



Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

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Basis of Report

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Appendix A **Method used in Assessing Landscape and Visual Effects**
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1.0 Introduction

1.1 Objectives of the Report

- 1.1.1 This Landscape and Visual Appraisal (LVA) for Residential Development at Land at Foxhole Farm, Bolney, has been prepared on behalf of Wates Developments Limited (Wates) by SLR Consulting Limited (SLR). It accompanies an outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.
- 1.1.2 The findings of this assessment have been based upon the parameter plans (P20074-RFT-XX-XX-DR-A-0111-S0-P02 to P20074-RFT-XX-XX-DR-A-0115-S0-P02), illustrative masterplan prepared by Re-Format (P20074-RFT-XX-XX-DR-A-0101-S4-P07) and the illustrative landscape masterplan prepared by SLR Consulting (Drawing FHF-44).
- 1.1.3 In accordance with best practice, SLR has actively worked with the wider design team to help shape the proposed layout, in order to: reduce landscape and visual effects, provide mitigation which is appropriate in the local context and enhances the landscape and, encompasses open space opportunities for existing and new residents.
- 1.1.4 The main objectives of this report are to identify potential landscape and visual effects of the proposed development on both the site itself and the site's wider context. This report is not seeking to identify significant effects, however the appraisal follows the same format as an LVIA and important planning considerations are identified.

1.2 Methodology

- 1.2.1 This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment) and TGN 02/21. The full methodology is provided in **Appendix A**.
- 1.2.2 The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as several site assessments carried out in both the winter and summer months between January 2020 and January 2025.
- 1.2.3 Landscape, as defined in the European Landscape Convention, is "*an area, as perceived by people, whose character is the result of the action and interaction of*



natural and/or human factors", (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

- 1.2.4 It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping can create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA. This is addressed within the Design and Access Statement.

1.3 Study Area

- 1.3.1 The wider study area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawings FHF-1 to FHF-5. However, the Zone of Theoretical Visibility (ZTV, drawing FHF-4) illustrates that even in a worst-case assessment of visibility the visual effects of the proposed development would be largely focused upon the site itself and its immediate context, and consequently the selection of potential landscape and visual receptors reflects this localised nature of effects.



2.0 Planning Context

2.1 National Policy National Planning Policy Framework (NPPF, February 2025)

- 2.1.1 Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*
- 2.1.2 In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).
- 2.1.3 Paragraph 96 states that *“planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with ...”* Paragraph 96 also advocates the creation of *“well-designed, clear and legible pedestrian and cycle routes, and high quality public space”*, as well as *“safe and accessible green infrastructure”* and *“layouts that encourage walking and cycling”*.
- 2.1.4 Paragraph 105 relates to rights of way and access, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way including National Trails”*.
- 2.1.5 Paragraph 131 also states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.
- 2.1.6 Paragraph 135 states that developments should (at point b) be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* and at (c), be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*, whilst also at (d) *“establish or maintain a strong sense of place”*.
- 2.1.7 Paragraph 136 states that *“Trees make an important contribution to the character and quality of urban environments”* and notes that *“Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term*



- maintenance of newly-planted trees, and that existing trees are retained wherever possible”.*
- 2.1.8 Paragraph 187 (a) of the NPPF states that the planning system, “*should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes*” and (b) by “*recognising the intrinsic character and beauty of the countryside*”.
- 2.1.9 Paragraph 188 states that the planning system should “*distinguish between the hierarchy of international, national and locally designated sites*” and “*allocate land with the least environmental or amenity value..*”
- 2.1.10 Paragraph 189 states that “*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*”. Paragraph 189 goes on to state that “*the scale and extent of development within all these designated areas should be limited, while the development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas*”.

2.2 Designations

- 2.2.1 The site is not within any National designations for valued landscapes, such as National Landscapes or National Parks. However, the High Weald National Landscape (previously Area of Outstanding natural Beauty (AONB)) is approximately 460 metres to the north and around 455m to the east of the site at its closest point, and the South Downs National Park (SDNP) is approximately 6.4km to the south of the site at its closest point.
- 2.2.2 Other landscape and landscape-related designations are summarised below and illustrated on Drawing FHF-1.
- 2.2.3 National Landscape and Landscape-related designations:
- Grade I listed Parish Church of St Mary Magdalene is located approximately 120 metres to the east of the site at its closest point. There are also various Grade II listed buildings in the vicinity of the site, the closest is Walnut and Well Cottage approximately 60 metres from the eastern boundary of the site at its closest point; and
 - Footpath 44Bo extends along the northern edge of the site, but there is no formal public access to the site itself.
- 2.2.4 Other planning considerations within the Mid Sussex District Plan (March 2018) are as follows:
- Bolney conservation area is divided into two separate areas: the northern area is approximately 10 metres from the north-east corner of the site at its closest point, whereas the southern part of the designation is approximately 27 metres from the eastern boundary of the site at its closest point;
 - The site is located immediately west of the Built-Up Area Boundary for Bolney; and



- As the site is located outside of the Built-Up Area Boundary, it is located within an area designated for the Protection and Enhancement of the Countryside.
- 2.2.5 Within the Mid Sussex Site Allocations DPD (June 2022) the following allocation is within the vicinity of the site;
- Employment Allocation SA6 is located approximately 330m to the east of the site, immediately west of the A23.
- 2.2.6 Other planning-related considerations within the Bolney Neighbourhood Plan (September 2016) include the following:
- There are numerous housing allocations within the Neighbourhood Plan, those closest to the site are BOLH4c approximately 130m south-east of the site and BOLH4a approximately 220m to the east of the site; and
 - There are several Local Green Spaces within Bolney, those closest to the site are at Bolney Primary School 160m east of the site and Batchelor’s Field approximately 100m to the north-east of the site.

2.3 The Development Plan

2.3.1 The Development Plan for the application site comprises the following documents:

- Mid Sussex District Plan 2014-2031 (March 2018);
- Small Scale Housing Development Plan Document (April 2008);
- Saved policies from the Mid Sussex Local Plan (May 2004);
- Bolney Neighbourhood Plan (September 2016); and
- Mid Sussex Site Allocations DPD (June 2022).

2.3.2 Mid Sussex District Council is currently in the process of reviewing and updating the District Plan. Consultation on the draft District Plan (2021 – 2039) (Reg 19) has concluded and the Plan was submitted for Examination on the 8th July 2024. Stage 1 hearings took place in October 2024. Stage 2 hearings are expected to take place in spring 2025. As it is likely that changes to this plan may still occur, the weight attributed to this document is addressed in the Planning Statement for this application. For completeness, it has been referred to within this section.

2.3.3 Mid Sussex District Plan 2014-2031 (March 2018)

2.3.3.1 The District Plan covers the period up to 2031 and replaces the majority of the Mid Sussex Local Plan adopted in 2004. Those policies relevant to both the site and landscape have been set out below;

2.3.3.2 **Policy DP12 Protection and Enhancement of Countryside** states that *“The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside... provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- *it is necessary for the purposes of agriculture; or*



- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

...The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character”.

2.3.3.3 **Policy DP15 New Homes in the Countryside** states that “Provided that they would not be in conflict with Policy DP12, new homes in the countryside will be permitted where special justification exists. Special justification is defined as:

- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy”.*

2.3.3.4 **Policy DP16: High Weald Area of Outstanding Natural Beauty** seeks to conserve and enhance the natural beauty of the designation. In relation to development close to the designation the policy also states that “*development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design”.*

2.3.3.5 **Policy DP18 Setting of the South Down National Park** states that “*Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan and other adopted planning documents and strategies”.*

2.3.3.6 **Policy DP22 Rights of Way and other Recreational Routes** states that “*Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of*



at least an equivalent value and which does not sever important routes. Access to the countryside will be encouraged by:

- *Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;*
- *Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible; and*
- *Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders').*

2.3.3.7 **Policy DP26 Character and Design** states that “*All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; and*
- *optimises the potential of the site to accommodate development”.*



2.3.3.8 **Policy DP37 Trees, Woodland and Hedgerows** states that “*The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.*”

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;*
- *prevents damage to root systems and takes account of expected future growth;*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;*
- *has appropriate protection measures throughout the development process;*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change;*
- *does not sever ecological corridors created by these assets”.*

2.3.4 **The Emerging Mid Sussex District Plan (Regulation 19, December 2023)**

2.3.4.1 Within the Emerging Local Plan the site is proposed as a housing allocation pursuant to policy **DPA14 Land at Foxhole Farm, Bolney**. It is proposed for 200 dwellings. The draft policy states that any proposed development would have to (*inter alia*):

- 1) *“Retain the character of footpath 44Bo which runs along the site’s northern boundary and create a pedestrian link from the site”*
- 2) *Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272);*
- 3) *Provide pedestrian and cycle access to The Street into the north part of the site between the properties of Westmeadow and Downland...*
- 4) *Provide a country park between the north and south development parcels;*
- 5) *Explore opportunities on site to enhance education provision in the village that meets an identified local need”.*



As a result of this proposed allocation, the draft Local Plan proposes that the Built-Up Area Boundary extends west, encompassing this allocation. Refer to Drawing FHF-1: Landscape Related Designations, for exact location.

- 2.3.4.2 **Policy DPN3 Green and Blue Infrastructure** states that *“The protection of existing and provision of new green and blue infrastructure will be supported because it delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, active travel opportunities, nature-based solutions and supporting nature recovery.*

Green and blue infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:

- 1) *Responds to and incorporates existing on-site and off-site green and blue infrastructure into the development design and layout;*
- 2) *Provides new green and blue infrastructure integrated into the development design;*
- 3) *Contributes to the wider green and blue infrastructure network by taking opportunities to improve, enhance, manage and restore green and blue infrastructure, and providing and reinforcing links to existing green and blue infrastructure including outside the development’s boundaries to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green and blue infrastructure;*

Applicants will need to consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.

Green and blue infrastructure design will be expected to demonstrate through a green and blue infrastructure masterplan and statement that opportunities have been taken to:

- 6) *Support health and wellbeing by providing access to green space, nature and rights of way; and*
- 7) *Foster and improve understanding of green and blue infrastructure including natural greenspace and nature conservation features”.*

- 2.3.4.3 **Policy DPN4 Trees, Woodland and Hedgerows** states that *“Trees, woodland and hedgerows will be protected because they are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.*

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value



or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.

The value of trees, woodland and hedgerows individually and cumulatively in providing connectivity and continuity across the landscape and a network for nature recovery will be taken into account so that habitat fragmentation, particularly of large and extensive woodland areas, is minimised.

Proposals for new trees, woodland and hedgerows must be of suitable species, usually native and from local or UK sourced stock, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows must be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- 1) Retains and incorporates existing trees, woodland and hedgerows, including along the boundaries, into the design of new development and its landscape scheme.*
- 2) Is orientated to have a positive edge to these features and the wider countryside.*
- 3) Is designed to avoid the overshadowing of residential gardens which can lead to pressure for the removal of trees.*
- 4) Prevents damage to root systems and takes account of expected future growth through respecting the root protection area.*
- 5) Has appropriate protection measures throughout the development and construction process.*
- 6) Secures appropriate long-term management and stewardship arrangements.*
- 7) Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management and stewardship.*
- 8) Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change.*

Does not sever ecological corridors created by these assets and makes a positive contribution to the local nature recovery network and green infrastructure network.

Developments should integrate street trees and other urban greening measures into new streets and open spaces, and tree-lined streets will be encouraged. Appropriate species must be selected ensuring tree roots have sufficient space to support healthy, long-lived trees. Appropriate long-term management and



stewardship arrangements will need to be in place and secured by planning conditions and/or planning obligations”.

2.3.4.4 Policy DPB1 Character and Design states that *“all new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces.*

All development proposals will be required to demonstrate all of the following, to ensure that development:

- 1) Reflects the distinctive character of the towns and villages and protects their separate identity, heritage assets and valued townscapes.*
- 2) Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme’s design, layout, size, scale, height, massing, spacing, orientation, views, materials and relationship with the public realm”.*

2.3.4.5 Policy DPI5 Open Space, Sport and Recreational Facilities requires *“The provision of new, improved and/or enhanced open space, leisure, sport and recreational facilities (including allotments) to support healthy lifestyles in accordance with the strategic aims of the Playing Pitch Study, and other relevant studies as they are published and/or updated, will be supported where it meets the requirements of other relevant development plan policies. The design of open space and public realm should accord with the Mid Sussex Design Guide SPD”.*

2.3.5 Bolney Neighbourhood Plan (September 2016)

2.3.5.1 Policy BOLD2 Design of new Development and Conservation requires high quality design *“which reflects Bolney’s rural nature and responds to the heritage and distinctive character by way of:*

- height, scale, spacing, layout, orientation, design and materials of buildings, and*
- the scale, design and materials of the public realm (highways, footways, open space and landscape); and*
- It does not have an unacceptable impact on the setting of any heritage asset; and*
- It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site;*
- It creates a safe, accessible and well-connected environment that meets the needs of its users; and*
- It will not result in unacceptable levels of light, noise, air or water pollution...”*

2.3.5.2 Policy BOLE2 Protect and Enhance the Countryside, states that *“Outside the Built-up Area Boundary, development must demonstrate that it does not have an*



unacceptable impact on the landscape. In particular, development proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan”.

2.4 Setting of the High Weald National Landscape

2.4.1 To determine whether the site is within the setting of the High Weald National Landscape (formerly known as an Area of Outstanding Natural Beauty) the following policy and guidance has been reviewed:

- 1) Paragraph 189 within the 2025 NPPF states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”.*
- 2) Paragraph 5(13) within the Technical Guidance Note LITGN-2021-01 (August 2024) states that *“It should be noted that the setting of protected landscapes is generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether changes in the setting (i.e. the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree. For example, a major development close to a designated landscape could generate noise, lighting and visual impacts that could erode the tranquillity, dark skies, and scenic quality of views”.*
- 3) Within the Mid Sussex District Plan 2014 – 2031 Policy DP16: High Weald Area of Outstanding Natural Beauty states that *“the setting of the High Weald AONB is also important as landscapes connect ecologically, economically and socially. In particular, the views into and out of the AONB may be affected by activities outside of the designated area”.* Whilst this doesn’t provide clear guidance on how to determine the setting on the National Landscape it does indicate that visibility is a key consideration.
- 4) The High Weald AONB Management Plan 2024 - 2029 provides guidance on defining the setting of the National Landscape. The paragraph entitled ‘AONB setting’ states that *“The term ‘setting’ is used to refer to areas outside the National Landscape where development and other activities may affect land within a National Landscape. Its extent will vary depending upon the issues considered, however, due to the high synergy in character between the National Landscape boundary and the wider High Weald National Character Area (NCA), land within the NCA should be considered as falling within the setting of the*



National Landscape". The Management Plan also refers to Core Character Components of the High Weald which include "*intrinsically dark at night with our own galaxy visible*" and "*the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape*".

- 2.4.2 Both paragraph 189 of the NPPF and paragraph 5(13) within the GLVIA3 Notes and Clarifications indicate that the extent of the setting of the National Landscape (former AONB) is largely defined by the scale and nature of the proposed development. For instance, a larger or more anomalous development close to the National Landscape may have more potential to affect the special qualities of the National Landscape compared to a smaller development that is already characteristic of the landscape.
- 2.4.3 The proposed residential development would be located on the existing settlement edge of Bolney to both the east and south, and is therefore well related to existing settlement pattern. The application site is also at least 450 metres from the nearest boundaries of the High Weald National landscape. The ZTV in drawing FHF-4 illustrates that there is very little opportunity for visibility of the proposals within the designation, and the site visit confirmed no intervisibility between the site and the National Landscape. Consequently, it would be unlikely that the proposed development would have any substantive negative effects on the special qualities of the National Landscape. On this basis, it is concluded that the site does not form part of the setting of the High Weald National Landscape.
- 2.4.4 In response to Policy DP16 of the Mid Sussex District Plan 2014 – 2031, the site survey found that there was no intervisibility between the National Landscape and the site due to the intervening vegetation and landform. Given that the site is over 450m away from the National Landscape, it has been found that they also do not "*connect ecologically, economically and socially*". Therefore, on this basis the site does not form part of the setting of the High Weald National Landscape.
- 2.4.5 The AONB Management Plan has effectively provided an additional test for defining the setting of the National Landscape, by stating that, "*land within the NCA [122] should be considered as falling within the setting of the National Landscape*". On this basis, given that the site is located within NCA 122 (High Weald), it could then be perceived as forming part of the setting of the High Weald. However, such a pre-defined boundary to the setting of the designation clearly contradicts the latest guidance in LITGN 2024-01, (which was written after the Management Plan) and also does not flow logically from paragraph 189 of the NPPF, nor the first part of the definition of setting in the AONB Management Plan. Therefore, when reviewing this guidance as a whole it has been determined that the proposals would not have any notable, adverse impact on the Special Qualities of the National Landscape, and



consequently the site does not form part of the setting of the High Weald National Park.

- 2.4.6 Given that the site is over 6km from the South Downs National Park and there is limited intervisibility between the site and this designation, it has been deemed that **the site does not form part of the setting of the South Downs National Park.**

2.5 Relevant Planning History

- 2.5.1 The site has not been subject to any previous, relevant planning applications.
- 2.5.2 In recent years Bolney has been subject to two medium-sized planning applications; a housing application at allocation BOLH4a and an employment application at allocation SA6. These developments received planning permission and have since been built out.
- 2.5.3 All other planning applications within the study area, both recent and current, would not alter the site's landscape and visual context.

2.6 Summary of Planning Context

- 2.6.1 The site is not within any national, landscape or landscape-related designations. The High Weald National Landscape is approximately 450m north and east of the site, although it has been determined that the site does not form part of the setting of this National Landscape.
- 2.6.2 In addition, the South Downs National Park (SDNP) is approximately 6.4km to the south of the site. The site is just over ten metres from Bolney conservation area at the nearest point, and the Grade I listed Parish Church of St Mary Magdalene is located approximately 120 metres to the east of the site.
- 2.6.3 There is no formal public access to the site, but footpath 44Bo extends along the northern boundary of the site.
- 2.6.4 In the emerging, Regulation 19 Local Plan, the site is proposed as an allocation for 200 homes and associated facilities, including a community facility under draft Policy DPA14.



3.0 Aspects of the Development which have the Potential to Cause Landscape and Visual Effects

3.1 Introduction

- 3.1.1 SLR's landscape architects have worked closely with Re-Format on the layout, advising for example on the overall placing, height and density of the development, the form and character of green spaces, and the treatment of the site's boundaries.
- 3.1.2 The following sections identify the main aspects of the development which have potential to cause landscape and visual effects.
- 3.1.3 The application includes the following elements that are of particular relevance to this appraisal:
- 200 new homes, 30% of which would be affordable;
 - The kangaroo hub – a community building (Use Class F1) encompassing land for education provision;
 - Vehicle access from Cowfold Road (A272), with pedestrian and cycle access from The Street and pedestrian connections into footpath 44Bo;
 - Retention of the central, elevated ground (4.19Ha in size) to form a countryside open space and orchards. This would comprise species-rich grasslands, recreational paths and a viewing platform of views across the South Downs National Park and the Church of St Mary Magdalene;
 - Provision of landscape buffers around the proposed dwellings to reduce visual effects on the neighbouring residents, users of Foxhole Lane and walkers along footpath 44Bo. These areas would comprise native woodland, hedgerows, scrub and trees, and scattered tree groups within species rich grassland, which would also help contain landscape and visual effects;
 - Retention, protection and enhancement of existing trees, shrubs and hedgerows around the edges of the application site; and
 - Provision of amenity green space and play areas within the northern and southern parcels to provide recreational facilities for all age groups.

3.2 Location and Extent

- 3.2.1 The site occupies a total area of 16.89ha, comprising five pasture fields. The two northern fields and the southern field are intermittently used for sheep grazing, whilst the two central fields are used for horse grazing and often divided up into smaller-scale paddocks.
- 3.2.2 The site is located on the western edge of Bolney with residential properties situated immediately east of the site. Bolney is a village comprising residential development for approximately 1,300 residents, a public house, primary school, village hall encompassing café and post office and playing fields.
- 3.2.3 The southern boundary of the site is formed by Cowfold Road (A272); an A road that forms part of the main, wider road network that connects the larger settlements



- in the area such as Haywards Heath (6km to the east), Crawley (10km to the north) and Horsham (10km to the north-west). Immediately beyond Cowfold Road is a group of 30-40 houses and petrol station encompassing a convenience store; these are identified as Crosspost on Ordnance Survey plans but is clearly identifiable on site as part of Bolney by the gateway signage to the village.
- 3.2.4 Foxhole Farm is located along the western edge of the site and is inset along the boundary. The western boundary is defined by Foxhole Lane; a narrow, rural road that provides access to scattered residential and commercial buildings, and farmsteads.
- 3.2.5 To the north of the site is a combination of woodland, residential dwellings and small-scale fields that form a fragmented western edge to Bolney.
- 3.2.6 In the wider setting of the settlement of Bolney is a predominantly agricultural landscape. Settlements are scattered throughout and vary in size from dispersed farmsteads to towns such as Haywards Heath. There is also a complex road network formed by the network of A roads mentioned above, and then an interconnected web of B roads and rural lanes.
- 3.2.7 Within the vicinity of the site and further north, there is also an abundance of woodland, whereas to the south, woodland is infrequent. This indicates that the site is at a transitional point between the High and Low Weald.

3.3 Height and Density

- 3.3.1 As illustrated on the Building Heights Parameter Plan (P20074-RFT-XX-XX-DR-A-0114-S0-P02) all proposed dwellings, and the apartment blocks within the northern parcel, would be 2-storey at a maximum of 9m and the community hub would be single-storey. The five apartment blocks on the southern edge of the site would be up to 2.5-storey at a maximum of 11m.
- 3.3.2 As part of ensuring the most robust assessment, this LVA (and accompanying drawings and photosheets) has tested the scenario of the five apartment blocks on the southern edge of the site being built up to a height of 2.5-storeys at a maximum of 11m. Whilst the illustrative visualisation and drawings of these apartments, within the Design and Access Statement, have been shown at 2-storeys, this assessment ensures that any changes which may occur in line with the parameters plan during the reserved matters stage have been considered and robustly tested.
- 3.3.3 The proposed development will result in the provision of 200 dwellings on a site of circa 16.88 ha i.e. a density of 11.84 dph. As however 9.28ha is set aside for green infrastructure, 0.41ha encompasses access road/ Cowfold Road verge, and 0.29Ha is the Community hub building, the net residential area is only circa 6.90ha. 200 dwellings on an area of circa 6.90ha would generate a density of 28.94dph net. Further detail on the gradation of densities across the site are shown on the Density Parameter Plan (P20074-RFT-XX-XX-DR-A-0115-S0-P02).



3.4 Access

- 3.4.1 As illustrated on the Access and Movement Parameter Plan (P20074-RFT-XX-XX-DR-A-0112-S0-P02) the vehicular access would be from Cowfold Road (A272), with two pedestrian and cycle links to The Street, and two further pedestrian links with footpath 44Bo.

3.5 Lighting

- 3.5.1 Section 4.3.4 of this report sets out that the settlement of Bolney, and the site, is influenced by existing lighting associated with street lighting, traffic and built form. Whereas, to the east and west of Bolney, there are dark skies.
- 3.5.2 The Lighting Impact Assessment produced by Nature Positive, an RSK company (April 2025), states that, the proposed, indicative lighting design for the site has been *“selected to provide adequate illumination of footpaths and roads without polluting the site boundary and also reducing upward light to minimise Sky Glow”*. Therefore, despite dark skies to the east and west of Bolney, potential effects associated with lighting would be reduced.

3.6 Proposed Mitigation

- 3.6.1 Landscape mitigation would be incorporated as shown on the Illustrative Landscape Masterplan (Drawing FHF-44). In summary these mitigation measures would include:
- Wherever possible, existing vegetation along the site’s boundaries and within the site would be retained, and reinforced where necessary;
 - Woodland and tree planting would be proposed along the western edge of the northern parcel to help retain the rural character of Foxhole Lane and footpath 44Bo;
 - Landscape buffers which comprise existing vegetation and proposed native hedgerows, hedgerow trees, scrub and parkland trees would be located on the periphery of each development parcel to help reduce visual effects on neighbouring residents and users of both Foxhole Lane and footpath 44Bo;
 - A proposed native hedgerow, orchard trees, parkland trees and reinforced hedgerows with hedgerow trees has been proposed to the east of the connecting access road to reduce visual effects associated with passing vehicles for existing residents along The Street, as well as landscape and visual effects on the Bolney Conservation Area;
 - Additional planting in the form of native shrubs, orchard trees, street trees, species-rich grassland and ornamental planting would be proposed across the site to help integrate the development, enhance the landscape and reduce landscape and visual effects;
 - Both retaining and enhancing existing vegetation, and proposing these various types of planting within the site, would adhere to the West Sussex and Mid-Sussex land management guidance for the character areas that the site is located within, along with adhering to various planning policies such as policy DP37 of the adopted development plan; Trees, Woodland and Hedgerows;



- Built form would be exempt from the higher ground in the centre of the site to help contain the proposed development and reduce visual effects; and
- Housing heights and densities have been selected to reflect the existing developments within Bolney; ensuring they are appropriate for this sensitive landscape and limiting landscape and visual effects.



4.0 Potential Landscape Effects

4.1 Introduction

- 4.1.1 The following landscape assessment is based upon both a desk-top assessment of existing character assessments and plans as well as site-based assessments carried out in the summer and winter months between 2022 and 2024. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would occur for each of these receptors has then been assessed primarily by determining the size and scale of change, but also based upon the geographical extent of that change, and the duration and reversibility of that change.
- 4.1.2 By combining the sensitivity of receptors and the magnitude of effect the potential level of landscape effect has been assessed. Effects which are assessed as being major or major/moderate are assessed as being important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.
- 4.1.3 This section of the LVA provides the main analysis of potential landscape effects, but supporting assessment matrices are also included in **Appendix D**.

4.2 Existing Landscape Character Assessments

- 4.2.1 There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing FHF-2 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.2 National Landscape Character

Natural England National Character Areas (2014)

- 4.2.2.1 The site is located wholly within National Character Area (NCA) 122, the High Weald, although very close to the boundary with NCA 121: Low Weald, which lies south of Cowfold Road.
- 4.2.2.2 Characteristics of NCA 122 that are of particular relevance to the site include the following:
- *“A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west...;”*
 - *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs*



often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier;

- *Ancient routeways in the form of ridge top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower rich verges and boundary banks. Church towers ... on the ridges are an important local landmark...;*
- *An intimate, hidden and small scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber framed buildings anywhere in Europe...;*
- *Strong feeling or remoteness due to very rural, wooded character. A great extent of interconnected ancient woods...;*
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing; and*
- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle”.*

4.2.2.3 Elements of NCA 121: Low Weald which are of relevance to the site context include the following:

- *“Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;*
- *A generally pastoral landscape Land use is predominantly agricultural but with urban influences;*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons;*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;*
- *Frequent north–south routeways and lanes;*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields; and*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland”.*



4.2.3 County Landscape Character

West Sussex Landscape Character Assessment (2005)

4.2.3.1 At a county scale the site is classified as being part of the High Weald Fringes landscape character area (HW4), but with most of the landscape to the south of Cowfold Road being within the Eastern Low Weald character area (LW10).

4.2.3.2 Key characteristics of LCA HW4 of particular relevance to the site include the following:

- *“Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB);*
- *Long views over the Low Weald to the down;*
- *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees;*
- *Pattern of small, irregular-shaped assart fields and larger fields;*
- *Network of lanes, droveways, tracks and footpaths; and*
- *Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road”.*

4.2.3.3 Landscape Management Guidelines for this character area include the following:

- *“Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes;*
- *Protect existing views from the area and avoid skyline development;*
- *Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland;*
- *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns;*
- *Increase tree cover in and around villages, agricultural and other development including along the approach roads to settlements and along busy urban routes;*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees;*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost;*
- *Conserve species-rich meadows and road verges;*
- *Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value; and*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness”.*



4.2.3.4 LCA LW10, Eastern Low Weald, to the south of the site, is described as having the following characteristics which are of particular relevance to the site context:

- *“Gently undulating low ridges and clay vales;*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north;*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees; and*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes”.*

4.2.4 District Landscape Character

A Landscape Character Assessment for Mid-Sussex (November 2005)

4.2.4.1 At a District scale the site is identified as part of the High Weald Fringes landscape character area (LCA 10), and as per the West Sussex assessment, this extends southwards to Cowfold Road. Beyond Cowfold Road, the landscape is identified as part of the Hickstead Low Weald (LCA 4).

4.2.4.2 The key characteristics and land management guidelines of LCA 10 are the same as those identified in the West Sussex assessment for LCA HW4 (see 4.2.2, above).

4.2.4.3 The assessment notes that there is a *“dispersed historic settlement pattern”* in the area, and that *“villages are few and small”*, with limited suburban development.

4.2.4.4 The key characteristics of LCA 4 include the following:

- *“Alternating west-east trending low ridges;*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north;*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees;*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill;*
- *Biodiversity in woodland, meadowland, ponds and wetland; and*
- *Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes...”.*

4.2.5 Landscape Capacity Assessments

Mid Sussex Landscape Capacity Assessment (HDA, July 2007)

4.2.5.1 This study aims to assess the capacity of landscapes around settlements to accommodate residential development. The concept of assessing the capacity of a landscape to accommodate development is now somewhat dated, having been replaced by the Natural England Guidance on Landscape Sensitivity Assessment



- (2019). Nevertheless, this document makes judgements about landscape sensitivity and landscape value which are of relevance to this LVA.
- 4.2.5.2 Within this assessment the site is classified as Landscape Capacity Area 60: Bolney Sloping High Weald. The landscape sensitivity of parcel 60 within which the site is located is assessed as being “*moderate*”, the third of five categories, with some intact parkland, generally low boundary loss, and development perceived as being “*slightly*” inconsistent with settlement form.
- 4.2.5.3 Landscape value is assessed as being “*substantial*”, the second of five categories. It is important to note in this context that part of this evaluation is based upon the assessment parcel being “*partly AONB*” as well as the area being defined as “*setting to AONB*”.
- 4.2.5.4 Overall capacity for development is thus assessed as being “*low*”, which is the seventh of nine categories. Of the 75 assessment parcels considered, 20 have a capacity lower than the site, and 39 sites have the same capacity as the site. Only 16 sites have a higher capacity than the site. Paragraph 5.2.2 states that “*a low or negligible rating for landscape capacity indicates that development would have a significant effect on the character of the landscape as a whole and/or on the setting to the existing settlement or outstanding assets within the District*”.

4.2.6 Capacity of Mid Sussex District to Accommodate Development (LUC, June 2014)

- 4.2.6.1 This study aimed to update the assessment of the capacity of landscapes around settlements to accommodate development, but also included additional areas and used slightly different criteria. The assessment scale for capacity judgements is also simplified, with only a five point scale (compared with the nine point scale in the 2007 assessment). Drawing FHF-3 summarises the classifications provided by this assessment, but further details are set out below.
- 4.2.6.2 The application site remains part of assessment parcel 60: Bolney Sloping High Weald, and yet again is partly within the High Weald National Landscape (AONB). This assessment also assesses the landscape sensitivity of the parcel as “*moderate*” and landscape value as “*substantial*”. However, due to the changes in the assessment scale the capacity of this assessment parcel is assessed as being “*Low/Medium*”. Of the 80 parcels assessed, 20 have a lower capacity than the site, and 42 have the same capacity as the site. Only 18 sites have a higher capacity than the site.
- 4.2.6.3 Paragraph 3.15 of the study states 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*”.

4.2.7 District Plan 2021-2039 Site Allocations Evidence Library

- 4.2.7.1 Within the Site Selection Conclusions Paper (Ref 19) Appendix 3 – Site Assessment Proformas (Nov 2023), landscape change relating to this site (referred to as ID1120:



Land east of Foxhole Lane within this document) is considered to be of a negative nature and 'low to low/medium potential'.

- 4.2.7.2 Whereas, within the Mid Sussex District Plan (Reg 19) Sustainability Appraisal (Nov 2023), it is recognised that DPA14: Land at Foxhole Farm, Bolney, is located within 'Bolney Sloping High Weald' which has 'low' capacity. However, it goes on to state that the proposed allocation should *"Retain the character of footpath 44Bo which runs along the site's northern boundary and create a pedestrian link from the site and provide informal outdoor space including a community orchard and a Country Park which may help to promote access to outdoor space and enjoyment of the countryside. A negligible impact on the character of the landscape (SA Objective 8) and biodiversity (SA Objective 7) are anticipated"*.

4.3 The Landscape of the Site and its Context

- 4.3.1 GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity)
- Aesthetic and perceptual aspects
- The overall character of the area.

- 4.3.2 An assessment of the landscape baseline is set out in the following paragraphs.

4.3.3 Individual Elements and Features

- 4.3.3.1 The site comprises five, rectilinear, pasture fields, partly largely enclosed by hedgerows, tree lines and woodland. The site is bounded by the narrow, tree-lined Foxhole Lane to the west; to the north-west, beyond footpath 44Bo, is an area of woodland, and to the north-east are gardens and paddocks at the rear of houses on The Street. To the east the site borders gardens of residential properties fronting on to The Street; a narrow road with a mixture of historic and 20th century housing on either side; and to the south is the A272, also known as Cowfold Road; a main route which also has residential properties along part of its northern flank which forms Crosspost, part of Bolney.

- 4.3.3.2 It is notable that the site is at a transitional point between the High and Low Weald in the landscape in terms of woodland. The landscape north of Cowfold Road has a greater proportion of woodland, in keeping with the High Weald character, and this provides a notable degree of enclosure in the landscape. Whereas to the south of Cowfold Road the extent of woodland notably reduces.

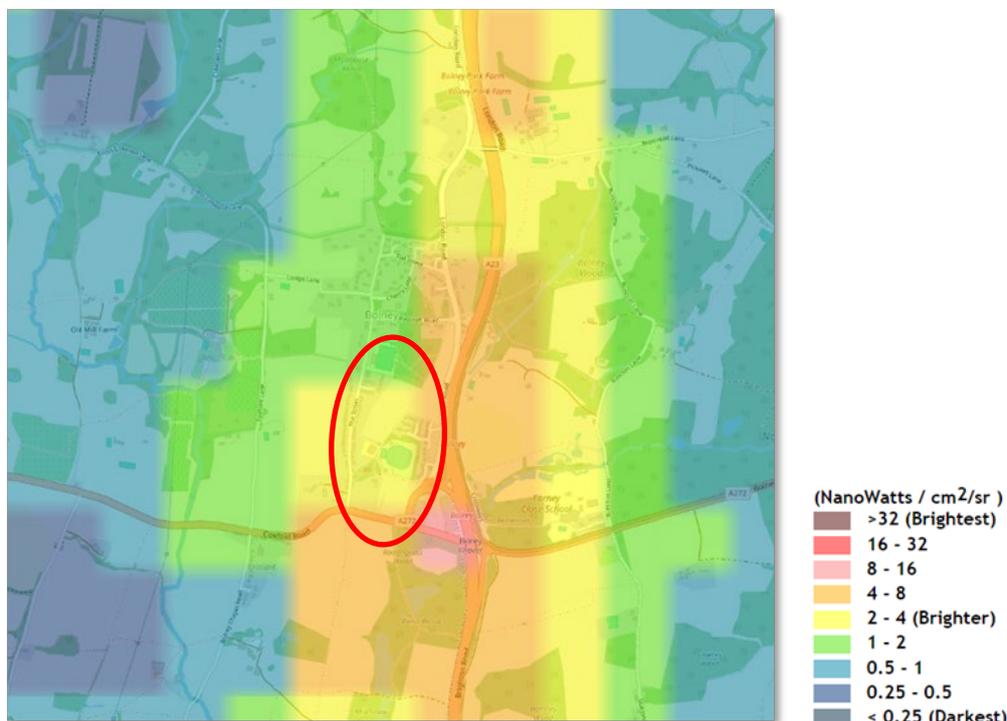
- 4.3.3.3 The topography of the site is also at a transitional point between the High and Low Weald. At the northern edge of the site levels reach 37m AOD, these levels then rise to a maximum elevation of 42m AOD at the centre of the site and then fall to around 24m AOD on Cowfold Road to the south. To the north levels continue to climb towards Wykehurst Park at around 75m AOD and to Wykehurst Corner at above 100m AOD, whereas to the south of Cowfold Road the gently undulating landscape of the Low Weald is typically at levels of between 10 and 30m AOD. To



- the east of The Street is a low, broadly north-south orientated ridge, reaching over 40m AOD, with the Church of St Mary Magdalene's at a level of approximately 37m AOD.
- 4.3.3.4 The topography of the site, combined with the surrounding vegetation, means that the site is generally enclosed in character. However, the one exception to this is on the elevated ground at the centre of the site (field F3), which affords views towards the Church of St Mary Magdalene's to the east and to the distant hills of the South Downs to the south.
- 4.3.3.5 There are no public rights of way crossing the site, but footpath 44Bo extends along the northern boundary of the site.
- 4.3.3.6 The settlement form of Bolney is characterised by a number of development clusters, within a setting of pastoral fields. A linear arrangement of historic buildings is found along The Street, and these are interposed with more recent buildings. Development in depth has occurred at the north of The Street, at Cherry Lane and Top Street, comprising both Victorian and 20th century housing. At the southern end of Bolney, development is also in depth with residential and commercial land uses being accessed off Cowfold Road, either side of The Street. Recent commercial development now also extends further east along Cowfold Road, and a residential development is also located north of this. These effectively link the southern edge of the village with the A23. Immediately south of the site is also a residential area and garage orientated along the Cowfold Road and Bolney Chapel Road; this is identified as Crosspost on Ordnance Survey plans, but is clearly identifiable on site as part of Bolney by the gateway signage to the village.
- 4.3.3.7 Regarding the site, the site is located to the west of The Street and north of Cowfold Road, with existing residential development extending further to the west and east on Cowfold Road and further to the north and south on The Street and Bolney Chapel Road.
- 4.3.3.8 The character of roads is also a key element in the locality of the site. The A23 is a fast-moving dual carriageway passing in a north-south direction to the east of Bolney, and this major road also has street lighting. The A272 (Cowfold Road) is another main road, passing in a west to east direction at the southern edge of the site, and this also has some street lighting. In contrast, The Street is a narrow village road flanked by some historic buildings, although this also has street lighting. Foxhole Lane, to the west of the site, is a narrow and much quieter lane enclosed by well-established hedgerows and trees, and this has no street lighting.
- 4.3.3.9 **Plate I**, below, is an extract from the CPRE's Dark Skies map, and illustrates that whilst there are dark sky areas to the west and east of Bolney, the settlement, and the site, are influenced by existing light from street lighting, traffic and built form. It is also worth noting that this map does not take into account the recent developments at Bolney.



4.3.4 Plate I: Extract from the CPRE's Dark Skies Map, with the site marked by a red oval. These interactive maps were produced with satellite images captured at 1.30 am throughout September 2015. The detailed map illustrates the level of lighting across 9 colour bands, with reds, oranges and yellows denoting more urban areas, yellows and greens indicating suburban levels of lighting, and light to dark blues denoting dark skies.



4.3.5 Aesthetic and Perceptual Aspects

- 4.3.5.1 The majority of the site comprises medium scale fields with a strong sense of enclosure from surrounding hedgerows, trees and landform. However, the central part of the site, close to Foxhole Farm, has a greater perception of openness with long views towards the South Downs National Park.
- 4.3.5.2 The site's aesthetics are generally simple due to the narrow range of colours, forms and textures that form the agricultural fields, although there is some diversity introduced by glimpsed views of houses on The Street to the east, and to a lesser extent of houses on Cowfold Road to the south.
- 4.3.5.3 The site is generally quiet and still, however, noise and movement from traffic on the A272 (and to a lesser extent from the A23) is present on site and therefore the site is not tranquil or remote.

4.3.6 Overall Character

- 4.3.6.1 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).

4.3.7 The Changing Landscape

4.3.7.1 GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. In this case there are no planning permissions or applications on or adjacent to the site that would result in notable changes to the site's landscape and visual context. The Regulation 19 Local Plan allocates the site for residential use.

4.3.7.2 It is therefore concluded that in the absence of the proposal the site would remain in the same use as at present, and therefore would be of similar character.

4.4 Landscape Receptors

4.4.1 The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Undulating, rectilinear pasture fields;
- Hedgerows and trees enclosing the site;
- Influence of built form, noise and light from nearby settlement and roads.

4.4.2 As well as the following aesthetic and perceptual aspects:

- Medium scale and enclosed; and
- Mostly simple, still landscape but with some diversity and noise from settlement edge and nearby roads.

4.4.3 The character areas to be assessed would be:

- Local area of High Weald Fringes. Given that this is an extensive character area, the assessment focuses on the part of this character area that extends from the boundaries of the High Weald National Landscape to the north and east, the A272 to the south and Spronketts Lane to the west.
- Given the proximity of the Hickstead Low Weald (to the south of Cowfold Road) potential effects on this character area are also assessed.
- Bolney conservation area, which includes the built-up area to the east and north-east of the site.
- Given the relative proximity of the High Weald National Landscape, and its national value, this is considered as a potential landscape character receptor.
- Although the SDNP is a considerable distance from the site, the national value of this landscape plus the potential for long views from the elevated, central part of the site means that this too should be considered as a potential character receptor.

4.5 Sensitivity of Landscape Receptors

4.5.1 In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.



4.5.2 Value of the Landscape

- 4.5.2.1 In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that neither the site nor its immediate vicinity is included within a statutory or non-statutory landscape designation. However, the site is close to the landscape-related designation of the Bolney conservation area. It is also approximately 450 metres away from the High Weald National Landscape.
- 4.5.2.2 GLVIA3 then goes on to state that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and provides a helpful guide for assessing these sites. A full assessment against these criteria is included in **Table D1, Appendix D**. This assessment considers not only the value of the landscape of the site, but also the site's wider context.
- 4.5.2.3 Using these criteria it has been concluded that the site is of **community value** overall. There are no ecological or heritage designations within the site. Scenic quality is generally of community value, with the most notable landform and open views being found in a localised high point east of Foxhole Farm (field F3), at the centre of the site. However, there is no public access to the site. Landscape condition is also generally of Community value, with some hedgerows having been removed, the settlement edge to the east of the site being clearly visible, and with the influence of existing lighting and noise across part of the site. It is therefore concluded that the site is not a "*valued landscape*" in the sense of paragraph 187(a) of the NPPF. Notwithstanding this overall judgement, there are elements of the site which have slightly higher value, notably the elevated area east of Foxhole Farm (field F3) which affords long views towards the South Downs and the Church of St Mary Magdalene, and also the northern edge of the site which forms part of the experience of walking footpath 44Bo.
- 4.5.2.4 The value of the landscape to the south of the site, in the Hickstead Low Weald, is also assessed as being of community value. This area contains some listed buildings and small areas of ancient woodland, as well as a network of footpaths.
- 4.5.2.5 Landscape value increases to Local Authority to the east of the site, in the Bolney conservation area. Landscape value also increases to the north and north-west of the site, where there are a number of ancient woodlands, a number of rights of way,



and greater proximity to the High Weald National Landscape. These areas are also assessed as being of Local Authority value.

- 4.5.2.6 The landscapes of the High Weald National Landscape and the South Downs National Park are of national value.

4.5.3 Susceptibility of Landscape Receptors to the Proposed Development

- 4.5.3.1 The susceptibility of the landscape receptors is assessed within **Table D2, Appendix D** and a summary of the findings are set out below.
- 4.5.3.2 The undulating rectilinear pasture fields receptor has a **high/medium** susceptibility to the proposed development as the open fields have an inherently high susceptibility to the introduction of built form, which is reduced marginally by existing houses along the eastern edge of the site, as well as by existing traffic noise and lighting from the settlement edge and nearby roads.
- 4.5.3.3 The hedgerows and trees enclosing the site have a **medium** susceptibility to the proposed development since all trees and the majority of hedgerows would be retained, with only a small number of short sections needing to be removed or pruned back for access and sightlines (refer to SJA Arboricultural Implications Report for further details).
- 4.5.3.4 The influence of built form, noise and light receptor has a **low** susceptibility to the proposed development, which would introduce further low levels of light and noise.
- 4.5.3.5 The medium to small-scale and enclosed site would have a **medium** susceptibility to the proposed development as whilst the proposals have potential to increase the degree of enclosure and to reduce scale, the site is already enclosed and of a small to medium scale so landscape affects would be limited.
- 4.5.3.6 The mostly simple and still receptor (with some diversity and noise from the adjacent settlement edge and nearby roads) has a **high to medium** susceptibility to the proposals since the proposed new homes and other elements would introduce more diversity in form, colours and textures, with further noise and movement.
- 4.5.3.7 In terms of the overall character, the local area of the High Weald Fringes has a **medium** susceptibility to the proposed development overall since this is a predominantly rural landscape but with some influence of built form, movement, lighting and noise from the existing settlement of Bolney and the nearby A272 and A23.
- 4.5.3.8 The Hickstead Low Weald has a **low** susceptibility to the proposals since the site is in the adjacent character area, and consequently the proposals would cause only localised indirect change as indicated on the ZTV (drawing **B-4**). Whilst this landscape is predominately rural, it does also comprise some small areas of built form, and abuts the southern edge of Bolney.
- 4.5.3.9 Development within the Bolney Conservation Areas are largely in depth and enclosed. Therefore, whilst the entire Conservation Areas are in close proximity to



the site, potential landscape effects are limited to small, isolated areas (see ZTV, drawing B-4). Landscape effects would also be indirect, together reducing susceptibility to **medium**.

- 4.5.3.10 The High Weald National Landscape would have a **low** susceptibility to the proposals as the National Landscape is already influenced by the existing settlement of Bolney. Effects on the National Landscape would also be indirect and localised due to the enclosed nature of the site (see ZTV, drawing B-4).
- 4.5.3.11 The South Downs National Park would have a **low** susceptibility to the proposals as the site is located over 6km from the National Park, and the National Park is already influenced by settlements within its immediate context.

4.5.4 Sensitivity of Landscape Receptors

- 4.5.4.1 The overall sensitivity of landscape receptors is assessed in **Table D2 of Appendix D** and a summary of the findings are set out below.
- 4.5.4.2 The undulating rectilinear pasture fields receptor has a **medium** sensitivity to the proposed development given its community value and high/ medium susceptibility.
- 4.5.4.3 The hedgerows and trees enclosing the site have a **medium/ low** sensitivity given their community value and medium susceptibility.
- 4.5.4.4 The influence of built form, noise and light receptor has a **low** sensitivity to the proposed development due to its low value and low susceptibility.
- 4.5.4.5 Given its community value and medium susceptibility, the medium to small-scale and enclosed site would have a **medium/ low** sensitivity.
- 4.5.4.6 The mostly simple and still receptor (with some diversity and noise from the adjacent settlement edge and nearby roads) has a **medium** sensitivity to the proposals due to its community value and high/ medium susceptibility.
- 4.5.4.7 In terms of the overall character, the local area of the High Weald Fringes has a **medium/ low** sensitivity to the proposed development due to its community value and medium susceptibility.
- 4.5.4.8 The Hickstead Low Weald has a **low** sensitivity to the proposals because of the combination of its community value and low susceptibility.
- 4.5.4.9 Given the local authority value and medium susceptibility of the Bolney Conservation Areas, they would have a **medium** sensitivity.
- 4.5.4.10 Both the High Weald National Landscape and South Downs National Park would have a **medium** sensitivity to the proposals due to their national values and low susceptibility.



4.6 Magnitude of Landscape Change

- 4.6.1 In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:
- The Size and Scale of Change;
 - The Geographical Extent of Change; and
 - The Duration and Reversibility of Change.
- 4.6.2 The magnitude of change for each landscape receptor is assessed in **Table D3 of Appendix D** and a summary of the findings is set out below.
- 4.6.3 The proposed development would result in a **substantial/ medium** magnitude of change for the undulating pasture fields. The proposed development would introduce new built form into an area that is currently open pasture, and the homes would become dominant features within that field. However, effects would be localised as they would be contained by the existing vegetation and built form. The proposals would thus result in a permanent, large scale of change over a small geographical extent.
- 4.6.4 There would be a **slight** magnitude of change for the hedgerows and trees as the majority would be retained with only a small number of short sections of the existing hedgerows being affected by the proposed development and affects would be localised. New native trees, hedgerows, orchards, shrubs and species-rich grassland would also be incorporated across the site which would adhere to the Mid-Sussex land management guidelines set out for this area within the Mid-Sussex Landscape Character Assessment (November 2005).
- 4.6.5 The influence of built form, noise and light receptor would result in a **slight** magnitude of change as whilst light and noise levels within the site would increase, these features are already characteristic of Bolney. The proposals would thus result in a permanent, small scale of change over a small geographical extent.
- 4.6.6 Both of the aesthetic receptors would undergo a **medium** magnitude of change: there would be a large/medium size of change for the simple/still landscape receptor, but this would be focused on the small geographical extent of the site itself. Similarly, the medium scale and enclosed receptor would undergo a medium scale of change over a small geographical extent.
- 4.6.7 For the local area of High Weald Fringes the proposals would result in a medium/small scale of change to a small geographical area, and consequently a **medium/ slight** magnitude of change. The proposed development would result in pasture fields on the settlement edge becoming residential and community development and public open space. However, effects would be localised as the parcels are situated on the site's lower ground and enclosed by existing vegetation and built form. The settlement of Bolney would also not extent any further south or west, and



- the proposal would be adhering to the relevant land management guidelines for this character area.
- 4.6.8 For the local area of Hickstead Low Weald the proposals would result in localised areas of indirect landscape effects. As small areas of built form are already present and influence this landscape, the proposals would also not substantially alter its character or introduce new elements or features. The proposals would thus result in a permanent, small scale of change over a small geographical extent, and consequently a **slight** magnitude of change.
- 4.6.9 The proposal would not cause any direct landscape effects on the Bolney Conservation Area, and where indirect effects would be experienced the proposed development would be set back behind existing built form and largely screened. Thus, the proposal would result in permanent, small scale of change over a small geographical extent, and consequently a **slight** magnitude of change.
- 4.6.10 For the local area of the High Weald National Landscape, the proposal would result in a permanent, negligible scale of change over a negligible geographical extent, and thus a **negligible** magnitude of change. This is due to the combination of the local area of the National Landscape being influenced by the existing settlement of Bolney, the proposals not resulting in the settlement moving closer to the National Landscape, and as illustrated on the ZTV, landscape effects on the National Landscape would be highly limited by the enclosed nature of the site and the intervening landform and vegetation.
- 4.6.11 Finally, for the South Downs National Park, the proposal would result in a permanent, negligible scale of change over a negligible geographical extent, and thus a **negligible** magnitude of change. This is due to the site being located over 6km from the National Park, the proposals not resulting in residential development of Bolney coming closer to the designation, and landscape effects would be limited by the enclosed nature of the site and the intervening landform and vegetation.

4.7 Assessment of Landscape Effects

4.7.1 Summary of Landscape Effects

- 4.7.1.1 **Table D4 in Appendix D** summarises the potential effects on each of the landscape receptors.
- 4.7.1.2 In overview, the landscape effects resulting from the proposed development would be highly localised. This is due to the combination of the proposed areas of built form being located on lower ground and enclosed by well-established vegetation, and the site being situated on the existing settlement edge of Bolney. The more elevated open ground in the centre of the site, which offers distant views to the South Downs National Park, would also be kept free from built form and provides a countryside open space.
- 4.7.1.3 The effects of the proposals upon the undulating pasture fields would be **major/moderate and negative** since the proposals would introduce prominent new



- housing, infrastructure and public open spaces to an agricultural and largely rural area. This is regarded as an important planning consideration.
- 4.7.1.4 The hedgerows and trees receptor would be affected to a **moderate/ minor degree**. In the short-term the nature of that change would be **neutral** as whilst a number of short sections of hedgerows would be removed, ample amounts of planting would be proposed across the site. Over time, as this planting establishes, the nature of that change would **become positive**.
- 4.7.1.5 The influence of built form, noise and light receptor would be affected to a **minor extent**, and the nature of this change would be **negative**.
- 4.7.1.6 The medium scale and enclosed receptor would be affected to a **moderate/ minor extent**, and the nature of this change would be **negative**. Similarly, the mostly simple and still receptor would undergo **moderate and negative effects**.
- 4.7.1.7 For character, the local area of High Weald Fringes would be affected to a **moderate/ minor extent**, and a **negative** nature of effect, whereas the local area of Hickstead Low Weald would undergo **minor and negative effects**.
- 4.7.1.8 The Bolney Conservation Area would be affected by **moderate/ minor and negative** landscape effects.
- 4.7.1.9 Given the distance from the proposals, the High Weald National Landscape would experience **minor and neutral** landscape effects. Similarly, landscape effects for the South Downs National Park would also be **neutral yet minor/ negligible** given the greater distance from the proposals.

4.8 Summary of Landscape Appraisal

- 4.8.1 The landscape appraisal has been based upon a desk top assessment and various site assessments carried out in both the winter and summer months between January 2020 and January 2025.
- 4.8.2 At a national level the site has been classified as being part of NCA 122, High Weald. In the Mid-Sussex Landscape Character Assessment (November 2005), the site is classified as part of character area 10, High Weald Fringes. This assessment has concluded that the site and its context broadly align with the characteristics of area 10; a well-wooded, largely agricultural landscape with long views to the South Downs and intersected by a network of roads and lanes. The relevant land management guidelines for this character area have also been adhered to when progressing the proposal.
- 4.8.3 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”*.



- 4.8.4 Within the Site Selection Conclusions Paper (Ref 19) Appendix 3 – Site Assessment Proformas (Nov 2023), it is anticipated that if the site were to be developed, landscape change would be of a negative nature and “*low to low/ medium potential*”. Whereas, within the Mid Sussex District Plan (Reg 19) Sustainability Appraisal (Nov 2023) landscape matters are anticipated to be negligible if the proposed development fulfils the site allocation’s policy requirements.
- 4.8.5 An assessment of landscape value has concluded that the application site is of **community value**. The site is not considered to form part of the setting of the High Weald National Landscape or South Downs National Park, and therefore is not a valued landscape in the sense of paragraph 187(a) of the NPPF.
- 4.8.6 As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. This appraisal has concluded that the 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.
- 4.8.7 There would be **major/ moderate and negative effects** on the fields which form the application site, and **moderate and negative landscape effects** for the mostly simple but still receptor. All other landscape receptors would be **moderate/ minor and negative at most**. In particular, it is worth noting that the High Weald National Landscape would experience a Minor and Neutral landscape effects and the South Downs would experience Minor/ Negligible and Neutral.
- 4.8.8 As noted in section 3.3.2, whilst the illustrative visualisations within the Design and Access Statement show the apartment blocks within the southern extent of the site at 2-storey, this appraisal assesses these blocks at 2.5-storey to ensure that any changes which may occur in line with the parameters plan during the reserved matters stage have been considered and robustly tested. Following the landscape appraisal, it has been concluded that there would only be a marginal and localised difference in landscape effects between 2 (9m) and 2.5-storey (11m) blocks in this location of the site given its lower elevation and enclosed nature.
- 4.8.9 It is important to note that this assessment assumes that the baseline for the site remains the site in its existing condition; the fact that the site is a draft allocation for residential development in the emerging Local Plan has not been factored into either the sensitivity of landscape receptors or the magnitude of landscape effects. This appraisal therefore represents a worst-case assessment of potential medium to long term landscape effects.



5.0 Potential Visual Effects

5.1 Introduction

- 5.1.1 The following visual assessment is based upon a desk top review and several site assessments carried out in both the winter and summer months between January 2020 and January 2025. A worst-case assessment of the potential visibility of the proposed development has been prepared with aid of specialist computer software. Verifiable photomontages for five viewpoints, at both year 1 and year 15, have also been prepared.
- 5.1.2 Numerous locations were visited during the site visit, but for this assessment they have been reduced to fourteen viewpoint locations. The objective in selecting these locations has been to represent the range of publicly accessible views of the proposed development which would be available and capturing the worst-case scenario of visibility. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been accessed, however understandably there is no representative viewpoints.
- 5.1.3 In accordance with GLVIA3 the sensitivity of the visual receptors and the potential magnitude of visual effects has been assessed in order to determine the potential visual effects at each viewpoint. This detailed assessment of the potential effects for receptors at each viewpoint is set out in Appendix E of this appraisal.
- 5.1.4 The location of all viewpoints is illustrated on drawing FHF-5. For each of the viewpoints, photographs of the existing views have been included (see drawings FHF-6 to FHF-43). Year 1 and year 15 photomontages have also been prepared for viewpoints 3 (Foxhole Lane), 4 (Footpath 44Bo), 5 (The Street) and 6a and 6b (at the Church of St Mary Magdalene).
- 5.1.5 These focused, viewpoint assessments, then form part of a systematic identification of likely effects on the various visual receptor groups, (as required by GLVIA3 paragraph 6.26). This over-arching assessment is set out within this section of the LVA, but supporting assessment matrices are also included in Appendix E.
- 5.1.6 By combining the sensitivity of receptors and the magnitude of effect the potential level of visual effects has been assessed. Effects which are assessed as being major or major/moderate are considered to be important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.

5.2 Overall Visibility

- 5.2.1 The visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Drawing FHF-4 illustrates the Zone of Theoretical Visibility (ZTV) for the proposed development. This is based upon proposed 2-storey dwellings at 9m tall, 2.5-storey apartments at 11m along the southern edge of the site, and all garages and the community hub



being single-storey. Vegetation within the site is based on SJA's arboricultural assessment and proposed levels within the site are based on 890872-RSK-ZZ-XX-DR-C-0001 & 0002-P03 – Preliminary Levels by RSK. For the wider context, levels are based off a detailed terrain model, and structural vegetation and built development are taken from vector mapping. Some additional, structural vegetation has been added close by to the site, this is based off site surveys and conservative estimates have been applied. It is notable that this model does not include proposed planting, and that many smaller areas of existing vegetation, including the majority of hedgerows, have also not been included. The ZTV therefore provides a worst-case assessment of the potential visibility of the proposed development.

5.2.2 Despite this worst-case basis, drawing FHF-4 illustrates that the potential visibility of the proposed development is largely localised upon the site itself and immediately to the south of the site. The ZTV illustrates some potential for intermittent views to the north, east and west, and some distant views further south, particularly from Hickstead. Although, the various site assessments did not identify any potential for views of the site from several of these locations, including from the High Weald National Landscape. Further details on this are set out in section 5.5 below.

5.2.3 The ZTV not only illustrates the potential extent of visibility, but also defines the potential vertical angle of visibility, subtended at the eye, at each location: darker orange shading indicates areas with a potential for obtaining views with a vertical angle greater than 3 degrees, pale orange shading denotes areas that could obtain angles between 1 and 3 degrees, and yellow shading indicates areas that could potentially obtain angles of view between 0.25 and 1 degree. The methodology for the production of the ZTV is included at Appendix B.

5.3 Potential Visual Receptors

5.3.1 Within the visual envelope identified by the ZTV, the following types of visual receptors have the potential to experience changes in their views:

- Recreational Walkers, Cyclists and Horse Riders
 - On PRowS such as footpath 44Bo, 18Bo and 22Bo;
 - From long distant trail; Sussex Diamond Way; and
 - Those within the High Weald National Landscape.
- Pedestrians, cyclists and vehicle users
 - To the east along The Street and the A23;
 - To the south along Cowfold Road, Chapel Road and Hickstead Lane; and
 - To the west along Foxhole Road and Spronkett's Lane.
- Residents
 - To the east along The Street;
 - To the south at Crosspost, Hickstead and scattered farmsteads;
 - To the west at scattered farmsteads; and
 - To the north at Bolney and scattered dwellings.



5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

- 5.4.1 **Tables E1, E2 and E3 in Appendix E** determine and provides detail on the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.
- 5.4.2 A summary of the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers, Pedestrians, Horse Riders and Cyclists

- 5.5.1.1 These receptors have been grouped together as they have a **High** susceptibility to the proposed development since they are likely to be focused on views of the countryside.
- 5.5.1.2 Some of the viewpoints are of **Medium** (Local Authority) value as they are located along public rights of way. As a consequence, the receptors in these locations are assessed as being of **High/Medium** sensitivity.
- 5.5.1.3 Others have a **High** (National) value as they are located within the High Weald National Landscape. As a consequence, the receptors in these locations are assessed as being of **High** sensitivity.
- 5.5.1.4 For those viewpoints along a non-designated road of **Low** value, the receptors have been given a **Medium** sensitivity.
- 5.5.1.5 **When travelling along Cowfold Road (A272)** views of the proposed development would be primarily screened by the existing, well-established vegetation resulting in no change in view. However, when immediately south of the site the proposed vehicular access would be visible, along with views through of the proposed apartments which may be up to 2.5-storey (11m)(viewpoint 1). Glimpses through the hedgerow may also be available as sections either side of the vehicular access would be pruned back for sightlines. These proposed features would form significant features within the view, although they would be seen within the context of Cowfold Road and existing dwellings immediately south and therefore the size and scale of change would be reduced to **large/ medium** at Year 1. Over time, the vehicular entrance would remain a key feature although the proposed planting along the southern edge would filter views of the proposed dwellings, reducing the size and scale of change to **medium** by Year 15. To the south-east of the site along Cowfold Road (viewpoint 8) views of the proposed development would also be available. However, these views would be filtered by intervening trees and seen above the intervening fence line. They would also be seen in the context of Cowfold Road, together resulting in the proposed development only partially altering the composition of the view and a **small** size and scale of change. Over time views would also become increasingly filtered as proposed planting establishes, although



by year 15 a **small** size and scale of change would remain. As the proposed development would only be seen immediately south and south-east of the site from along Cowfold Road, visual effects would cover a small geographical extent. **Overall, pedestrians, horse riders and cyclists along Cowfold Road (A272) would primarily experience no visual effects. The exception is those immediately south and south-east of the site along Cowfold Road; when immediately south, they would experience at most Moderate and Negative visual effects, in the vicinity of the site access, which would reduce to Moderate/ Minor and Negative at Year 15. For those south-east, they would experience Moderate/ Minor and Negative visual effects at Year 1 and 15.**

5.5.1.6 **For those further south**, views would quickly become screened by the landscape's well-established vegetation (viewpoints 7, 9 and 14). For those on the elevated group within the South Downs National Park, the proposed development would also not be discernible given the South Downs being over 6km away, and the proposed dwellings being located on lower ground and largely contained by well-established vegetation. **Therefore, further south of Cowfold Road (A272) recreational walkers, pedestrians, cyclists and horse riders would experience no visual effects, including those within the South Downs National Park.**

5.5.1.7 When travelling along the southern end of **Foxhole Lane** (viewpoint 2), immediately west of the site, clear views of the proposed development would be available above the existing hedgerow. Given that these dwellings are located at the end of residential streets, they would be spread out with landscaping in between. However, as Foxhole Lane is relatively rural in character, this would result in a notable change in the composition of the view and a **large** size and scale of change at Year 1. Over time, the proposed trees along the western boundary would progressively filter these views, however the proposed dwellings would remain noticeable and continue to change the composition of the view, and therefore a **large/ medium** magnitude of change would remain at Year 15. Further north, the proposed development would be largely screened by the existing vegetation with the exception being at the existing field gateway (viewpoint 3) which would be removed during construction and planted with native shrubs and trees. Before this planting establishes, the proposed development would be introducing housing into what is currently a primarily rural, open view, and whilst the proposed dwellings would be set back by approximately 100m, the development would still notably alter the composition of the view. This would result in a **large/ medium** size and scale of change at Year 1. Over time, the proposed planting would progressively filter views and by Year 15 the proposed development would be screened. Although, this change would continue to result in the loss of an open, agricultural view and Foxhole Lane would also become increasingly enclosed. Therefore, at Year 15, a **medium** size and scale of change would remain. As the proposed development would be seen within the southern extents of Foxhole Lane and just at the field gateway within the northern extents, visual effects would cover a medium geographical extent. **Overall, pedestrians, horse riders and cyclists along the southern end of Foxhole Lane and at the field gate further north would experience Major/ Moderate and Negative visual effects at Year 1. At year 15, these visual effects would reduce to Moderate and Negative visual effects. Elsewhere along Foxhole Lane, no visual effects would be experienced.** It is worth noting that Major/ Moderate and



- negative effects are regarded as important planning considerations. For those receptors within the southern end of Foxhole Lane (viewpoint 2), these visual effects would remain important planning consideration as the proposed development would continue to introduce new elements into the view and alter the character of this section of Foxhole Lane. Whereas, at the field gate (viewpoint 3), these visual changes would not remain as important planning considerations in the long-term, as whilst the character would change it would reflect the enclosed character found further north along Foxhole Lane. These important planning considerations are highly localised to the site.
- 5.5.1.8 **Further west**, views would quickly become screened by the landscape's well-established vegetation and undulating landscape (viewpoints 10 and 11). **Therefore, further west of Foxhole Lane recreational walkers, pedestrians, cyclists and horse riders would experience no visual effects.**
- 5.5.1.9 When walking along **footpath 44Bo**, the proposed development would be primarily screened by the well-established vegetation along the northern boundary. However, occasionally views would be available through gaps in the vegetation (viewpoint 4). On these occasions, the proposed development would form a large element within these views given the footpaths proximity to the site. However, as the existing dwellings along The Street can already be experienced within this view and the proposed planting would filter and break up the mass of built form from year 1, the size and scale of change is reduced to **large/ medium**. Over time the proposed vegetation within the northern extent of the site would progressively filter views and by Year 15 the proposed development would be almost entirely screened, retaining the primarily rural character of this footpath. Consequently, the size and scale of change at Year 15 would be **small**. Given that elsewhere along the footpath the proposed development would be screened, visual effects would cover a small geographical extent. **Overall, recreational walkers along footpath 44Bo would primarily experience no visual effects. However, where there are gaps in the vegetation, they would experience Major/ Moderate and Negative visual effects at Year 1. By Year 15, this would reduce to Moderate/ Minor and Negative.** Major/ Moderate and negative effects are regarded as important planning considerations. However, on this occasion they are highly localised to the site and would be mitigated in the long-term.
- 5.5.1.10 **Further north** of the site the proposed development would be screened from publicly accessible locations by the landscapes well-established vegetation. This includes those within the High Weald National Landscape (viewpoint 12). **Therefore, further north of the site recreational walkers, pedestrians, cyclists and horse riders would experience no visual effects, including those within the High Weald National Landscape.**
- 5.5.1.11 To the east of the site, walkers, horse riders and cyclists would experience intermittent views of the proposed dwellings from **The Street** (viewpoint 5). The proposed development would be seen through gaps in the housing and would be set back in comparison to the existing dwellings. A proposed cycle route and footpath connecting with The Street would also be visible from along the road. Together the proposed development would partially alter the composition of the view, resulting in a **small** size and scale of change at year 1. Over time, views would



become progressively filtered by the proposed vegetation along the eastern boundary of the site. However, by year 15, the proposed dwellings would remain perceivable, along with the proposed cycle route and footpath. Therefore, a **small** size and scale of change would remain. Elsewhere along The Street the proposed development would be screened by existing dwellings, therefore visual effects would cover a small geographical extent. **Overall, for most walkers, cyclists and horse riders along The Street, no visual effects would be experienced. The exception would be for those immediately east of the site where at most, Moderate/ Minor and Negative visual effects would be experienced at Year 1 and 15, in the vicinity of the proposed cycle route and footpath.**

- 5.5.1.12 **Further east**, views of the proposed development from publicly accessible locations are primarily screened by the combination of the existing settlement and landscape's well-established vegetation (viewpoint 13). However, the exception would be a couple of glimpses available from footpath 18Bo within the grounds of **St Mary Magdelene Church** (viewpoint 6a and 6b). The views would be narrow and comprise the public open space at the centre of the development which contains open grasslands, a proposed hedgerow and orchard planting. In no cases would the proposed dwellings be visible, including during winter months when vegetation is not in leaf. The proposals would also be seen from over 200m away, and therefore together would barely alter the composition of the view. Together this would result in a **negligible** size and scale of change at Year 1 and neutral effect. Over time, the proposed development would become progressively integrated but would remain perceivable and therefore a **negligible** size and scale of change and neutral effect would remain. **Overall, further east of The Street, pedestrians, recreational walkers, horse riders and cyclists would primarily experience no visual effects. The exceptions would be from within the grounds of St Mary Magdelene Church where Minor and Neutral visual effects would be experienced at Year 1 and 15.**

5.5.2 Vehicle Users

- 5.5.2.1 Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change and would have a **Medium** susceptibility.
- 5.5.2.2 The viewpoints are located along a standard, non-designated road. Therefore, they are of **Low** value. When combined with the Medium susceptibility, these receptors have been given a **Medium/ Low** sensitivity.
- 5.5.2.3 As noted in section 5.5.1, when **travelling along Cowfold Road (A272)** views of the proposed development would be mostly screened by the existing, well-established vegetation. However, when immediately south of the site the proposed vehicular access and views through of the proposed apartments, which may be up to 2.5-storey (11m), would be visible (viewpoint 1). Glimpses through the hedgerow may also be available as sections either side of the vehicular access would be pruned back for sightlines. The proposed development would form notable new features within the view. However, as they would be seen within the context of Cowfold Road and existing dwellings at Crosspost, the size and scale of change is reduced to **large/ medium** at Year 1. Over time, the proposed planting along the



southern edge of the site would filter views of the proposed dwellings whilst the vehicular entrance would remain a key feature. Overall, this would reduce the size and scale of change to **medium** by Year 15. To the south-east along Cowfold Road (viewpoint 8) views of the proposed development would be available through the intervening trees and above the fencing. It would also be seen in the context of Cowfold Road, resulting in the proposed development only partially altering the composition of the view and a **small** size and scale of change. Over time views would also become increasingly filtered as proposed planting along the southern boundary establishes, although by year 15 a **small** size and scale of change would remain. As the proposed development would only be seen immediately south and south-east of the site from along Cowfold Road, visual effects would cover a small geographical extent. **Overall, vehicle users along Cowfold Road (A272) would primarily experience no visual effects. Those immediately south of the site would experience at most Moderate/ Minor and Negative visual effects at Year 1 and 15, when in the vicinity of the site access. Those south-east would experience Minor and Negative visual effects at Year 1 and 15.**

5.5.2.4 For vehicle users further south, views would quickly become screened by the landscape's well-established vegetation. Therefore, vehicle users further south of Cowfold Road (A272) would experience no visual effects.

5.5.2.5 When travelling along the southern end of **Foxhole Lane** (viewpoint 2), vehicle users would experience clear views of the proposed dwellings and apartments above the existing hedgerow. Given that Foxhole Lane is relatively rural in character, these dwellings would cause a noticeable change in view and cause a **large** size and scale of change at Year 1. Over time, the proposed tree planting along the western boundary would filter these views, however the proposed dwellings would remain noticeable, and therefore a **large/ medium** magnitude of change would remain at Year 15. Further north along Foxhole Lane, the proposed development would be largely screened by the existing vegetation with the exception being at the existing field gateway (viewpoint 3), which would be removed during construction and the gap planted up with native shrubs and trees. However, before this planting establishes, the proposed development would again be introducing housing into a primarily rural landscape. On this occasion the proposed dwellings would be set back by approximately 100m, although due to the rural character of Foxhole Lane, the development would still notably alter the composition of the view due. Resulting in a **large/ medium** at Year 1. Over time, the proposed planting would progressively filter views and by Year 15 the proposed development would be screened. Although, this change would continue to result in the loss of an open, agricultural view and Foxhole Lane becoming increasingly enclosed in character. Therefore, at year 15, a **medium** size and scale of change would remain. **Overall, vehicle users along the southern end of Foxhole Lane and at the field gate further north, would experience Moderate and Negative visual effects at Year 1, and whilst visual effects would reduce over time, a Moderate and Negative visual effect would remain at Year 15. Elsewhere along Foxhole Lane, no visual effects would be experienced.**

5.5.2.6 **Further west**, views would quickly become screened by the landscape's well-established vegetation and undulating landscape (viewpoints 10). **Therefore,**



- further west of Foxhole Lane vehicle users would experience no visual effects.**
- 5.5.2.7 **To the north of the site** the proposed development would be screened from all publicly accessible roads by the landscapes well-established vegetation. This includes those travelling through the High Weald National Landscape. **Therefore, to the north of the site vehicle users would experience no visual effects, including those within the High Weald National Landscape.**
- 5.5.2.8 **From The Street** to the east of the site, vehicle users would experience intermittent views of the proposed dwellings through gaps in the housing along with views of the proposed cycle route and footpath that would connect with The Street (viewpoint 5). The proposed development would be set back in comparison to the existing dwellings and seen in the context of the settlement. Together this would result in a **small** size and scale of change at Year 1. Over time, views of the proposed dwellings would become progressively filtered by the proposed vegetation along the eastern boundary. However, by year 15, the proposed dwellings would remain perceivable, along with the proposed cycle route and footpath, and thus a **small** size and scale of change would remain. Elsewhere along The Street the proposed development would be screened by existing dwellings, therefore visual effects would cover a small geographical extent. **Overall, for most vehicle users along The Street, no visual effects would be experienced. The exception would be for those immediately east of the northern development parcel where at most Moderate/ Minor and Negative visual effects would be experienced at Year 1 and 15.**
- 5.5.2.9 **Further east**, views of the proposed development from publicly accessible roads would be screened by the combination of the existing settlement and landscape's well-established vegetation. **Therefore, further east of The Street, vehicle users would experience no visual effects.**

5.5.3 Residential Receptors

- 5.5.3.1 Residents have a **High** susceptibility to the proposed development since they are likely to experience visual changes regularly.
- 5.5.3.2 Within this assessment, most of the locations of existing dwellings are along standard, non-designated road. Therefore, these are of **Low** value, and when combined with the high susceptibility, the receptors have been given a **Medium** sensitivity.
- 5.5.3.3 For those dwellings located along roads associated with public rights of way or within the Conservation Area, they are of **Medium** (Local Authority) value. As a



- consequence, the receptors in these locations are assessed as being of **High/Medium** sensitivity.
- 5.5.3.4 For a number of the following residential receptors, representative, publicly accessible views were not available and therefore a worst-case scenario has been adopted and there are no representative viewpoints.
- 5.5.3.5 **For those residents immediately south of the site along Cowfold Road (A272)** they would experience clear views of the proposed access road and of the proposed apartments through the gap in the hedgerow (viewpoint 1), as well as glimpses through the hedgerow as sections either side of the vehicular access would be pruned back for sightlines. From first-storey windows, clear views of the proposed apartments, which may be up to 2.5-storey (11m) would also be available. Therefore, altogether the proposed development would form significant new features within the view, although, they would be seen within the context of Cowfold Road and existing dwellings and therefore the size and scale of change is reduced to **large/ medium** at Year 1. Over time, the vehicular entrance would remain a key feature, although otherwise the proposed planting along the southern edge of the site would filter views of the proposed built form, reducing the size and scale of change to **medium** by Year 15. Elsewhere within Crosspost, part of Bolney, residents would experience no views of the proposed development due to either existing properties or the well-established vegetation screening all views. Therefore, visual effects would cover a medium geographical extent. **Overall, residents immediately south of the site along Cowfold Road would at most experience Major/ Moderate and Negative visual effects. These would reduce to Moderate and Negative at Year 15. For those elsewhere at Crosspost, no visual effects would be experienced.** Major/ Moderate and negative effects are regarded as important planning considerations. However, on this occasion they are highly localised to the site and would be mitigated in the long-term.
- 5.5.3.6 **From dwellings to the south of Crosspost,** it appears that the proposed development would be primarily screened by the intervening, well-established vegetation resulting in no visual change. However, on a worst case scenario, it may be that residents to the north of Hickstead Lane at Hickstead would experience distant views of the proposed developments roofline, as indicated on the ZTV (Drawing FHF-4). The proposed development would be seen from over 2km away and largely screened by the intervening woodland and tree belts. For these reasons, if views were available, it would at most result in a **negligible** size and scale of change as it would barely alter the composition of the view. Over time, the proposed planting would also further filter views, however by Year 15 it is assumed that a **negligible** size and scale of change would remain. Elsewhere within Hickstead, residents would experience no views of the proposed development as it would be screened by intervening houses and vegetation. Therefore, visual effects would cover a small geographical extent. **Overall, residents north of Hickstead Lane may experience up to Minor and Negative visual effects at Year 1 and 15. For those elsewhere at Hickstead, no visual effects would be experienced.**
- 5.5.3.7 **For residents to the west of the site,** visibility would be limited. Residents at Foxhole Farmhouse would experience clear views of the proposed development given their close proximity to the site. The proposed development would form a



large element within the view and substantially alter the composition of the view. However, as the proposed development would be located on the lower ground within the site, the intervening landform would often partially screen views of the lower elevations. The proposed development would also be seen in the context of the existing settlement of Bolney, which together would reduce the size and scale of change to **large/ medium** at Year 1. Over time, the proposed planting across the site would filter views of these proposed dwellings, reducing the size and scale of change to **medium** at Year 15. For all other residents to the west of the site, views of the proposed development would be screened by the combination of the well-established vegetation and the undulating landform (viewpoint 10). Therefore, visual effects to the west of the site would cover a negligible geographical extent. **Overall, residents at Foxhole Farmhouse would experience Major/ Moderate and Negative visual effects at Year 1. These would reduce to Moderate at Year 15. All other residents to the west of the site would experience no visual effects.** Major/ Moderate and negative effects are regarded as important planning considerations. However, on this occasion they are highly localised to the site and would be mitigated in the long-term.

5.5.3.8 **To the north of the site** views would be predominately screened by the well-established vegetation. There is potential for the dwellings to the south of Lodge Lane to experience views during the winter months from their rear facades and gardens. The proposed development would be introducing built form into a relatively rural view, however, these views would be heavily filtered and the proposed development would be over 150m away. Therefore, the proposed development would only partially alter the composition in the view and at most result in a **small** size and scale of change. Over time, these views would become increasingly filtered by the proposed planting along the northern boundary and by year 15, views would be entirely screened resulting in **no view**. For all other residents to the north of the site, views of the proposed development would be screened by the well-established vegetation and intervening built form, including those within the High Weald National Landscape. Therefore, visual effects to the north of the site would cover a small geographical extent. **Overall, residents to the south of Lodge Lane would experience Moderate/ Minor and Negative visual effects at Year 1, and no visual effects at Year 15. All other residents to the north of the site would experience no visual effects at Year 1 and 15, including those within the High Weald National Landscape.**

5.5.3.9 **For residents to the east of the site**, such as along The Street and at Upper Garstons and Pendle Cottage, a variety of views would be experienced. For those immediately east of the northern development parcels, clear views of the proposed dwellings would be experienced above the intervening fences and hedgerows from rear elevations and gardens. The proposed dwellings would be seen from over 50m away but regardless form a large element within the view. Therefore, at year 1 a **large** size and scale of change would be experienced. Although this would reduce to **large/ medium** by year 15 as the proposed tree, hedgerow and scrub planting establishes and progressively filters views. For those immediately east of the central open space, clear views would again be available, however they would primarily comprise open grasslands and orchard trees. Views of the connecting vehicular road would be limited as it is located on the lower ground and proposed planting in



the form of a native hedgerow and trees has been proposed to the east of the road to limit visual effects and headlight spill from associated vehicles. Therefore, whilst the proposed development would noticeably introduce new elements and features into the view, they would only partially alter the composition of the view resulting in a **medium/ small** size and scale of change at Year 1. Over time, these views would also become increasingly filtered as the proposed tree and hedgerow planting along the eastern boundary establishes, reducing the size and scale of change to **small** at Year 15. Finally, for those south-east of the site along The Street and at Upper Garstons and Pendle Cottage, views would be heavily filtered and often screened by the intervening, well-established vegetation. In all cases the proposed dwellings would be introduced into relatively rural views. However, as the existing planting would filter these views, the size and scale of change would be reduced to **medium/ small** at Year 1. As the proposed tree planting establishes these views would become further filtered and screened, reducing the size and scale of change to **small** at Year 15. Elsewhere to the east of the site, views of the proposed development would be screened by the well-established vegetation (viewpoint 13) and intervening built form. Therefore, visual effects to the east of the site would cover a small geographical extent. **Overall, the majority of residents to the east of the site would experience no visual effects. For those immediately east of the site, moderate/ minor and negative visual effects would primarily be experience at Year 1, reducing to minor and negative at Year 15. The exceptions are those immediate east of the northern parcel who would experience major/ moderate and negative visual effects at Year 1. By year 15, visual effects would reduce to moderate and negative.** Major/ Moderate and negative effects are regarded as important planning considerations. However, on this occasion they are highly localised to the site and would be mitigated in the long-term.

5.6 Summary of Visual Effects

- 5.6.1 The visual appraisal of the proposed development has been based upon a desk top assessment and several site assessments carried out in both the winter and summer months between January 2020 and January 2025. The potential visibility of the proposals has been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
- 5.6.2 The assessment considers all of the visual receptor groups that have potential to obtain views of the proposed development, including those that are not publicly accessible, however for these views no representative photography was obtained. Fourteen viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development.
- 5.6.3 Four verifiable photomontages have been prepared to represent the potential effects of the proposals on some of the nearest and most sensitive viewpoints, including a viewpoint along Foxhole Lane (viewpoint 3), a viewpoint along footpath



- 44Bo (viewpoint 4), a viewpoint along The Street (viewpoint 5) and viewpoints at St Mary Magdelene Church (viewpoint 6a and 6b).
- 5.6.4 As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, this appraisal found that visual effects of the proposed development would be highly localised and primarily limited to the site's immediate context (viewpoint 1-8) due to the site and its immediate context being largely enclosed by the landscape's well-established vegetation, undulating landform and the existing built form of Bolney.
- 5.6.5 The highest level of visual effect would be **major/ moderate and negative**. These would be experienced at Year 1 by residents in close proximity to the site along Cowfold Road and The Street, and at Foxhole Farm, walkers, cyclists and horse riders along Foxhole Lane and recreational walkers along footpath 44Bo immediately north of the site. For residents along Cowfold Road, The Street and at Foxhole Farm, and walkers, cyclists and horse riders along Foxhole Lane, visual effects would reduce to moderate and negative by Year 15 as the proposed planting would either filter or screen views of the proposed built form. For walkers along footpath 44Bo, visual effects would reduce to Moderate/ Minor as by Year 15 the proposed planting along the northern edge of the site would largely screen views of the proposed dwellings and thus the rural character of this footpath would be retained.
- 5.6.6 These Major/ Moderate and negative effects are regarded as important planning considerations. However, they are highly localised to the site and would not affect any valued landscapes. In most scenarios, with the exception being viewpoint 2, these important planning considerations would also be short-term as the proposed planting would mitigate and reduce visual effects in the long-term.
- 5.6.7 From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform. The exception would be that there is potential for distant views of the proposed development to be experienced by residents at Hickstead, although again these effects would reduce as the proposed planting establishes.
- 5.6.8 As noted in section 3.3.2, whilst the illustrative visualisations within the Design and Access Statement show the apartment blocks within the southern extent of the site at 2-storey, this appraisal assesses these blocks at 2.5-storey to ensure that any changes which may occur in line with the parameters plan during the reserved matters stage have been considered and robustly tested. Following the visual appraisal, it has been concluded that there would only be a marginal and localised difference in visual effects between 2 (9m) and 2.5-storey (11m) blocks in this location of the site given its lower elevation and enclosed nature. The visual appraisal found that no visual effects would be experienced from either the High Weald National Landscape or the South Downs National Park.
- 5.6.9 As for the visual appraisal, it is important to note that this assessment assumes that the baseline for the site remains the site in its existing condition; the fact that the site is a draft allocation for residential development in the emerging Local Plan has not been factored into the magnitude of potential visual effects. This appraisal



therefore represents a worst-case assessment of potential medium to long term visual effects.



6.0 Summaries and Conclusion

6.1 Introduction

- 6.1.1 SLR was instructed to carry out a Landscape and Visual Appraisal (LVA) to accompany an outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.
- 6.1.2 The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.
- 6.1.3 The assessment is based upon a desk top assessment of all relevant character assessments, maps and policies, several site assessments carried out in both the winter and summer months between January 2020 and January 2025. The potential landscape and visual effects have also been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
- 6.1.4 The proposed masterplan, prepared by architects at Re-Format, has been prepared with regular guidance and input from SLR on landscape and visual matters.
- 6.1.5 It is important to note that this assessment assumes that the baseline for the site remains the site in its existing condition and the fact that the site is a draft allocation for residential development has not been factored in. Therefore, this appraisal represents a worst-case scenario.

6.2 Planning Context

- 6.2.1 The site is not within any national, landscape or landscape-related designations. However, the High Weald National Landscape is approximately 450m north and east of the site, the South Downs National Park (SDNP) is approximately 6.4km to the south of the site and the site is just over ten metres from Bolney conservation area at the nearest point which comprises various Grade II listed buildings and the Grade I listed Parish Church of St Mary Magdalene.
- 6.2.2 In section 2.4 of this appraisal, it has been determined that the site does not form part of the setting of the High Weald National Landscape.
- 6.2.3 There is no formal public access to the site, but there is a footpath (44Bo) that extends along the northern boundary of the site.
- 6.2.4 In the current Local Plan the site is not allocated for development. However, in the emerging, Regulation 19 Local Plan, the site is proposed as an allocation for 200



homes and associated facilities, including a community facility, under draft Policy DPA14.

6.3 Landscape Effects

- 6.3.1 Within the Mid-Sussex Landscape Character Assessment the site is classified as part of character area 10, High Weald Fringes. This appraisal has concluded that the site and its context broadly align with the characteristics of area 10; a well-wooded, largely agricultural landscape with long views to the South Downs and intersected by a network of roads and lanes.
- 6.3.2 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.
- 6.3.3 As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. However, this appraisal has 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.
- 6.3.4 There would be **major/ moderate and negative effects** on the fields which forms the application site, and **moderate and negative landscape effects** for the mostly simple but still receptor. All other landscape receptors would be **moderate/ minor and negative at most**. In particular, it is worth noting that the High Weald National Landscape would experience a Minor and Neutral landscape effects and the South Downs would experience Minor/ Negligible and Neutral.

6.4 Visual Effects

- 6.4.1 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. However, sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been accessed.
- 6.4.2 Five of the nearest and most sensitive views have also been developed into verifiable photomontages to represent the potential visual effects from these views.
- 6.4.3 The highest level of visual effect would be **major/ moderate and negative**. These would be experienced by residents in close proximity to the site along Cowfold Road and The Street, and at Foxhole Farm, walkers, cyclists and horse riders along Foxhole Lane, and recreational walkers along footpath 44Bo. In all cases visual effects would reduce over time as the proposed planting establishes. It is



particularly worth noting that for walkers along footpath 44Bo, visual effects would reduce to Moderate/ Minor by Year 15 as the proposed planting along the northern edge of the site would largely screen views of the proposed dwellings and thus the rural character of this footpath would be restored.

6.4.4 These Major/ Moderate and negative effects are also regarded as important planning considerations. However, they are highly localised to the site and would not affect any valued landscapes. In most scenarios, with the exception being viewpoint 2, these important planning considerations would also be short-term as the proposed planting would mitigate and reduce visual effects in the long-term.

6.4.5 From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform resulting in no visual effects. This includes receptors within the High Weald National Landscape and the South Downs National Park.

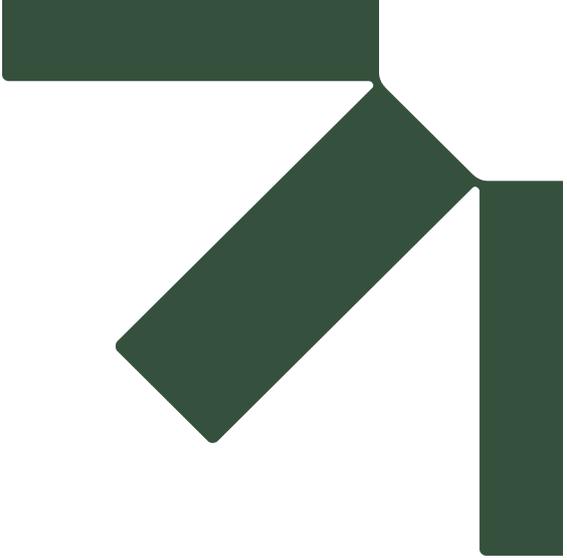
6.5 Overall Conclusion

6.5.1 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.

6.5.2 In the short-term, a small number of **Major/ Moderate** and Negative effects would be experienced by both landscape and visual receptors which equate to important planning considerations. However, given the incorporation of landscape buffers on the periphery of the development parcels, built form being limited to be lower, more enclosed ground and an abundance of planting being proposed across the site, these landscape and visual effects, which are regarded as important planning considerations, would be highly localised and would progressively reduce in the long-term as the proposed planting establishes.

6.5.3 In addition, a large Countryside Open Space is proposed on the central, elevated ground which affords distant views across the surrounding countryside, and additional open space facilities such as allotments, community orchards, outdoor classroom, outdoor gym and a range of play facilities are also distributed throughout the site. Together these would cater to a wide range of residents, both existing and new.





Drawings

FHF-1: Landscape Related Designations

FHF-2 : Landscape Character

FHF-3 : Landscape Capacity

FHF-4 : Zone of Theoretical Extents

FHF-5 : Viewpoint Locations

FHF-6 – FHF43 : Photosheets and Photomontages

FHF-44 : Illustrative Landscape Masterplan

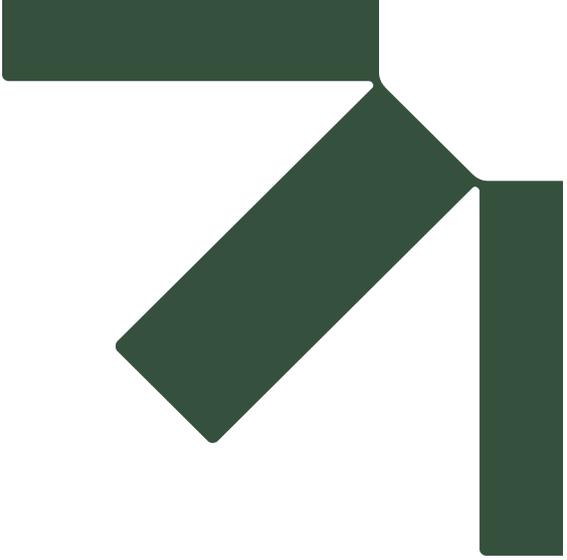
Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

24 April 2025



Appendix A Method used in Assessing Landscape and Visual Effects

Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

25 April 2025

A.1 Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

“*Notes and Clarifications on aspects of GLVIA3*” (Landscape Institute Technical Guidance Note 2024/01, published August 2024) makes it clear at section 2.0 that Townscape and Seascape assessments should follow the same process as LVIA, and therefore also follow the guidance in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view. LI TGN 2024/01 notes at section 3(7) that the assessment of the level of effect and the nature of effect should be independent of each other.

Landscape and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development).

Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an Environmental Impact Assessment (EIA), it is necessary to identify significant and non-significant effects. In non-EIA LVIAs, also known as Landscape and Visual Appraisals, (LVAs), the same principles and process as LVIA may be applied but,

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



in so doing, it is not required to establish whether the effects arising are significant or are not given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

A.2 Landscape Effects

Landscape, as defined in the European Landscape Convention², is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or National Landscapes, also referred to as Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

A.2.1 Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

A.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at low, community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their	International

² Natural England ‘Guidelines for Implementing the European Landscape Convention. Part 1: What does it mean for your organisation?’ (April 2009)



Designation	Description	Value
	settings especially where these contribute to the special qualities for which the landscape is valued.	
National Parks, National Landscapes, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings ³ especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National/Local Authority
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level. Landscapes which demonstrate the presence of a number of indicators of landscape value, as set out in Table 1 of TGN 02/21, or which have just one indicator of particular importance.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by the presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 02/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape

³ LI TGN 2024/01 states at section 5(13) that the setting of protected landscapes is “generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether the changes in the setting (i.e the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree”.



designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Criteria Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

A.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and



aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

A.2.4 Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the figure only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.



Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

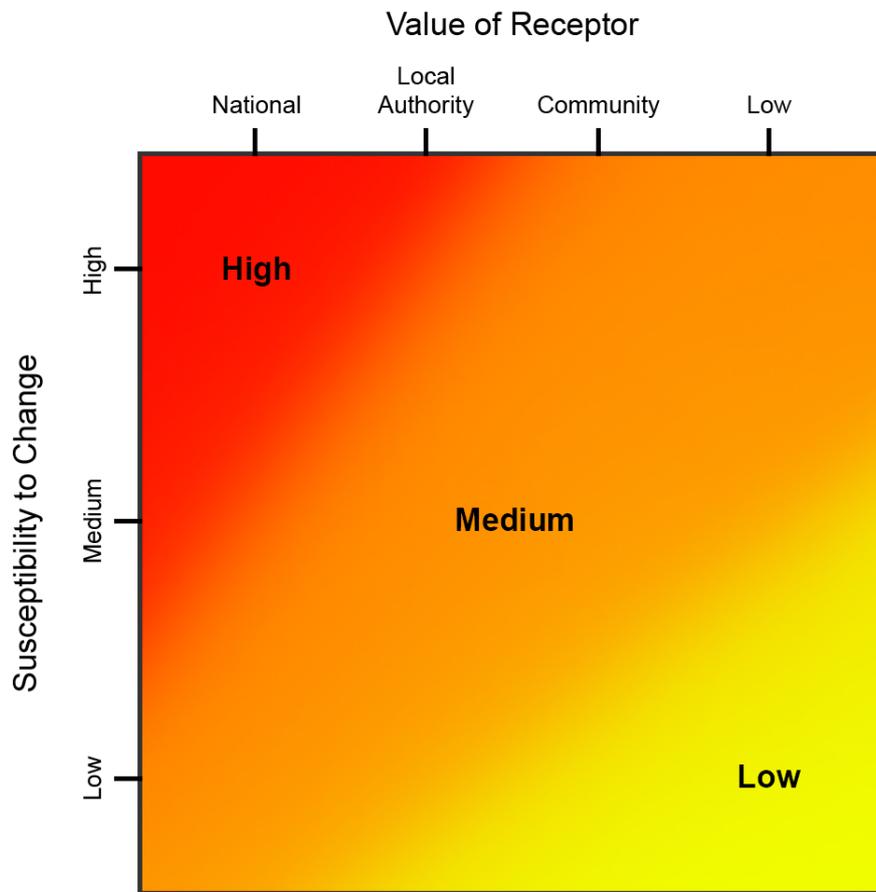


Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Examples
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

A.2.5 Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that *“it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”*.

A.2.6 Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.



Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

A.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself, or affects a large proportion of the landscape receptor.
Medium extent of landscape change	Landscape change extends beyond the site boundaries, or affects a medium proportion of the landscape receptor.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself, or affects a small proportion of the landscape receptor.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

A.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.



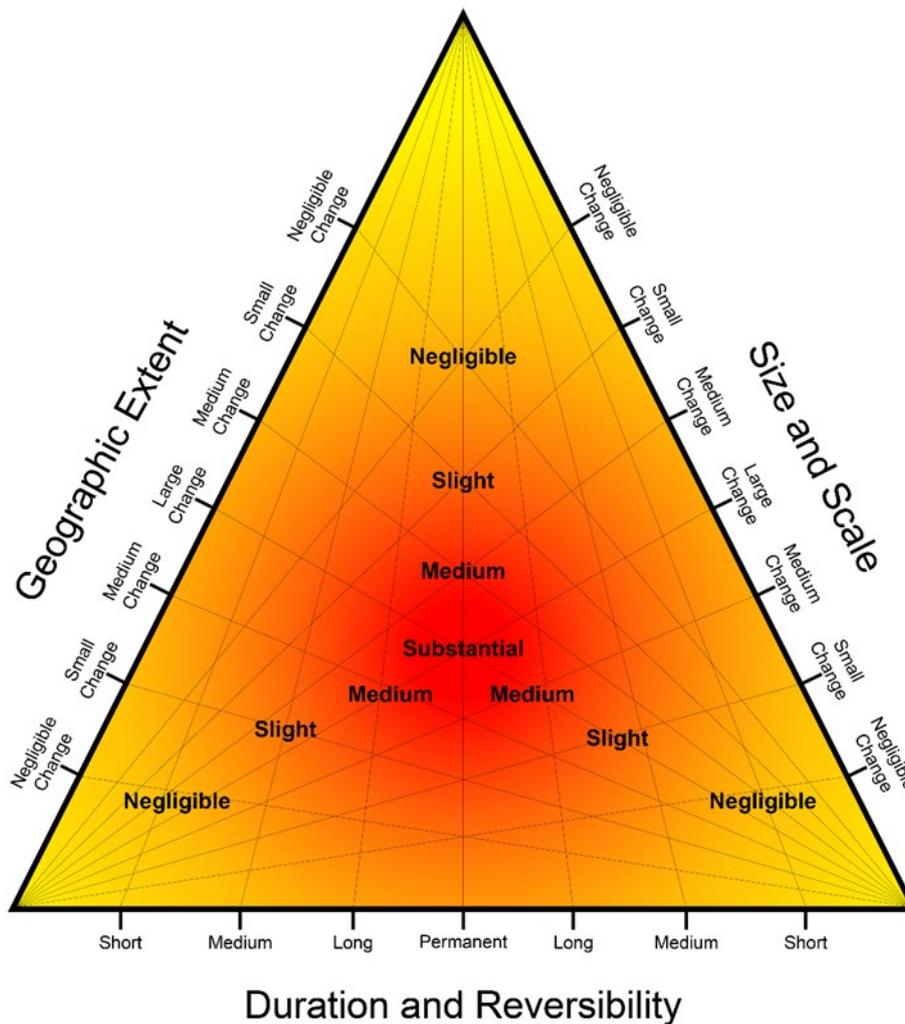
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

A.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Figure A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.

Figure A2: Determining the Magnitude of Landscape Change



A.2.10 Assessment of Landscape Effects

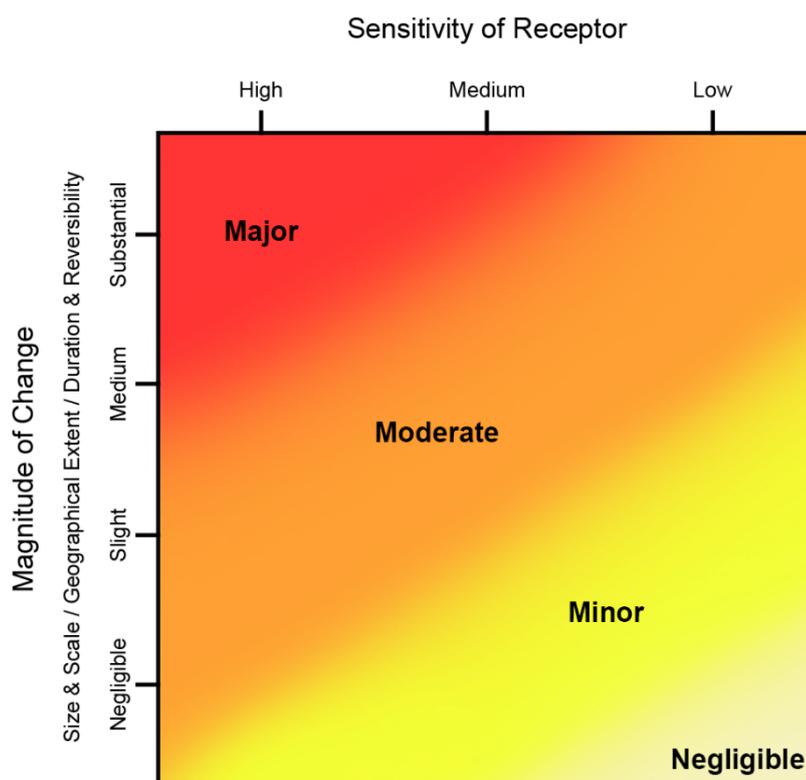
The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. Figure A3 below



summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A3: Assessment of Landscape Effects



A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;



- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

LI TGN 2024/01 states at section 6(1) that visual assessment should focus on the way that communities experience views from public locations. It notes that “*views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view*”.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

A.3.1 Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

A.3.2 Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.



Table A8: Criteria Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

A.3.3 Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

As LI TGN 2024/01 states at section 6(2), “*visual susceptibility is not influenced by the development type, which would be assessed as part of the magnitude of effect*”.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 “*this division is not black and white and in reality there will be a gradation in susceptibility to change*”. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents;



Susceptibility	Criteria
	People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

A.3.4 Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

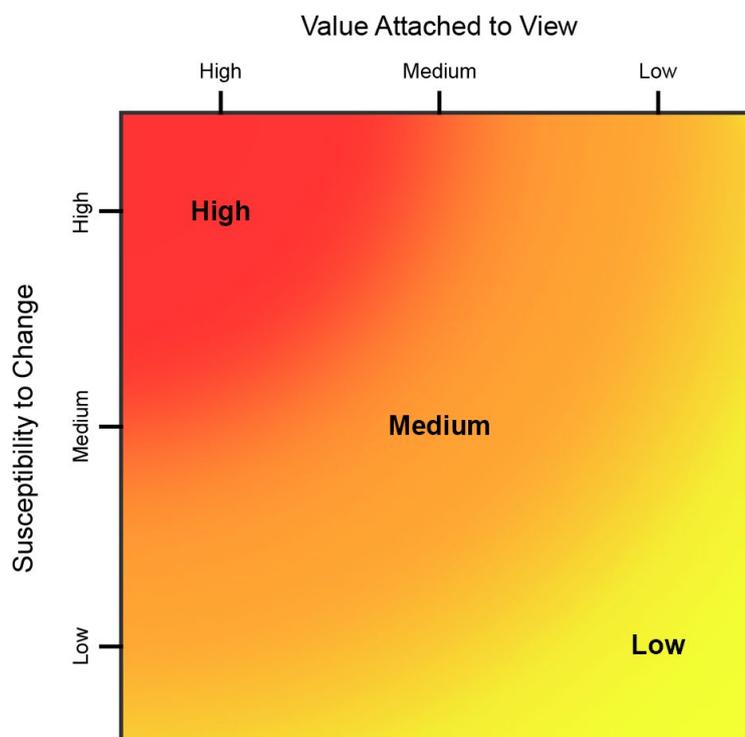
Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Examples
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level



Sensitivity	Examples
	OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4: Levels of Sensitivity Defined by Value attached to View and Susceptibility of Visual Receptor Groups



A.3.5 Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that *“it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”*.

A.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and



- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

Table A11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

A.3.7 Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

LI TGN 2024/01 states at section 6(8) that geographic extent should primarily refer to the extent of the viewing area that is affected (for example the length of a footpath or the proportion of a community).

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.



Table A12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

A.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A13: Duration and Reversibility

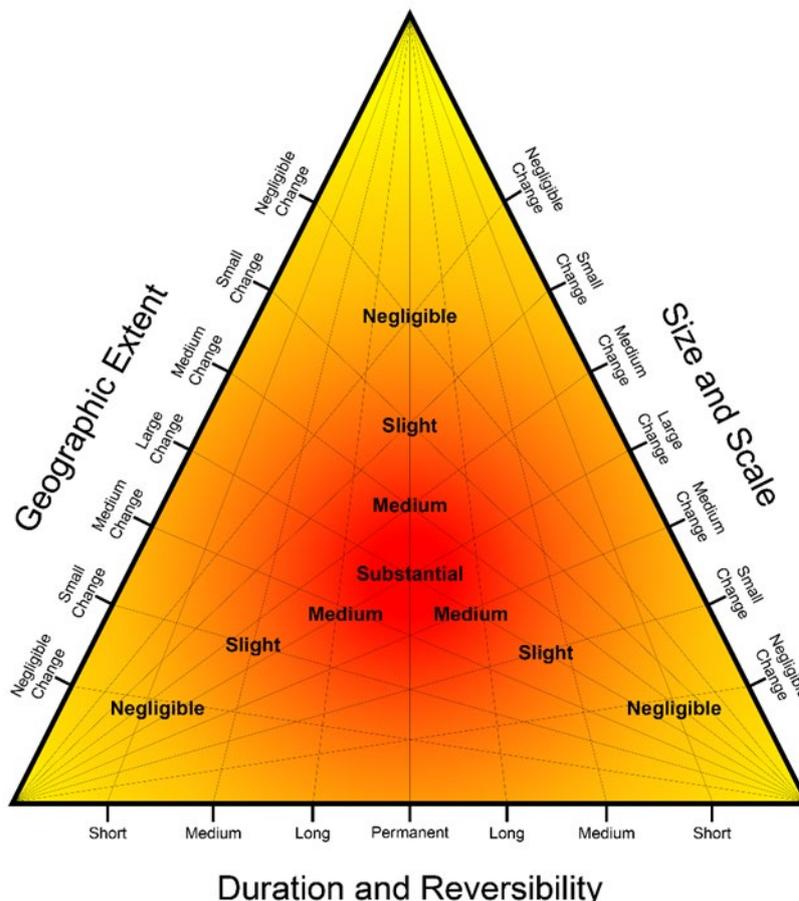
Category	Description
Permanent/ Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

A.3.9 Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.



Figure A5: Determining the Magnitude of Visual Change



A.3.10 Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. Figure A6 below summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.



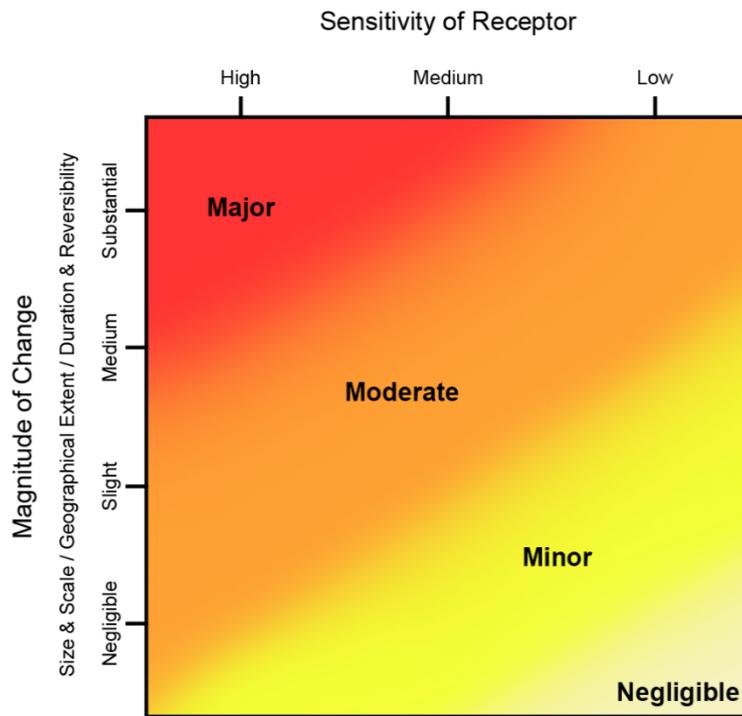
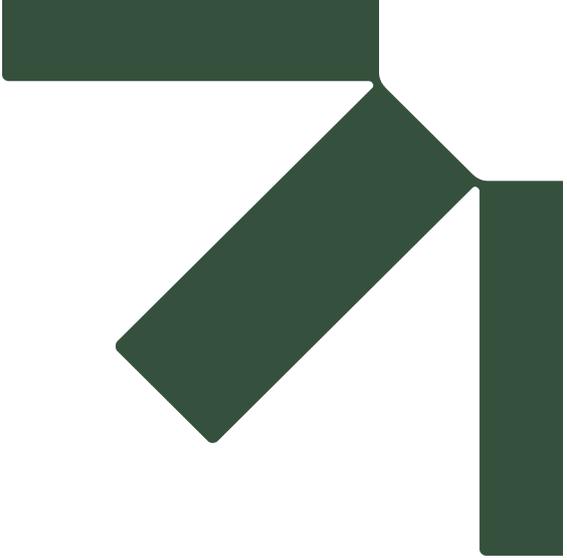


Figure A6: Assessment of Visual Effects





Appendix B Methodology for Preparing Zone of Theoretical Visibility (ZTV)

Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

25 April 2025

B.1 Introduction

A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawing FHF-4) to provide an objective assessment of the potential theoretical visibility of the proposed development. A site layout of the proposed development has been supplied by Re-Format (P20074-RFT-XX-XX-DR-A-0101-S4-P07). The proposed dwellings have then been computer modelled and placed in a detailed terrain model along with;

- An arboricultural model of existing on-site vegetation (information taken from SJA's arboricultural assessment and survey);
- Proposed platform levels taken from 890872-RSK-ZZ-XX-DR-C-0001 & 0002-P03 – Preliminary Levels by RSK;
- Landform from the wider landscape taken from OS Terrain 5 data;
- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping; and
- Additional woodland blocks and treebelts outside of the site shown at a conservative estimate of 2m to 7m respectively within 2km of the site which has been recognised through desk top and on site assessment.

The ZTV includes existing vegetation but **does not include any proposed trees**. Therefore, the extent of visibility is defined by topography, existing/proposed buildings and existing vegetation.

B.2 Existing Features

Data for the landform within the site is derived from the proposed platform levels taken from 890872-RSK-ZZ-XX-DR-C-0001 & 0002-P03 – Preliminary Levels by RSK, and OS Terrain data for the wider context. Tree heights around the site are taken from arboricultural survey data. For barriers offsite, vegetation heights are derived from a combination of site assessment and LiDAR data, using conservative estimates.

B.3 Proposed Development

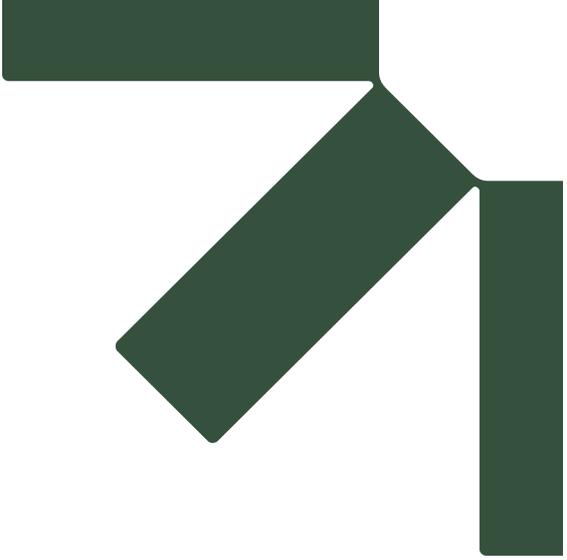
The ZTV has been based on the layout provided on the Illustrative Layout, which was provided in 3D computer model for by the architects. **Building heights of 9m to ridge were used in the model for all proposed 2-storey new homes, and 11m to ridge for all proposed 2.5-storey new apartments in order to provide a worst-case assessment of visibility.**

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points were selected across the target area.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees, since field survey identified that vertical angles of less than 0.25 degrees would be screened by intervening vegetation and/or buildings.





Appendix C Methodology for Preparing Photomontages

Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

25 April 2025

C.1 Introduction

Autumn/Winter Photographs have been taken for all representative viewpoints, and photomontages have been prepared to illustrate the potential visual effects of the proposals at years 1 and 15 for five of the representative viewpoints.

C.1.1 Viewpoint Photographs

Photography was obtained using a full frame digital Single Lens Reflex (DSLR) camera mounted with a 50 mm 'fixed' lens (Nikon D750). The camera was mounted on a tripod with a panoramic head in order to obtain a stable platform and the single frame and panoramic views. The position of the tripod was recorded with a handheld GPS device. In addition to recording the location of the viewpoint, observations relating to time of day, weather, cloud cover, and visibility were recorded.

Following completion of the fieldwork, the photography was reviewed and the clearest images selected for the production of panoramic images. In some cases, small adjustments were made to the images through the use of Adobe Photoshop software in order to improve clarity. The panoramas were then prepared through the joining of individual frames in Photoshop to generate 360 degree panoramas.

Viewpoint photographs are presented as a cylindrical panoramic image at A1 width. Presented field of view is 39.6° x 27° (Horizontal x Vertical). Viewing distance is 50cm.

Photomontages

Type 3 and 4 Photomontages have been prepared for the following viewpoints (year 1 and year 15). Viewpoint locations are shown on an extract from the Viewpoint Location Plan on **figure 1**, below:

Viewpoint 3: Looking east into the site from the field gate along Foxhole Lane (Type 4).

Viewpoint 4: Looking south into the site from footpath 44Bo (Type 3).

Viewpoint 5: Looking west towards the site from The Street (Type 4).

Viewpoint 6a: Looking west towards the site from the entrance to St Mary Magdalene Church (Type 4).

Viewpoint 6b: Looking west towards the site from footpath 18Bo at St Mary Magdalene Church (Type 4).

C.1.2 The Proposed Buildings

The appeal proposals are in outline and there are therefore no details of the proposed building design. However, the Illustrative Layout prepared by Re-Format, drawing reference P20074-RFT-XX-XX-DR-A-0101-S4-P07 indicates potential building positions. For building heights, 2-storey buildings are shown at 9m, 2.5-storey apartments at 11m and single-storey garages are shown at 5.5m.

Indicative materials are shown and are taken from imagery in the Design and Access Statement prepared by Re-Format (see "External Appearance" section of the DAS).

Proposed floor levels have been taken from 890872-RSK-ZZ-XX-DR-C-0001 & 0002-P03 – Preliminary Levels by RSK.

C.1.3 Proposed Planting Heights

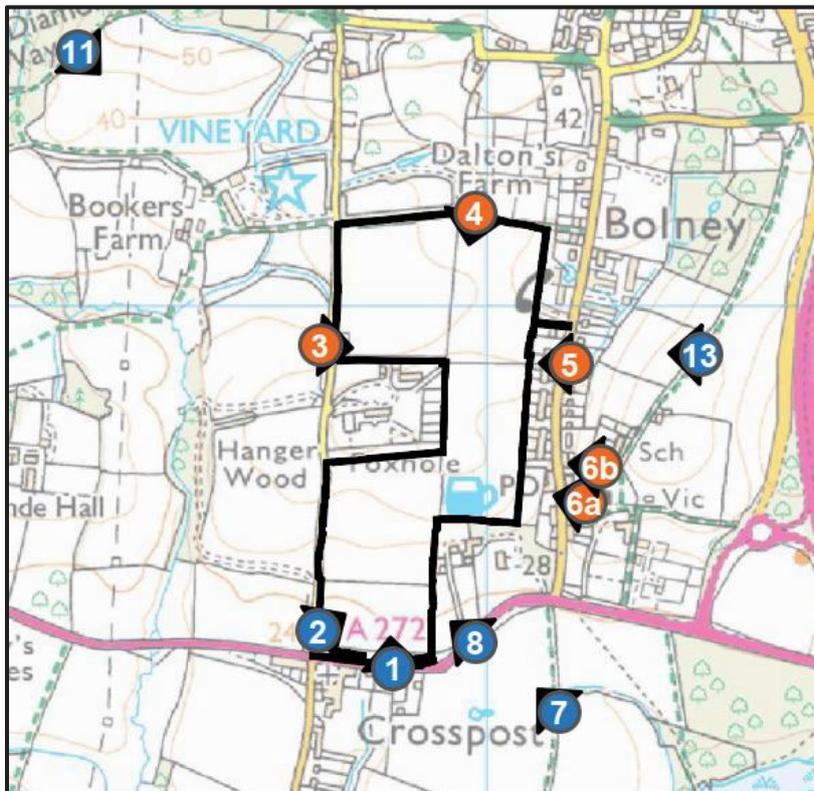
Views at year 1 show woodland and hedgerow planting in 60cm tubes, whereas street trees are shown as light standards 2.5 to 3m tall. Views at year 15 show woodland planting at 7.5



to 8m tall, street trees at 8 to 10m tall, and hedgerows between 2.5m and 3m high, depending upon the character and position of the hedgerow.

Examples on growth rates for photomontages prepared by IEMA states that the growth rate for a 30-45cm transplant is typically 30cm per year in the first three years, increasing to 50cm per year for subsequent years. On this basis trees planted as young stock would achieve a height of 7.5 metres in 15 years.

Figure C1: Viewpoint Locations used in the SLR LVA. Viewpoints 3, 4, 5, 6a and 6b have been used for Photomontages.



C.1.4 Detailed Methodology

This Technical Methodology is produced as part of the requirements of the Landscape Institute Visual Representation of Development Proposals (VRDP) Technical Guidance Note 06/19 (17 September 2019), which states:

*'2.3 Visualisations should: be accompanied by appropriate information, including a Technical Methodology and **required data within page title blocks** (Appendix 7.2 and 10);'*

In Table 2 – Visualisation Types 1-4 (VRDP) indications are given in terms of the detail of reporting required in the Technical Appendix, under 'Reporting Methodology and Data Sources'. This indicates that an outline description of sources is recommended and a methodology for Visualisations Type 1 and 2, with increasing detail through Visualisation Type 3 to Visualisation Type 4.

Appendix 7 paragraph 7.2.2 of the VRDP states;

'A Technical Methodology should be provided as an Appendix to Type 3 and 4 visualisations. This will assist recipients with understanding the level of technical approach and also explain reasoning for any departures from standards. This should be proportionate to the requirements of the assessment and the required images. See Appendix 10.'



The VRDP (paragraph 3.5.2) identifies 4 types of visualisations as follows, with Type 1 being the least technically sophisticated and Type 4 the most sophisticated:

Type 1 annotated viewpoint photographs;

Type 2 3D wireline / model;

Type 3 photomontage / wireline; and

Type 4 photomontage / wire (survey / scale verifiable).

Table 1 - Relationships between Purpose, User and Visualisation Types (VRDP) indicates the relationship between the types of visualisation and the purpose and intended users of the various visualisations. It is noted in 3.5.6 of the VRDP that categories of user and purpose (i.e. A-D) illustrate four convenient levels along a scale and provide a broad indication as to the appropriate visualisation types for the different levels of users and purposes not a definitive relationship.

Paragraph 3.7.1 of the VRDP guidance states:

'For any given project for which visual representation may be required, the proposed approach to visualisation should be set out in a brief description, explaining:

- the anticipated Purpose / Users;
- the indicative assessment of Sensitivity and Magnitude and resulting likely indicative overall Degree or Level of Effect; and
- other factors influencing the selection of the Visualisation Type.'

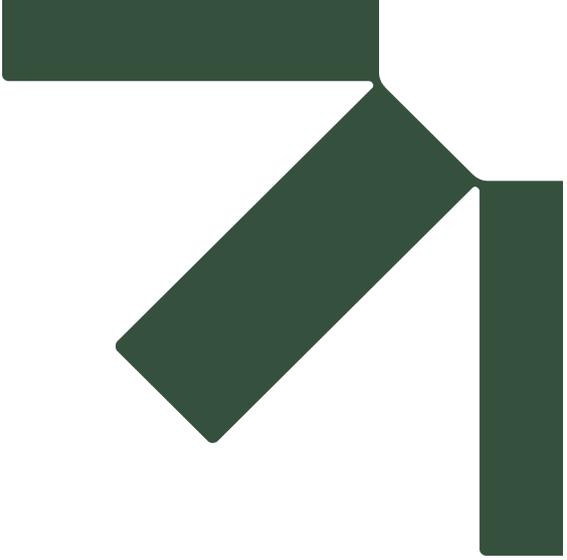
Table C1: Visualisation Type

Factor	Proposed Approach
Purpose / Users	Planning Application for Non-EIA development. Users: Planning Authority, Council's landscape consultant, public and consultees.
Indicative overall Assessment levels	Sensitive receptors close to the site, who may experience a high magnitude of effect as proposed development would be close in several views.
Other factors influencing visualisation type	Concerns regarding landscape and visual effects were expressed in pre-app consultations.

Appendix 10 of the VRDP identifies an 'Indicative Listing' of information for each project that should be provided within the overall Technical Methodology. The required information is contained in this document (Appendix 2A) in Table 2: Overall Technical Details.

In addition, Appendix 10 of the VRDP also identifies the technical information required **Per Viewpoint** and to be provided on each page of the photograph / visualisation in a series of figure notes. This information is recorded on the visualisation drawings prepared for this assessment.





Appendix D Assessment of Potential Landscape Effects

Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

25 April 2025

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table D-1: Landscape Value - Evaluation of the Value of the Site and its Immediate Context in accordance with Table 1 of “Assessing Landscape Value – a Technical Guidance Note” (TGN 02/21, Landscape Institute).

Factor	Assessment	Notes
Natural Heritage	Community on the site, rising to Local Authority to the north and west of the site	The site comprises pasture fields, contained by hedgerows and trees, with some hedgerows within the site breached or intermittent. No ecological designations on site. Ancient woodlands are located to the west and north of the site but are not adjacent to the site itself.
Cultural Heritage	Community within the site, Local Authority within the Bolney conservation area	There are no known heritage features present within the site itself, but Bolney conservation areas are closeby; the northern area approximately 10 metres from the north-east corner of the site and the southern area approximately 27 metres to the east of the site. There are views from the elevated, central part of the site towards the Grade I listed St Mary Magdalene church, to the east, and Grade II Walnut and Well cottage is to the east of the site, on The Street.
Landscape condition	Community on the site, rising to Local Authority to the north and east and national in the National Landscape	Whilst the site is largely bound by native hedgerows, tree lines and woodland in good condition, large sections of the hedgerows within the site have been removed. The pasture land within the site is largely species-poor. The distinctive landform of the site remains clear. Further afield, the enclosed mosaic of fields remains in generally good condition, although the A272 and A23 introduce noise, movement and lighting to the south and east of the site. Condition improves within the High Weald National Landscape, to the north
Associations	Low on the site rising to community to the east and north	No associations in literature, art or other media for the site itself, rising to community within the conservation area and to the north and east of the site.
Distinctiveness	Community within the site, rising to Local Authority within the conservation area, and national in the High Weald National Landscape.	Gently undulating topography marks the transition between the High and Low Weald, as is the enclosed nature of the site. From the central part of the site it is possible to gain distinctive views towards St Mary Magdalene Church to the east and SDNP to the south, however these are not publicly accessible views. The conservation area of Bolney contains a number of characteristic, listed buildings.
Recreational	Low across most of the site due to	There is no formal public access to the site, but the footpath to the north of the site affords views over the



Factor	Assessment	Notes
	lack of access. Rises slightly at northern edge as this forms part of experience of using footpath 44Bo.	northern part of the site. In the wider landscape there is a network of footpaths, particularly to the north of the site, including the Sussex Diamond Way.
Perceptual (Scenic)	Community across the site and in the Low Weald to the south, Local Authority within the conservation area, and National in the Weald National Landscape. Local Authority within the conservation area.	Most of the site is characterised by views over pastoral fields towards trees or the existing settlement edge. However, there are more open views from the central, elevated part of the site to the SDNP and St Mary Magdalene church. Scenic quality also increases to the north of the site where the landscape transitions into the more intimate, wooded High Weald character area.
Perceptual (Wilderness and tranquillity)	Community on the site itself, becoming Local Authority and then national to the north of the site	There are views of the settlement edge from within the site, as well as traffic noise from the A272 to the south (and from the A23 to the east). Wilderness and tranquillity increases towards the north of the site, as the landscape becomes more intimate and wooded.
Functional	Community on the site, increasing to Local Authority to the north and west of the site	<p>The landscape within the site provides part of a wider network of hedgerows, trees and woodlands that supports biodiversity and contributes to the healthy functioning of the landscape, but this does not mean that the landscape of the site is of any greater value than parts of the wider countryside of the High Weald Fringes.</p> <p>The ecological value of the landscape increases to the north and west of the site, due to the greater area of woodland and in particular the presence of ancient woodland.</p> <p>The site is over 450 metres from the edge of the High Weald National Landscape, which lies both to the north and east of Bolney. As the ZTV in drawing B-4 illustrates there is a negligible potential for visibility of the proposed new homes from points within the National Designation.</p> <p>The SDNP is over 6km to the south of the site, and the ZTV indicates that by placing homes on the lower parts of the site there would be no potential for visibility from the National Park.</p>

There are no landscape related designations or known heritage features within the pasture fields within the site, nor are there any associations in literature, art or other media or recreational access to much of the site. The site is also influenced by the adjacent built form to the east as well as by lighting and noise from Bolney, the A23 and the A272. In addition, some hedgerows are missing or breached.

However, the central part of the site affords open views towards St Mary Magdalene Church to the east and to the SDNP to the south, although currently these are not publicly



accessible views. The northern part of the site forms part of the recreational experience of footpath 44Bo.

Therefore, the landscape of the site is assessed as being of **community value overall**, which includes some localised areas of higher value.

To the east of the site the Bolney conservation area is assessed as being of Local Authority value, and the landscape to the north and west of the site is also largely of Local Authority value due to the ancient woodlands, network of footpaths and increasing proximity to the High Weald National Landscape. The High Weald National landscape is of national value, as is the SDNP.



Table D-2: Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Undulating, rectilinear pasture fields	Community	High/Medium	Medium	The pastoral fields have an inherently high susceptibility to residential development, although this susceptibility is marginally reduced by the influence of existing built form to the east, on The Street, and by traffic noise and lighting from the A272 and A23.
Hedgerows and trees enclosing the site	Community	Medium	Medium/Low	The proposed development would retain all trees and the majority of the existing hedgerows within the site, with only a small number of short sections of hedgerow being removed to incorporate the circulation routes and for sight lines along the southern boundary. There is ample space across the site to provide new hedgerow and tree planting as shown on the illustrative masterplan.
Influence of built form, noise and light from nearby settlement and roads	Low	Low	Low	The site is visually influenced by existing built form along its eastern edge, and as Plate I illustrates the site is also influenced by existing light from both Bolney and the nearby A272 and A23. Noise of traffic from these roads also has a localised influence on parts of the site, particularly at the south of the site. As a result, susceptibility it reduced.
Aesthetic and Perceptual Aspects				
Medium scale and enclosed	Community	Medium	Medium/ Low	The introduction of new built form, with gardens and streetscapes, has potential to increase the degree of enclosure and thus reduce the perceived scale. However, as the site is already of a medium scale and enclosed by vegetation, the susceptibility to these effects is reduced.



Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Mostly simple, still landscape but with some diversity and noise from settlement edge and nearby roads.	Community	High/Medium	Medium	The proposed development would introduce various colours and textures into a predominantly rural site, as well as further movement from traffic. However, as some existing built form on The Street can be seen at the eastern edge of the site and given that sound and light from Cowfold Road is noticeable particularly at the southern edge of the site, susceptibility is marginally reduced.
Overall Character				
Local area of High Weald Fringes	Community	Medium	Medium/ Low	A predominantly rural landscape of enclosed fields and woodlands, but with localised influence from existing built form at Bolney and influence of movement, noise and light from the A23 and A272 which reduces the susceptibility.
Hickstead Low Weald	Community	Low	Low	Whilst this is a predominantly rural area of gently undulating agricultural land, with some long views towards the South Downs, it does comprise small areas of built form such as Crosspost and abuts the southern edge of Bolney. The proposed development would also not directly affect this character area. Therefore, overall the character area has the ability to accommodate the proposed development without transformational adverse effects.
Bolney conservation area	Local Authority	Medium	Medium	The conservation area comprises two central areas of Bolney that contain a concentration of distinctive listed buildings. The settlement is largely enclosed and comprises both linear elements as well as some areas where development is in depth. As the proposed development would not directly affect the conservation area, and the enclosed nature of the conservation area results in potential landscape effects being limited to



Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
				fragments of the Conservation Area and not the entirety (see ZTV, drawing B-4) susceptibility is reduced to medium.
High Weald National Landscape	National	Low	Medium	The National Landscape is generally rural in character which would have a high susceptibility to the proposed development. However, as the High Weald National Landscape is approximately 450 metres from the nearest part of the application site, both to the north and the east, the proposed development would not directly affect the National Park. The High Weald is also already influenced by the existing settlement of Bolney and therefore residential development is already characteristic of this landscape and so the landscape has the ability to accommodate the proposed development without transformational adverse effects, reducing susceptibility further.
South Downs National Park	National	Low	Medium	The SDNP comprises largely rural characteristics which increases its susceptibility to change. However, within its immediate context are settlements of varying sizes which directly influence the National Park. This partially reduces its susceptibility as residential development is already characteristic of the landscape. As the site is over 6 kilometres from the SDNP the proposed development would also not directly affect the National Park. Therefore, overall the National Park has a low susceptibility to change.



Table D-3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Undulating, rectilinear pasture fields	Large	Small	Permanent	Substantial/ Medium	The proposed development would introduce buildings into an area that is currently open pasture, and the new homes would become a locally dominant feature within the field. The scale of change for this receptor would therefore be large. However, the landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site. The development would be permanent.
Hedgerows and trees enclosing the site	Small	Small	Permanent	Slight	All trees and the majority of the existing hedgerows within the site would be retained, with the exception of the need to create a number of short gaps to accommodate the new circulation routes and site access road, as well as pruning back the hedgerow north of Cowfold Road to maintain the necessary sightlines. As the illustrative masterplan shows, the proposals would also include new hedgerow, woodland and orchard planting which would adhere to the Mid-Sussex land management guidelines for this area (Nov 2005). There would be no effect on the vegetation outside of the site, and therefore landscape effects would be localised. The proposed changes would be permanent.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Influence of built form, noise and light from nearby settlement and roads	Small	Small	Permanent	Slight	Light levels would increase due to necessary street lighting and domestic lighting, and noise levels would also increase locally due to intermittent traffic movements and residential use. However, as these elements are already characteristic within the landscape, the size and scale would be small. As the wider landscape is already influenced by existing noise and lighting, landscape effects would be localised. The proposed changes would be permanent.
Aesthetic and Perceptual Aspects					
Medium scale and enclosed	Medium	Small	Permanent	Medium	The proposed built form and streetscapes would increase the degree of enclosure and reduce the scale of the site from medium to small in the northern and southern extents. However, the central section would remain comparable as it would be free from built form. These landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site and containing landscape effects. The proposed changes would be permanent.
Mostly simple, still landscape but with some diversity and noise from settlement edge and nearby roads.	Large/ Medium	Small	Permanent	Medium	The proposed development would result in a greater variety of colours, textures and movement within the existing pasture field. However, existing built form at The Street is apparent particularly at the east of the site, and there is already some noise from the A272 to the



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					<p>south and the A23 to the east as well as from Bolney itself).</p> <p>These landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site and containing landscape effects.</p> <p>The proposed changes would be permanent.</p>
Overall Character					
Local area of High Weald Fringes	Medium	Small	Permanent	Medium/Slight	<p>The proposed development would result in the majority of the existing pasture fields becoming residential development, but with the central, more elevated part of the site becoming a countryside open space, with species-rich grasslands and community orchards. This approach adheres to the High Weald Fringes' land management requirement of avoiding skyline development, and the proposal would also fulfil requirements such as increasing tree cover and enhancing existing hedgerows.</p> <p>The changes to character would be localised, due to the relatively low elevation of the proposed residential parcels, their proximity to the existing settlement edge, and the visual enclosure of the site by mature, existing vegetation on all sides and the existing settlement to the east. The proposals would also not extend the settlement further to the west or south than existing residential development.</p> <p>The proposed changes would be permanent.</p>



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Hickstead Low Weald	Small	Small	Permanent	Slight	As small areas of existing residential development are characteristic of this landscape no new elements or features would be introduced and the proposed development would not significantly alter the balance of the landscape. There would also be no direct changes to this character area as a result of the development proposals. As the ZTV in drawing B-4 demonstrates, landscape effects would be experienced from localised areas to the south of Cowfold Road and north of Hickstead. The proposed changes would be permanent.
Bolney conservation area	Small	Small	Permanent	Slight	There would be no direct changes to buildings or public realm within the conservation area, but as the ZTV and montages illustrate, there is the potential for several points along The Street to experience landscape effects. On these occasions the proposed development would be distant, in the background of existing dwellings and largely screened. Therefore, landscape effects would be relatively minor and localised and would also reduce further once proposed new planting has reached semi-maturity. The proposed changes would be permanent.
High Weald National Landscape	Negligible	Negligible	Permanent	Negligible	As the National Landscape is already influenced by the existing settlement of Bolney, the proposed development would not introduce any new features or elements into this landscape. The proposals would also not bring residential development any closer to the National Landscape, and as previously noted, the



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					<p>proposed development would not directly affect the National Landscape. Therefore, overall, there is negligible potential for the proposed development to cause landscape effects on the National Landscape.</p> <p>7.0 As the ZTV illustrates, and the site survey confirmed, there is negligible potential for the proposed development to cause landscape effects on the High Weald National Landscape due to the largely enclosed nature of the site and the intervening landform and vegetation.</p> <p>8.0 The proposed changes would be permanent.</p>
South Downs National Park	Negligible	Negligible	Permanent	Negligible	<p>As the ZTV illustrates, there is a negligible potential for the proposed development to cause landscape effects on the SDNP as the new homes being located on the lower parts of the site, and the site being located over 6km from the SDNP. The proposals would also not bring residential development any closer to the designation.</p> <p>The proposed changes would be permanent.</p>



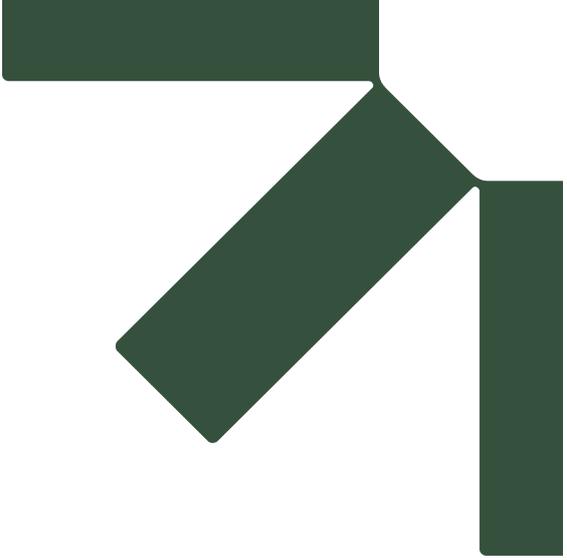
Table D-4: Assessment of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = important planning consideration)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Undulating, rectilinear pasture fields	Medium	Substantial/ Medium	Major/ Moderate	Negative
Hedgerows and trees enclosing the site	Medium/Low	Slight	Moderate/Minor	Neutral becoming Positive
Influence of built form, noise and light from nearby settlement and roads	Low	Slight	Minor	Negative
Aesthetic and Perceptual Aspects				
Medium scale and enclosed	Medium/ Low	Medium	Moderate/Minor	Negative
Mostly simple, still landscape but with some diversity and noise from settlement edge and nearby roads.	Medium	Medium	Moderate	Negative
Overall Character				
Local area of High Weald Fringes	Medium/ Low	Medium/Slight	Moderate/Minor	Negative
Hickstead Low Weald	Low	Slight	Minor	Negative
Bolney conservation area	Medium	Slight	Moderate/Minor	Negative



Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = important planning consideration)	Nature of Effect (Positive, Neutral or Negative)
High Weald National Landscape	Medium	Negligible	Minor	Neutral
South Downs National Park	Medium	Negligible	Minor/ Negligible	Neutral





Appendix E

Landscape and Visual Appraisal

Land at Foxhole Farm, Bolney

Wates Developments Ltd

SLR Project No.: 403.V06269.00044

25 April 2025

The following tables assess the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development, for each of the representative viewpoints.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development for each of the visual receptors groups (for example residents, walkers, vehicle users, etc.)

Table E-1: Analysis of Sensitivity of Viewpoints/Visual Receptors at Representative Viewpoints

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Looking north into the site from Cowfold Road (A272).	Low	Pedestrians Cyclists/ Horse riders Vehicle Users Residents	High High Medium High	Medium Medium Medium/ Low Medium	Busy A road with footpaths either side. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. Residents are susceptible to changes in views.
2. Looking east into the site from the southern end of Foxhole Lane.	Low	Recreational Walkers Cyclists/ Horse riders Vehicle Users	High High Medium	Medium Medium Medium/ Low	No footway on road. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead.
3. Looking east into the site from the field gate along Foxhole Lane.	Low	Recreational Walkers Cyclists/ Horse riders Vehicle Users	High High Medium	Medium Medium Medium/ Low	No footway on road. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead.
4. Looking south into the site from footpath 44Bo.	Medium	Recreational Walkers	High	High/ Medium	Walkers are likely to be focused on views of the countryside.
5. Looking west towards the site from The Street.	Low	Recreational Walkers Cyclists/ Horse riders Vehicle Users	High High Medium	Medium Medium Medium/ Low	Main road within the village with footpath on one side. Walkers are likely to be focused on views of the countryside. Cyclists and horse riders



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
		Residents	High	Medium	are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. Residents are susceptible to changes in views.
6. Looking west towards the site from footpath 18Bo at St Mary Magdelene Church.	Medium (Local Authority)	Visitor to Church Recreational Walkers	High High	High/ Medium High/ Medium	Grade I Listed Church within Conservation Area. Visitors to the church are susceptible to changes in views. Walkers are likely to be focused on views of the countryside.
7. Looking north-west towards the site from footpath 22Bo.	Medium	Recreational Walkers	High	High/ Medium	Walkers are likely to be focused on views of the countryside.
8. Looking north-west towards the site from Cowfold Road (A272).	Low	Pedestrians Cyclists/ Horse riders Vehicle Users	High High Medium	Medium Medium Medium/ Low	Busy A road with footpaths either side. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead.
9. Looking north-east towards the site from footpath 34Bo.	Medium	Recreational Walkers	High	High/ Medium	Walkers are likely to be focused on views of the countryside.
10. Looking east towards the site from Spronkett's Lane.	Low	Recreational Walkers Cyclists/ Horse riders Vehicle Users	High High Medium	Medium Medium Medium/ Low	No footway on road. Walkers are likely to be focused on views of the countryside. Cyclists and horse riders are likely to be focused on views but are



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					transitional viewers. Vehicle users would be more focused on the journey ahead.
11. Looking south-east towards the site from the Sussex Diamond Way.	Medium	Recreational Walkers	High	High/ Medium	Walkers are likely to be focused on views of the countryside.
12. Looking south towards the site from the Sussex Diamond Way within the High Weald National Landscape.	High	Recreational Walkers	High	High	High Weald National Landscape. Walkers are likely to be focused on views of the countryside.
13. Looking west towards the site from footpath 18Bo.	Medium	Recreational Walkers Residents	High High	High/ Medium High/ Medium	Walkers are likely to be focused on views of the countryside. Residents are susceptible to changes in views.
14. Looking north-west towards the site from Hickstead Lane.	Low	Recreational Walkers Cyclists/ Horse riders Vehicle Users Residents	High High Medium High	Medium Medium Medium/ Low Medium	No footway on road. Walkers are likely to be focused on views of the countryside. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. Residents are susceptible to changes in views.



Table E-2: Analysis of Magnitude of Visual Change at Representative Viewpoints

Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
1. Looking north into the site from Cowfold Road (A272).	Large/ Medium	Medium	Small (Residents = Medium)	Permanent	Medium (Residents = Substantial/ Medium)	Medium/Slight (Residents = Medium)	<p>Clear views of proposed vehicular access and views of the proposed apartments, which would be up to 2.5-storey, through this gap in the hedgerow. Glimpses through the hedgerow may also be available during winter months, particularly either side of the proposed access 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 apartments would introduce some new features, the composition of the view wouldn't be substantially altered, resulting in a large/ medium size and scale of change at Year 1.</p> <p>By Year 15 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 apartments. Together this would mean that the size and scale of change would reduce to medium.</p>



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							<p>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.</p> <p>For residents, the proposed development would be viewed from approximately half of the dwellings at Crosspost, resulting in a medium geographical extent.</p>
2. Looking east into the site from the southern end of Foxhole Lane.	Large	Large/ Medium	Medium	Permanent	Substantial	Substantial/ Medium	<p>Whilst carrying out the various site assessments it has been noted that the hedgerow along the western boundary is often extensively cut back during winter months, increasing visibility of the site compared to viewpoint 2 within the photosheets (FHF-8-9). This worst-case scenario has been accessed.</p> <p>As the proposed dwellings and apartment block are positioned close to the western boundary, clear and notable 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 and large size and scale of change at Year 1.</p> <p>Over time, the proposed hedgerow trees along the western boundary would filter</p>



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							<p>views of the proposed built form. However, the proposed development would continue to be clearly noticeable above the hedgerow and alter the composition of the view, resulting in a large/ medium size and scale of change at year 15.</p> <p>The proposed development would be seen from approximately half of Foxhole Lane, resulting in a medium geographical extent.</p>
3. Looking east into the site from the field gate along Foxhole Lane.	Large/ Medium	Medium	Medium	Permanent	Substantial	Medium	<p>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. Therefore, at year 1, there would be a large/ medium size and scale of change.</p> <p>Over time, the proposed woodland and shrubs would progressively filter views and by year 15 the proposed development would be entirely screened. Therefore, at year 15 there would be no introduction of built form into the view. However, this change would result in the loss of an open view and the road becoming increasingly enclosed; altering the character of Foxhole</p>



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							<p>Lane. Therefore, a Medium size and scale of change would remain.</p> <p>The proposed development would be seen from approximately half of Foxhole Lane, resulting in a medium geographical extent.</p>
4. Looking south into the site from footpath 44Bo.	Large/ Medium	Small	Small	Permanent	Medium	Slight	<p>Occasional clear views of the proposed development would be seen through gaps in the vegetation 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 element within these views. However, as views of the existing dwellings along The Street can already be experienced 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 to Large/ Medium.</p> <p>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. Resulting in a Small the size and scale of change at Year 15.</p>



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							Therefore, when comparing to existing conditions, the size and scale of change would be Small and of a Neutral Nature. Only occasional views of the proposed development would be available from footpath 44Bo. Resulting in a small geographical extent.
5. Looking west towards the site from The Street.	Small (Residents = Large)	Small (Residents = Large/ Medium)	Small (Residents = Small)	Permanent	Slight (Residents = Substantial/ Medium)	Slight (Residents = Medium)	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 size and scale of change. By year 15 the proposed planting along the eastern edge of the site would filter these narrow views of the proposed dwellings. However, as the proposed development would remain perceptible within the view, a small size and scale of change would remain.



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							<p>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 the composition of the view and cause a large size and scale of change at Year 1.</p> <p>Over time views of the proposed development would become progressively filtered by the proposed vegetation along the eastern boundary. However, by year 15, the proposed development would still cause a noticeable change in the view, resulting in a large/ medium size and scale of change.</p> <p>Views of the proposed development would be seen from a short section of The Street, when immediately east of the northern parcel, resulting in a small geographical extent.</p>
6a. Looking west towards the site from the entrance to	Negligible	Negligible	Negligible	Permanent	Negligible	Negligible	At the entrance to St Mary Magdalene Church, a narrow distance glimpse of the proposed development would be available through a gap in the church yards



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
St Mary Magdalene Church.							<p>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 on lower elevations. 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, and neutral, size and scale of change.</p> <p>Over time the proposed development would become progressively integrated, however it would remain perceivable and therefore a negligible, and neutral, size and scale of change would remain.</p> <p>The proposed development would be seen from only a one or two locations within the church yard, resulting in a negligible geographical extent.</p>
6b. Looking west towards the site from footpath 18Bo at St Mary	Negligible	Negligible	Negligible	Permanent	Negligible	Negligible	<p>Within the Church graveyard, along footpath 18Bo, a narrow distance glimpse of the proposed development would be available through a gap in the vegetation. This view would comprise the central,</p>



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
Magdelene Church.							<p>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 on lower elevations. 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, and neutral, size and scale of change.</p> <p>Over time the proposed development would become progressively integrated, however it would remain perceivable and therefore a negligible, and neutral, size and scale of change would remain.</p> <p>The proposed development would be seen from only a one or two locations within the church yard, resulting in a negligible geographical extent.</p>
7. Looking north-west towards the site from footpath 22Bo.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation.



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
8. Looking north-west towards the site from Cowfold Road (A272).	Small	Small	Small	Permanent	Slight	Slight	<p>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. Resulting in a small size and scale of change.</p> <p>By year 15, 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.</p> <p>The proposed development would only be seen from short section of Cowfold Road (A272) when south and south-east of the site, resulting in a Small geographical extent.</p>
9. Looking north-east towards the site from footpath 34Bo.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation.



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
10. Looking east towards the site from Spronkett's Lane.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation.
11. Looking south-east towards the site from the Sussex Diamond Way.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of the intervening landform.
12. Looking south towards the site from the Sussex Diamond Way within the High Weald National Landscape.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of the well-established vegetation and intervening landform.
13. Looking west towards the site from footpath 18Bo.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation.
14. Looking north-west towards the site from	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location, due to the screening effects of intervening, well-established vegetation.



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
Hickstead Lane.							



Table E-3: Assessment of Visual Effects at Representative Viewpoints

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Effect (Negative, Positive, Neutral)
1. Looking north into the site from Cowfold Road (A272).	Pedestrians Cyclists/ Horse riders Vehicle Users Residents	Medium Medium Medium/ Low Medium	Medium (Residents = Substantial/ Medium)	Medium/Slight (Residents = Medium)	Moderate Moderate Moderate/Minor Major/ Moderate	Moderate/Minor Moderate/Minor Moderate/Minor Moderate	Negative Negative Negative Negative
2. Looking east into the site from the southern end of Foxhole Lane.	Recreational Walkers Cyclists/ Horse riders Vehicle Users	Medium Medium Medium/ Low	Substantial	Substantial/ Medium	Major/ Moderate Major/ Moderate Moderate	Moderate Moderate Moderate	Negative Negative Negative
3. Looking east into the site from the field gate along Foxhole Lane.	Recreational Walkers Cyclists/ Horse riders Vehicle Users	Medium Medium Medium/ Low	Substantial	Medium	Major/ Moderate Major/ Moderate Moderate	Moderate Moderate Moderate	Negative Negative Negative
4. Looking south into the site from footpath 44Bo.	Recreational Walkers	High/ Medium	Medium	Slight	Major/ Moderate	Moderate/ Minor	Negative
5. Looking west towards the site from The Street.	Recreational Walkers Cyclists/ Horse riders Vehicle Users	Medium Medium Medium/ Low	Slight	Slight	Moderate/Minor Moderate/Minor Moderate/Minor	Moderate/Minor Moderate/Minor Moderate/Minor	Negative Negative Negative

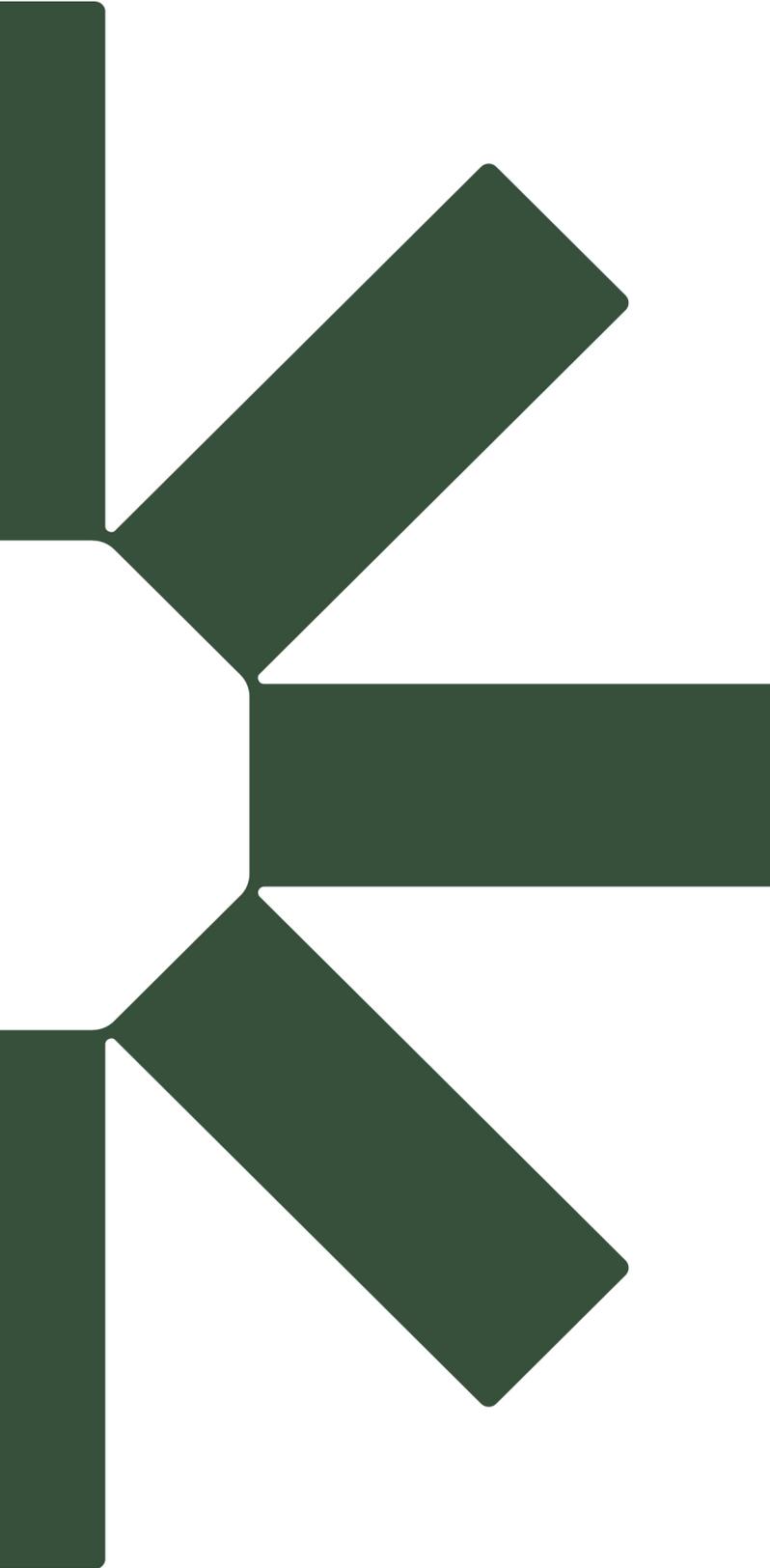


Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Effect (Negative, Positive, Neutral)
	Residents	Medium	(Residents = Substantial/ Medium)	(Residents = Medium)	Major/ Moderate	Moderate	Negative
6. Looking west towards the site from footpath 18Bo at St Mary Magdelene Church.	Visitor to Church Recreational Walkers	High/ Medium High/ Medium	Slight/ Negligible	Negligible	Minor	Minor	Neutral
7. Looking north-west towards the site from footpath 22Bo.	Recreational Walkers	High/ Medium	No effect	No effect	No effect	No effect	Neutral
8. Looking north-west towards the site from Cowfold Road (A272).	Pedestrians Cyclists/ Horse riders Vehicle Users	Medium Medium Medium/ Low	Slight	Slight	Moderate/Minor Moderate/Minor Minor	Moderate/Minor Moderate/Minor Minor	Negative Negative Negative
9. Looking north-east towards the site from footpath 34Bo.	Recreational Walkers	High/ Medium	No effect	No effect	No effect	No effect	Neutral
10. Looking east towards the site from Spronkett's Lane.	Recreational Walkers Cyclists/ Horse riders Vehicle Users	Medium Medium Medium/ Low	No effect	No effect	No effect	No effect	Neutral



Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Effect (Negative, Positive, Neutral)
11. Looking south-east towards the site from the Sussex Diamond Way.	Recreational Walkers	High/ Medium	No effect	No effect	No effect	No effect	Neutral
12. Looking south towards the site from the Sussex Diamond Way within the High Weald National Landscape.	Recreational Walkers	High	No effect	No effect	No effect	No effect	Neutral
13. Footpath west towards the site from footpath 18Bo.	Recreational Walkers Residents	High/ Medium High/ Medium	No effect (Residents = Slight/ Negligible)	No effect (Residents = Slight/ Negligible)	No effect Minor	No effect Minor	Neutral Negative
14. Looking north-west towards the site from Hickstead Lane.	Recreational Walkers Cyclists/ Horse riders Vehicle Users Residents	Medium Medium Medium/ Low Medium	No effect	No effect	No effect	No effect	Neutral





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