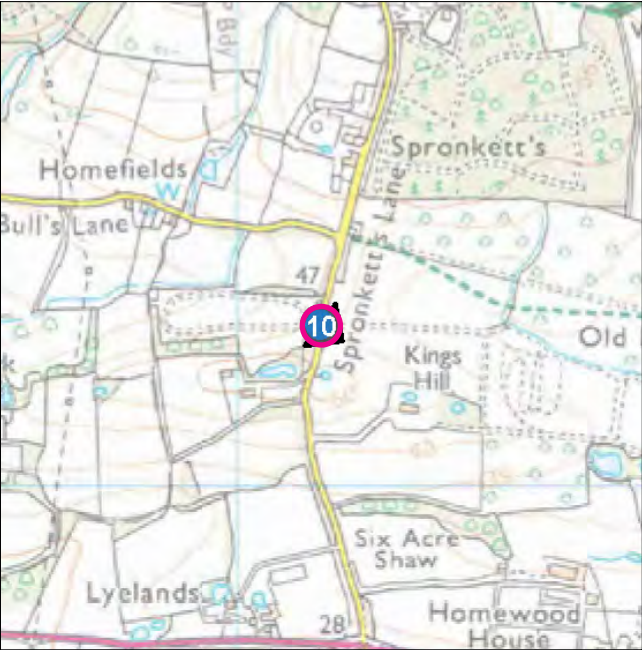
The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

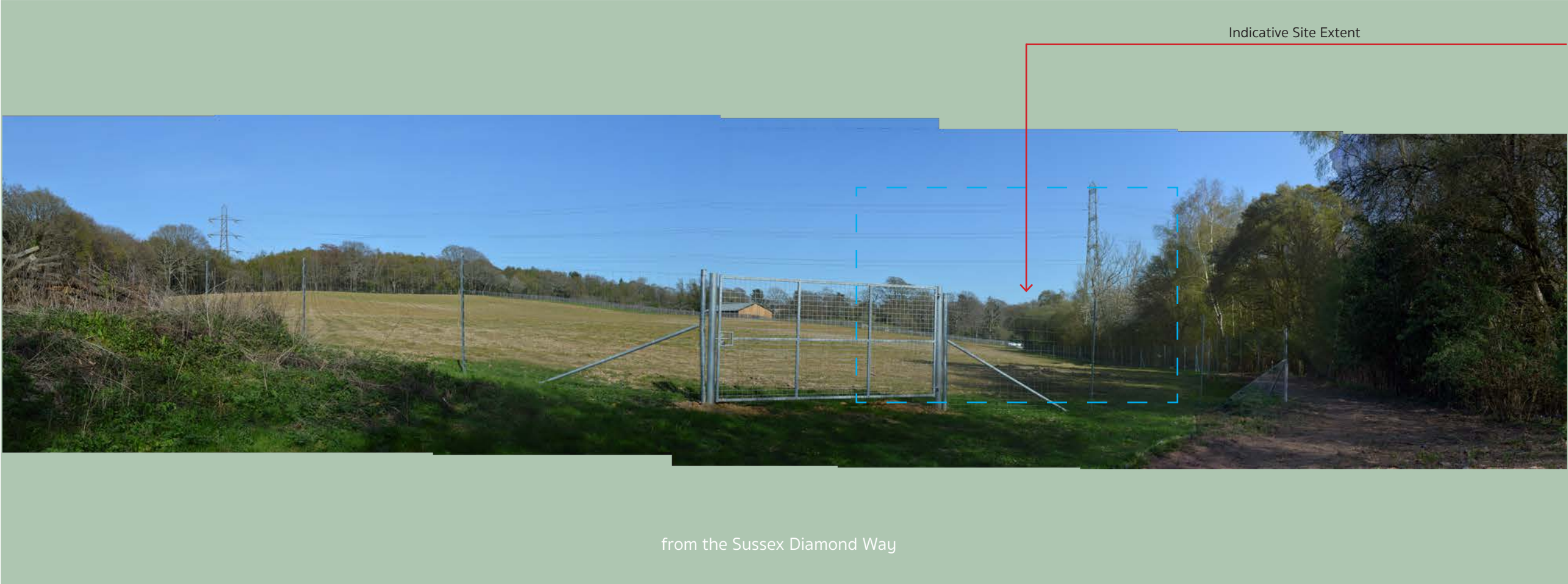
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	108 Degrees from North
Distance to Centre of Site:	1825m
Date:	08-04-2026
Time:	14:17
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is not visible within this view across the nearby vineyard with the High Weald on the left hand side. The view is partially open, but surrounded by established vegetation and disrupted by infrastructure. The value of the view is Low.

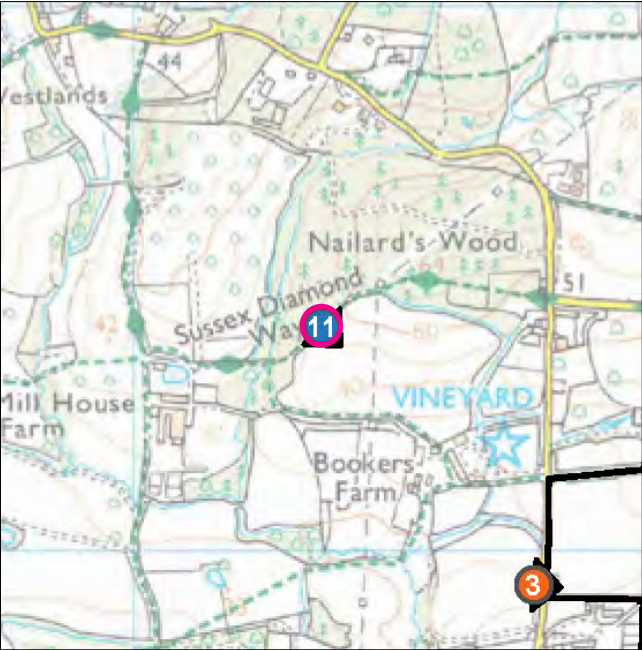
The site is not visible from this viewpoint. Development on the site will not have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	131 Degrees from North
Distance to Centre of Site:	800m
Date:	08-04-2026
Time:	15:54
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is barely visible within this view across the Low Weald towards the South Downs National Park. The view is open and long-distance with views to the horizon. The value of the view is High.

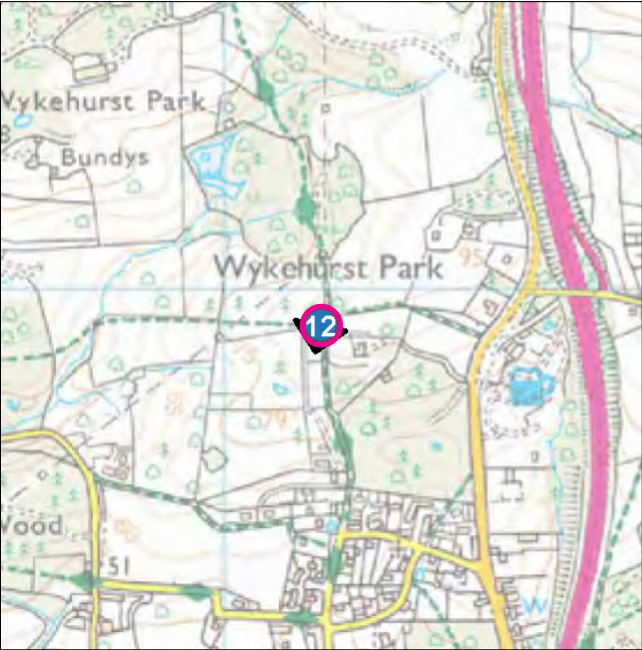
The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFoV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	195 Degrees from North
Distance to Centre of Site:	1200m
Date:	08-04-2026
Time:	16:13
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is not visible within this view from a hedge-lined footpath to the east of the village. The view is obscured by the existing established hedgerow, even in winter. The value of the view is Low.

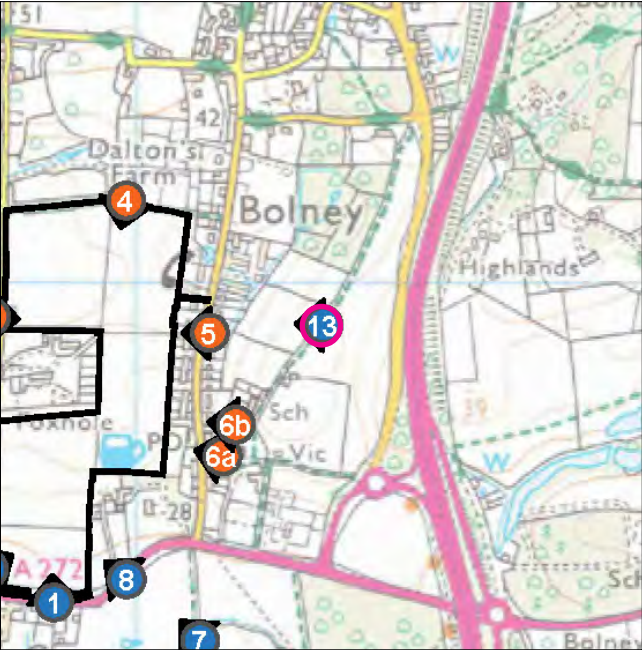
The site is not visible, and obscured by the vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

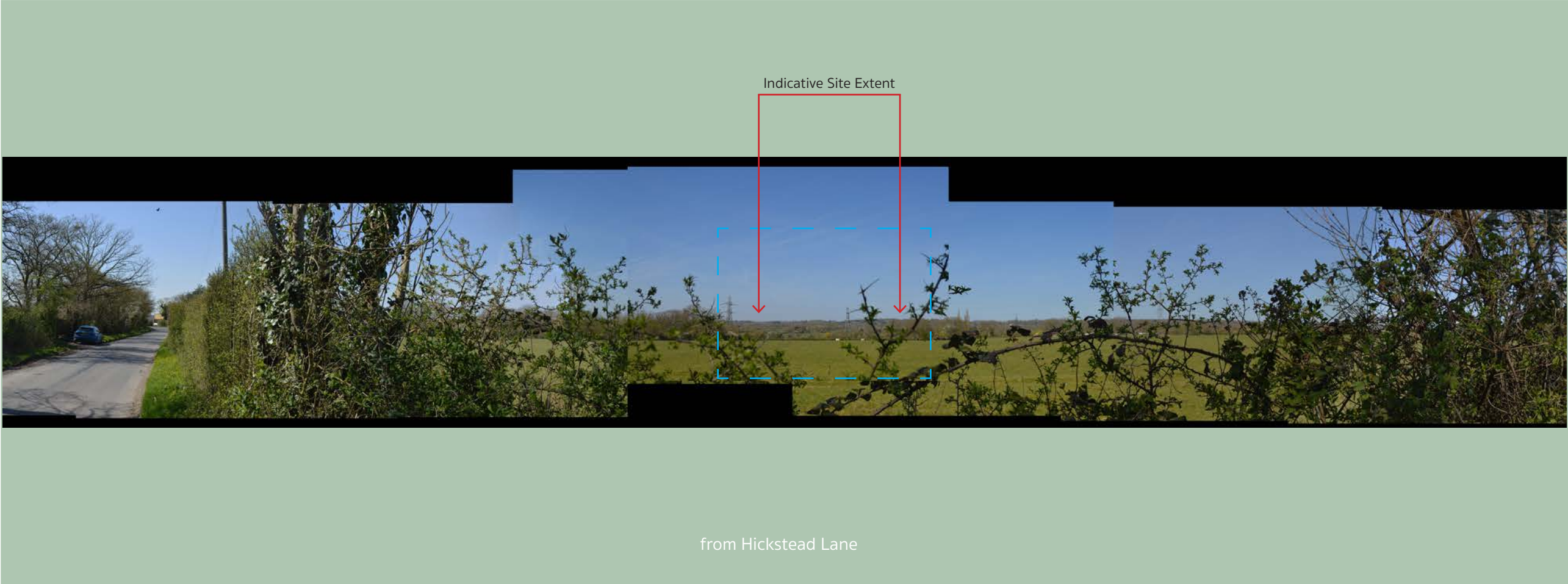
VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	253 Degrees from North
Distance to Centre of Site:	450m
Date:	08-04-2026
Time:	14:53
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Panoramic image for context only



from Hickstead Lane

SENSITIVITY OF RECEPTOR				
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining the value of the view with its susceptibility to change

The subject site is barely visible within this view across the Low Weald towards the High Weald. The view is open and long-distance with views to the horizon, but is only a glimpse through a small gap above an established hedgerow. The value of the view is Moderate.

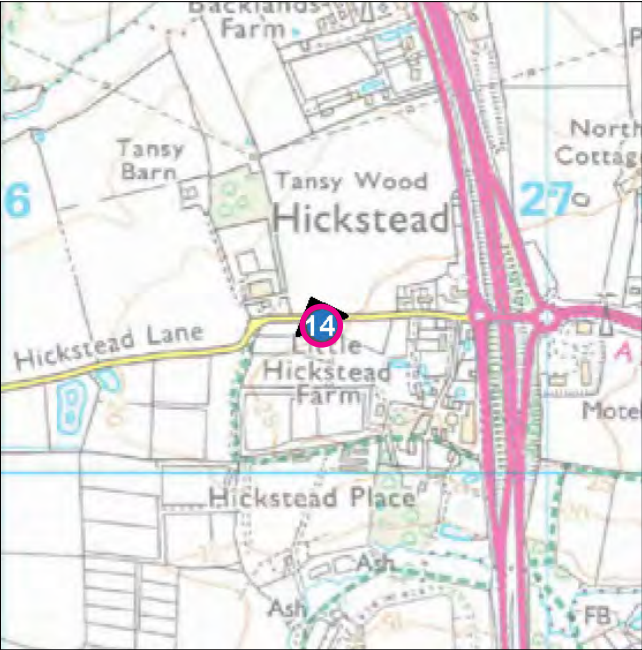
The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

The overall degree or level of effect for the development proposals as a whole can be seen in section 5 under the title 'Significance of effect'.

Indicates 50mm frame & 39.6 HFOV.
This can be seen at 100% enlargement in section 7 of this report.

VIEWPOINT INFORMATION

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See Section 6
Horizontal Field of View:	See Section 6
Direction of View:	345 Degrees from North
Distance to Centre of Site:	2600m
Date:	08-04-2026
Time:	14:03
Camera Height:	1.65m
Camera:	Nikon DX D3200
Lens	AF-S 18-55mm



Location of viewpoint as shown in full in 2.2

Significance of Impact

Assessment of the Viewpoints

The desk top survey has assessed the topography of the area and site, identifying public highways (including PRowS), existing vegetation and built form. The most prominent viewpoints for landscape and visual importance were identified through this process, this was then confirmed during site visits to the site and wider area. All viewpoints were accessible via public roads and footpaths.

Following the desk study and site visit each viewpoint has been assessed.

View 1 - Looking north into the site from Cowfold Road (A272)

This viewpoint is taken from Cowfold Road (A272) looking north into the site from next to the existing pedestrian crossing. The subject site is glimpsed through the existing hedgerow along Cowfold Road. The view is of the busy A road which has footpaths either side. Development forms the backdrop along the southern side of Cowfold Road. The value of the view is Low.

The site is partially visible, but would become more visible if part of the hedgerow were removed to provide access. Therefore, the susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the road, and it is possible that users of the PRow network may also access the viewpoint when using the road to connect to nearby PRowS. For most users this is a transient view likely to be seen only as they pass, but the location of the crossing increases the likelihood that some receptors will pause and spend an extended period of time in this location.

This view was assessed as having an overall sensitivity of Moderate in the sensitivity matrix (Low value, High susceptibility).

There will be clear views of the proposed vehicular access and views of the proposed development, through this gap in the hedgerow. Glimpses through the hedgerow may also be available during winter months, particularly either side of the proposed access

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 1

where sections would be pruned back for sightlines. For residents along Cowfold Road immediately south of the site, clear views from first-storey windows would also be available. However, the proposed development would be viewed in the context of Cowfold Road (A272) and the dwellings immediately south of this road. Overall, whilst the proposed access and development would introduce some new features, the composition of the view wouldn't be substantially altered owing to the retention of most of the hedgerow. By Year 10 the site entrance would remain a key feature but the proposed planting at the site entrance and along the southern boundary would filter views of the proposed development. For pedestrians, cyclists and vehicle users the proposed development would only be seen from a short section of Cowfold Road (A272) when south and south-east of the site, resulting in a small geographical extent. Overall, therefore, the magnitude of effect will be Moderate.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Moderate, combining a Moderate Sensitivity with a Moderate Magnitude of Effect.

View 2 - Looking east into the site from the southern end of Foxhole Lane

This viewpoint is taken from the southern end of Foxhole Lane looking east into the site. The subject site is glimpsed over the existing hedgerow along Foxhole Lane. The view is of a quiet country lane with no footways. Development is not visible, but there are no longer-distance views, and the view is quite enclosed. The view establishes a quiet pastoral Wealden character which defines the setting of the existing village. The value of the view is Moderate.

Existing development is not visible. The site is partially visible, but development on the site would be clearly visible above the existing hedgerow. The susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the road, and it is possible that users of the PRow network may also access the viewpoint when using the road to connect to nearby PRowS. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate to High in the sensitivity matrix (Moderate value, High susceptibility).

The hedgerow along the western boundary of the site is often extensively cut back during winter months, increasing visibility of the site from this viewpoint. This worst-case scenario has been assessed.

As the proposed development is positioned close to the western boundary, clear views of built form would be visible above the existing hedgerow. This would introduce new elements into the view and as Foxhole Lane is rural in character, it would cause a noticeable change in character. Over time, the proposed, additional hedgerow shrubs and trees along the western boundary would filter views of the proposed built form. However, the proposed development would continue to be noticeable above the hedgerow and through the proposed mitigation planting, altering the composition of the view in the longer term. Overall, therefore, the magnitude of effect will be Moderate.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 2

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Moderate to High, combining a Moderate to High Sensitivity with a Moderate Magnitude of Effect.

View 3 - Looking east into the site from the field gate along Foxhole Lane

This viewpoint is taken from the field gate along Foxhole Lane facing east into the site. The view is of the northern parcel of the site, some disused agricultural structures can be seen on the right hand side. The subject site is seen through an existing access gate from Foxhole Lane into the site. There are limited longer-distance views and the view is moderately enclosed. The value of the view is Low.

Some development can be glimpsed beyond the site, but is not dominant or extensive within the view. The site is clearly visible, and development on the site would be visible from this location. The susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the road, and it is possible that users of the PRoW network may also access the viewpoint when using the road to connect to nearby PRoWs. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate in the sensitivity matrix (Low value, High susceptibility).

The proposed development would result in the existing barn in the foreground being removed and the introduction of residential dwellings in a predominately rural, open and agricultural view. Whilst the dwellings would be set back by around 100m, and the existing vegetation would screen parts of this view, the proposed development would still notably alter the composition of this view. Over time, the proposed woodland and shrubs would progressively filter views and by year 15 the proposed development would be screened. Therefore, in the longer term the introduction of built form into the view would be obscured. However, this change would result in the loss of an open view and the road becoming increasingly enclosed; altering the character of Foxhole Lane. Overall, therefore, the magnitude of effect will be Moderate.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Moderate, combining a Moderate Sensitivity with a Moderate Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 3

View 4 - Looking south into the site from footpath 44Bo

This viewpoint is taken from PRoW footpath 44Bo which runs along the site's northern boundary, facing south into the site. The site occupies the view, and is the main element visible within it. This view is indicative of views along the length of the footpath. The view is open and pastoral with a rural character, but there are no long-distance views or distinctive high value elements or features. Existing dwellings can be seen overlooking the site on the left hand side. The value of the view is Moderate.

Development is visible but is clearly separate from the site. The site dominates the view, and development on the site would be totally change the character of this view. The susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the PRoW network. For most users this is a transient view likely to be seen only as they pass, but the view is indicative of the character and views from the whole length of the footpath, all of which has views into the site.

This view was assessed as having an overall sensitivity of Moderate to High in the sensitivity matrix (Moderate value, High susceptibility).

Clear views of the proposed development would be seen along the northern boundary. The proposed development would result in residential dwellings being introduced into an open view of agricultural fields, and due to the proximity to the dwellings they would form a large feature within these views. However, as views of the existing dwellings along The Street can already be seen within this view, and proposed tree planting in the foreground of this view would filter and break up the mass of the built form from Year 1, the size and scale of change is marginally reduced. Over time, the proposed planting along the northern boundary and within the landscape buffer would progressively filter views, and by Year 15 the proposed development would be almost entirely screened with just occasional glimpses of the roofline. Therefore, in the longer term the introduction of built form into the view would be obscured. However, this change would result in the loss of an open view and the footpath becoming increasingly enclosed, altering its

FOXHOLE FARM, BOLNEY

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 4

character. Overall, therefore, the magnitude of effect will be Moderate.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Moderate to High, combining a Moderate to High Sensitivity with a Moderate Magnitude of Effect.

View 5 - Looking west towards the site from The Street

This viewpoint is taken from The Street, looking west towards the site along an existing access track linking the site to the main road. The view is dominated by the existing late-20thc. dwellings that line the road. The subject site is glimpsed at the end of the existing access track. The value of the view is Low.

Development clearly dominates the view. However, the glimpsed view into the site provides a link to open countryside beyond. Changes to the access track would also have an impact on the view. The susceptibility to change is assessed as being Moderate.

This viewpoint is accessible to all users of the road. For most users this is a transient view likely to be glimpsed only as they pass.

This view was assessed as having an overall sensitivity of Low to Moderate in the sensitivity matrix (Low value, Moderate susceptibility).

For pedestrians, cyclists, horse riders and vehicle users, narrow views of the proposed development would be seen through gaps in the existing dwellings along The Street. From this viewpoint location the proposed development would also result in a surfaced cycle and footpath extending through this access point. The proposed dwellings would be set back in comparison to the existing dwellings and seen from approximately 80m away. Together, this would result in the proposed development only partially altering the composition of the view and a small magnitude and scale of change. In the longer term proposed planting along the eastern edge of the site would filter these narrow views of the proposed dwellings. However, the proposed development would remain slightly perceptible within the view. For residents to the west of The Street, views of the proposed development would be available from the rear facades. The proposed dwellings would be seen from over 50m away and would be seen above intervening hedgerows and fences. The proposed development would form a large element within these views and would result in built form being introduced into a relatively rural, agricultural view. Thus, the proposed development would substantially alter views for existing residents. Over time views of the proposed development would

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 5

become progressively filtered by the proposed vegetation along the eastern boundary. However, the proposed development would still cause a noticeable change in the view. Overall, therefore, the magnitude of effect will be Moderate.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Low to Moderate Sensitivity with a Moderate Magnitude of Effect.

View 6a - Looking west towards the site from St Mary Magdalene Church

This viewpoint is taken from PRoW footpath 18Bo outside the tower entrance of St Mary Magdalene Church looking west towards the site. The higher central part of the subject site can be glimpsed in this view from the churchyard of the Grade I Listed Church within the Conservation Area. The view helps to establish the setting of the church, but development is clearly visible, and the view is not generally open. The value of the view is Moderate.

The glimpsed view into the site provides a visual link to open countryside beyond. Development on the higher part of the site would be clearly visible. The susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the PRoW network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate to High in the sensitivity matrix (Moderate value, High susceptibility).

From this viewpoint a narrow long-distance glimpse of the proposed development would be visible. This view would comprise the central, elevated open space within the site and therefore would likely consist of orchard trees, recreational footpaths and viewing point, and the hedgerow and hedgerow trees along the site's western boundary. It would not comprise the built form further north or south, or the vehicular road that extends through the central open space as this is at a lower elevation. The proposed development would also be seen from over 200m away. Together this would mean that the proposal would barely alter the composition of the view, resulting in a negligible magnitude of change. Over time the proposed development would become progressively integrated, however it would remain perceivable. The proposed development would be seen from only a one or two locations within the churchyard. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Moderate to High Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 6a

View 6b - Looking west towards the site from footpath 18Bo at St Mary Magdelene Church

This viewpoint is taken from PRow footpath 18Bo in the upper part of the churchyard of St Mary Magdalene Church looking west towards the site. The higher central part of the subject site can be glimpsed in this view from the churchyard of the Grade I Listed Church within the Conservation Area. The view helps to establish the setting of the church, but development is clearly visible, and the view is not generally open. The value of the view is Moderate.

The glimpsed view into the site provides a visual link to open countryside beyond. Development on the higher part of the site would be clearly visible. The susceptibility to change is assessed as being High.

This viewpoint is accessible to all users of the PRow network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate to High in the sensitivity matrix (Moderate value, High susceptibility).

Within the churchyard, along footpath 18Bo, a narrow long-distance glimpse of the proposed development would be visible through a gap in the vegetation. This view would comprise the central, elevated open space within the site and therefore would likely consist of orchard trees, recreational footpaths and viewing point, and the hedgerow and hedgerow trees along the site's western boundary. It would not comprise the built form further north or south, or the vehicular road that extends through the central open space as this is at a lower elevation. The proposed development would also be seen from over 200m away. Together this would mean that the proposal would barely alter the composition of the view, resulting in a negligible magnitude of change. Over time the proposed development would become progressively integrated, however it would remain perceivable. The proposed development would be seen from only a one or two locations within the churchyard. Overall, therefore, the magnitude of effect will be Low.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 6b

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Moderate to High Sensitivity with a Low Magnitude of Effect.

View 7 - Looking north-west towards the site from footpath 22Bo

This viewpoint is taken from footpath 22Bo facing north west towards the site. The subject site can be glimpsed through the vegetation in the middleground of this view across the open fields to the south of Cowfold Road. Development can be glimpsed in places. The view is open and pastoral, with a distinctive Low Weald character, but does not have longer-distance view or views to the horizon. The value of the view is Moderate.

Development can be seen in places and the site is partially visible, and development on the site would be glimpsed from this location through the vegetation. The susceptibility to change is assessed as being Moderate.

This viewpoint is accessible to all users of the PRow network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate in the sensitivity matrix (Moderate value, Moderate susceptibility).

There would be very limited views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. However, there may be some glimpses of rooflines, especially in the winter months, which may increase the perceived extent of development within the view. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 7

5.1 Assessment of Viewpoints

View 8 - Looking north-west towards the site from Cowfold Road (A272)

This viewpoint is taken from Cowfold Road (A272) looking north west into the site. The subject site is glimpsed through the existing vegetation in the middleground. The view is of the busy A road which has footpaths either side, and an access driveway is visible on the right hand side. The value of the view is Low.

Development can be seen on the right hand side of the view. The site is only partially visible, but development would be seen above and through the existing vegetation. The susceptibility to change is assessed as being Moderate.

This viewpoint is accessible to all users of the road, and it is possible that users of the PRow network may also access the viewpoint when using the road to connect to nearby PRowS. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Low to Moderate in the sensitivity matrix (Low value, Moderate susceptibility).

The proposed development would be seen above the intervening fence and through gaps in the vegetation. As a result, the proposed development would be filtered and potentially screened during the summer months. The proposed development would also be seen in the context of Cowfold Road. Therefore, whilst the proposed development would result in the addition of new features within the view, it would only partially alter the composition of the view. In the longer term, the proposed development would be further filtered by the proposed planting. However, it would remain perceptible and so a small size and scale of change would remain. The proposed development would only be seen from short section of Cowfold Road (A272) when south and south-east of the site. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Low to Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
SENSITIVITY				

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 8

View 9 - Looking north-east towards the site from footpath 34Bo

This viewpoint is taken from PRow footpath 34Bo facing north-east towards the site. The subject site can be glimpsed within this wider view across open arable fields towards the High Weald. The view is open, with views to the horizon. Development can be glimpsed in places. The value of the view is High.

The site is barely visible, and largely obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to all users of the PRow network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Moderate in the sensitivity matrix (High value, Low susceptibility).

There are unlikely to be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
SENSITIVITY				

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 9

View 10 - Looking east towards the site from Spronkett's Lane

This viewpoint is taken from Spronkett's Lane facing east towards the site. The subject site is barely visible within this view across open arable fields towards the site with the High Weald on the left hand side. The view is partially open, with some views to the horizon. The value of the view is Moderate.

The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to all users of the PRoW network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Low to Moderate in the sensitivity matrix (Moderate value, Low susceptibility).

There are unlikely to be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low, combining a Low to Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 10

View 11 - Looking south-east towards the site from the Sussex Diamond Way

This viewpoint is taken from the PRoW the Sussex Diamond Way facing south-east towards the site across the nearby vineyard. The subject site is not visible within this view. The High Weald can be seen on the left hand side, and the view is dominated by the fencing and development associated with the vineyard. The view is partially open, but surrounded by established vegetation and disrupted by infrastructure. The value of the view is Low.

The site is not visible from this viewpoint. Development on the site will not have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to all users of the PRoW network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Low in the sensitivity matrix (Low value, Low susceptibility).

There will not be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low, combining a Low Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 11

View 12 - Looking south towards the site from the Sussex Diamond Way within the High Weald National Landscape

This viewpoint is taken from the PRow the Sussex Diamond Way within the High Weald National Landscape looking south towards the site. The subject site is barely visible within this view across the Low Weald towards the South Downs National Park. The view is open and long-distance with views to the horizon. The value of the view is High.

The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to all users of the PRow network. For most users this is a transient view likely to be seen only as they pass, although some may pause to appreciate the high value view.

This view was assessed as having an overall sensitivity of Moderate in the sensitivity matrix (High value, Low susceptibility).

There are unlikely to be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low to Moderate, combining a Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 12

View 13 - Looking west towards the site from footpath 18Bo

This viewpoint is taken from the PRow footpath 18Bo looking west towards the site. The subject site is not visible within this view from the hedge-lined footpath to the east of the village. The view is obscured by the existing established hedgerow, even in winter. The value of the view is Low.

The site is not visible, and obscured by the vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to all users of the PRow network. For most users this is a transient view likely to be seen only as they pass.

This view was assessed as having an overall sensitivity of Low in the sensitivity matrix (Low value, Low susceptibility).

There are unlikely to be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low, combining a Low Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 13

View 14 - Looking north-west towards the site from Hickstead Lane

This viewpoint is taken from Hickstead Lane looking north-west towards the site. The subject site is barely visible within this view across the Low Weald towards the High Weald. The view is open and long-distance with views to the horizon, but is only a glimpse through a small gap above an established hedgerow. The value of the view is Moderate.

The site is barely visible, and obscured by the accumulated density of vegetation. Development on the site is unlikely to have an impact on this viewpoint. The susceptibility to change is assessed as being Low.

This viewpoint is accessible to users of the road who pause and choose to look over the otherwise high hedgerow. For most users this is a transient view likely to be glimpsed only as they pass.

This view was assessed as having an overall sensitivity of Low to Moderate in the sensitivity matrix (Moderate value, Low susceptibility).

There are unlikely to be views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation. Overall, therefore, the magnitude of effect will be Low.

Therefore, overall the Magnitude of Effect Matrix defines the magnitude as Low, combining a Low to Moderate Sensitivity with a Low Magnitude of Effect.

MAGNITUDE OF EFFECT				
MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE TO HIGH	HIGH
	MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	LOW	LOW	LOW TO MODERATE	MODERATE
		LOW	MODERATE	HIGH
	SENSITIVITY			

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects for Viewpoint 14

5.1

Assessment of Viewpoints

Location	Photo Location	Distance to Centre of Site	Is the site visible?	Significance of Impact		
				Year 1*	Year 5 **	Year 10+**
View 1	Looking north into the site from Cowfold Road (A272)	375m	YES	Moderate to High	Moderate	Moderate
View 2	Looking east into the site from the southern end of Foxhole Lane	350m	YES	Moderate to High	Moderate to High	Low to Moderate
View 3	Looking east into the site from the field gate along Foxhole Lane	225m	YES	Moderate to High	Moderate	Low to Moderate
View 4	Looking south into the site from footpath 44Bo	375m	YES	High	Moderate to High	Moderate
View 5	Looking west towards the site from The Street	300m	PARTIAL	Low to Moderate	Low to Moderate	Low
View 6A	Looking west towards the site from St Mary Magdalene Church	275m	PARTIAL	Moderate	Low to Moderate	Low
View 6B	Looking west towards the site from footpath 18Bo at St Mary Magdelene Church	300m	PARTIAL	Moderate	Low to Moderate	Low
View 7	Looking north-west towards the site from footpath 22Bo	450m	PARTIAL	Low to Moderate	Low to Moderate	Low to Moderate
View 8	Looking north-west towards the site from Cowfold Road (A272)	325m	PARTIAL	Low to Moderate	Low to Moderate	Low to Moderate
View 9	Looking north-east towards the site from footpath 34Bo	1050m	NO	Low to Moderate	Low to Moderate	Low
View 10	Looking east towards the site from Spronkett's Lane	1825m	NO	Low	Low	Low
View 11	Looking south-east towards the site from the Sussex Diamond Way	800m	NO	Low	Low	Low
View 12	Looking south towards the site from the Sussex Diamond Way within the High Weald National Landscape	1200m	NO	Low to Moderate	Low to Moderate	Low
View 13	Looking west towards the site from footpath 18Bo	450m	NO	Low	Low	Low
View 14	Looking north-west towards the site from Hickstead Lane	2600m	NO	Low	Low	Low

Table 1 - Significance of Impact Views 1-14

* Year 1 assessment includes the construction period and associated equipment.
** Year 5 & 10+ assessment includes mitigation planting and its expected establishment

Conclusion & Recommendations

Conclusion and Recommendations

The site currently comprises undeveloped equestrian pasture, divided in places by hedgerows and fences, and surrounded by hedgerows and tree-lined boundaries to most of its perimeter. The A272 Cowfold Road runs along the site's southern boundary, the village of Bolney is located to the east, Foxhole Lane and Foxhole Farm are located to the west, and PRoW Footpath 44Bo runs along the northern boundary.

The site is located in the High Weald Fringes character area of the Mid-Sussex Landscape Character Assessment, a well-wooded, largely agricultural landscape with long views to the South Downs and intersected by a network of roads and lanes.

Within the Mid Sussex Capacity Assessment (2014), the site has been classified as being part of Landscape Capacity Area 60: Bolney Sloping High Weald, and assessed as having Low/ Medium capacity to accommodate development. However, the study does state that "it is important to note that these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known". Within the Mid Sussex District Plan (Reg 19) Sustainability Appraisal (Nov 2023), landscape matters are also anticipated to be negligible if the proposed development fulfils the site allocation's policy requirements.

The development of a green field site will always have an impact on the landscape in its own right. However, this and the previous appraisal have concluded that these negative landscape effects resulting from the proposed development would be highly localised as the proposed built form would be located on areas of lower ground, enclosed by well-established vegetation and situated on the existing settlement edge of Bolney.

The conclusion of the previous LVIA appraisal that the High Weald National Landscape would experience Minor and Neutral landscape effects and the South Downs would experience Minor/ Negligible and Neutral effects stands.

Fourteen viewpoint locations were visited and photographed to represent the range of publicly accessible views and receptors likely to be affected by the proposed development.

Overall, the site is quite low-visibility. In general, the lower elevation areas of the site where development is proposed are not widely visible, and existing vegetation and development obscures many views of the site, apart from those at the shortest distance.

The viewpoint assessment above takes a detailed approach to the potential impact on each viewpoint, and concludes that overall: viewpoints 10, 11, 13 & 14 will experience a Low Significance of Impact; viewpoints 5-9 & 12 will experience a Low to Moderate Significance of Impact; viewpoints 1 & 3 will experience a Moderate Significance of Impact; and viewpoints 2 & 4 will experience a Moderate to High Significance of Impact.

Viewpoints 1-4 are predicted to experience higher levels of Significance of Impact than the other viewpoints, and are all immediately adjacent to the site. This accounts for the projected higher levels of impact, but also represents a highly localised significance of effect.

As described above, viewpoints 5-14 are all further from the subject site and all are projected to experience a maximum of a Low to Moderate Significance of Impact. These include viewpoints from within the Conservation Area and from the open countryside around the site.

There is also likely to be some negative impact to residents living along the eastern boundary of the site. However, the visual impact on these properties has not been assessed owing to the appraisal only covering publicly accessible viewpoints. Nonetheless, mitigation planting and buffers are proposed to be enhanced and created along the eastern boundary to reduce the visibility of development to nearby existing residents.

This viewpoint analysis, and the identified significance of impact has informed the proposed primary landscape mitigation on site which can be seen in Section 6.2, and is based upon the recommendations and aims of the National, County, and District Landscape Character Assessments.

Overall, the projected visual impacts are highly localised to the site and would not affect any valued landscapes. These impacts would also be predominantly short-term as the proposed planting would mitigate and reduce visual effects in the long-term.

Most viewpoints are projected to see their significance of impact reduce over time to 10 years after completion owing to the maturation of the proposed landscape mitigation.

Landscape proposals also seek to reinforce and enhance existing habitats near the site, and wherever possible provide new opportunities for habitat creation.

Proposals use native species to maintain landscape character and biodiversity whilst ensuring that species specified are able to adapt to climate change influences in the proceeding years.

This Landscape and Visual Appraisal has been carried out by an experienced landscape architect and in accordance with the latest landscape guidance including GLVIA3. Alongside this assessment, the landscape architects have been actively involved in the design process. This has ensured that negative landscape and visual effects are largely localised and the most elevated, prominent parts of the site have also been kept free from development in order to minimise effects on sensitive receptors around the site. The landscape and visual assessment process has also informed detailed aspects of the illustrative masterplan, including the rural nature of the proposed countryside open space at the centre of the site, and the new habitats that would be created throughout the proposals.

Overall, some Moderate and Moderate to High significance of impact is projected at the viewpoints immediately adjacent to the subject site. However, these impacts are highly localised, and are projected to decrease as a result of the proposed landscape mitigation strategy. The impacts on the other viewpoints away from the subject site itself are projected to be at the lower end of the spectrum.

This results in a projected overall Moderate reducing to Low to Moderate magnitude of effect on the landscape.

Overall, the site is considered capable of accommodating development from a Landscape Visual Impact perspective.

The conclusion has been reached on the following:

During construction machinery on site, scaffolding, diggers etc. may be more noticeable in the landscape, with increased movement on site whilst the proposals are constructed.

Once built construction equipment will leave site. Landscape mitigation will help to soften the proposals in the immediate area, however these will take time to establish so initially will not have much impact on the landscape setting of the site.

In 5 - 10 years the landscape across the site will mature and soften views of the proposals. Mitigation planting will help to integrate the proposals into the wider landscape character of the area.



6.2

Proposed Landscape Strategy

Proposed Landscape Strategy

Hill-Wood & Co (Kent) Ltd