

5 Landscape and Visual Impact Assessment

5.1 Introduction

General

- 5.1.1 The purpose of this chapter is to identify and assess the landscape and visual effects which would result from the proposed development of the proposed Recycling, Recovery and Renewable Energy (3Rs) Facility at Langhurstwood Road, Horsham, West Sussex.
- 5.1.2 The site is situated on part of the redundant Wealden Brickworks site, to the north west of Horsham. The northern boundary of the site is formed by hardstanding and an area of woodland surrounding two large ponds. Further to the north, is Brookhurst Wood landfill site and Brookhurst Wood landfill site extension. The eastern boundary is the western side of the access road to Biffa Waste Services. To the south of the site lies Weinerberger's brick and tile manufacturing and distribution depot. The site's western boundary is formed by the railway line that runs north-south from Dorking to Horsham. The site includes the access road east from to Langhurstwood Road. A plan showing the location of the site is shown on Figure 5.1 and relevant landscape designations and main planning allocations within the study area are shown on Figure 5.2.

Scope of Study

- 5.1.3 This chapter provides an assessment of the effects of the proposed development on the existing landscape receptors and character and on the visual resources and receptors of the surrounding environment. These assessments have been carried out in accordance with the methodologies set out below and described in more detail in Section 5.3 of this chapter.
- 5.1.4 This chapter provides an overview of the site within the landscape and visual context of the surrounding area and sets out the planning context of the site with reference to landscape and visual matters (Figure 5.2). The existing landscape features, elements and landscape characteristics, which together make up the landscape character or resource, are described and reference is made to published landscape character studies and landscape designations. The current visibility of the site from a variety of representative viewpoints in the surrounding landscape is also assessed.
- 5.1.5 A description of the proposed development is provided and the potential effects of these proposals on the landscape resource and the visual environment are identified. Where appropriate, mitigation measures are proposed to prevent, reduce or offset adverse effects.
- 5.1.6 An assessment of the effects of the proposed development on the landscape and visual environment has been made. The assessment has been undertaken for the construction phase, operational and maintenance phase, as well as the decommissioning phase of the proposed development (although as this would be subject to a decommissioning environmental management plan closer to the time of the proposed decommissioning of the facility, the impacts have not been detailed). The operation and maintenance phase assessment includes an assessment of the potential effect during the first winter following completion of the development (year 1) after the mitigation measures have been implemented, but at which time their effect would be limited (worst case).
- 5.1.7 Landscape effects refer to changes arising from the proposed development on the physical elements that make up the landscape and which influence its character. These, together, form the landscape resource. Visual effects refer to the changes to existing views available from viewpoints within the landscape surrounding the site.

- 5.1.8 Drawings and photographs are used to illustrate the assessment. The extent of the potential visibility and the location of photographic viewpoints are indicated on Zones of Theoretical Visibility (ZTV) which are used to help inform the scope of the assessment by excluding from consideration areas that would not be influenced by the proposed development. Viewpoints within the ZTV were agreed with Tim Dyer, Team Manager of Environment and Heritage at West Sussex County Council. Photographs were taken from the viewpoints on 3rd October 2016, 3rd March 2017, 30th May 2017, 20th December 2017 and 9th February 2018, looking towards the site from the surrounding landscape and are included in this chapter (Figures 5.9 to 5.37).
- 5.1.9 The *Guidelines for Landscape and Visual Impact Assessment: Third Edition* (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3), recommend a proportional approach to landscape and visual assessment. This chapter focuses on those receptors that are considered most likely to experience significant effects. The receptors that are unlikely to experience significant effects have been omitted from the assessment.

Study Area

- 5.1.10 The study area for the assessment extends to a 20 km radius from the outer edges of the site. The ZTV coincides with areas of the low ground surrounding the site as well as some areas of higher ground further from the site boundary. Much of the land within the study area is occupied by mature vegetation that significantly limits views for a high number of visual receptors.
- 5.1.11 The ZTV coincides with south facing slopes of the Surrey Hills Area of Outstanding Natural Beauty (AONB) to the north of the site as well as west facing slopes of the High Weald AONB to the east of the site and the South Downs National Park (SDNP) to the south and west.

5.2 Legislation and Policy Context

- 5.2.1 This section summarises relevant legislation and policies that are directly relevant to landscape and visual issues.
- 5.2.2 The site is located within an area allocated as a 'built waste site' in the West Sussex Waste Local Plan (West Sussex County Council and South Down National Park Authority, 2014). Designations within the study area are shown on Figure 5.2, they include the nationally designated South Downs National Park the High Weald Area of Outstanding Natural Beauty (AONB) and the Surrey Hills AONB. There are no specific landscape or cultural designations within the site boundary, or adjoining the site.
- 5.2.3 Planning policy context with regard to the proposed development and landscape and visual issues is addressed below. The aims of the various policies, at national, county and local level, are outlined.

European Landscape Policy

European Landscape Convention (2006)

- 5.2.4 The European Landscape Convention (Council of Europe, ratified 2006) (ELC) requires that each party (member state) *"establish and implement landscape policies aimed at landscape protection, management and planning..."* through the adoption of specific measures (Article 5). Landscape Protection is defined in Article 1d as *"actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity."* The specific measures set out at Article 6 require, amongst other matters, each party to undertake an analysis of the characteristics and the forces and pressures on its landscapes (Article 6C, 1a (ii)) and *"to assess the landscapes identified taking into account the specific values assigned to them by the interested parties and the population concerned"* (Article 6C, 1b).

National Policy and Guidance

National Policy Statements

- 5.2.5 Whilst the proposed facility is not a Nationally Significant Infrastructure Project, the National Policy Statements (NPSs) are recognised as a material consideration in decisions on planning applications. The relevant sections within the NPSs are set out below.

Overarching National Policy Statement for Energy (NPS EN-1)

- 5.2.6 NPS EN-1 (DECC, 2011a), Part 5 Generic Impacts, Section 5.9 discusses the generic landscape (including seascape and townscape) and visual impacts that might result as from energy infrastructure. The NPS recognises that the impacts will vary, depending on the type, location and context of the development (paragraph 5.9.1).
- 5.2.7 Paragraph 5.9.2 notes that cooling towers, exhaust stacks and the associated steam plumes have the most obvious impact on the landscape.
- 5.2.8 Paragraphs 5.9.5 to 5.9.7 set out what an assessment of the effects on landscape and visual resources should include. Paragraph 5.9.7 specifically requires light pollution to be included in the assessment.
- 5.2.9 The aim of the development is to minimise harm of the development on landscape and visual resources (paragraph 5.9.8).
- 5.2.10 As a development outside, but potentially within sight of, a nationally designated landscape, paragraph 5.9.12 of the NPS is relevant. Any large energy developments should aim not to compromise the purpose of the designation of the nationally designated landscape. Such projects should be designed sensitively, given locational and operational constraints. However, paragraph 5.9.13 states that *"the fact that a proposed project will be visible from within a designated area should not in itself be a reason for refusing consent."*
- 5.2.11 The proposed development will not be in a locally designated landscape, however, paragraphs 5.9.14 to 5.9.17 are relevant, in respect of landscape and visual impacts. Paragraph 5.9.15 recognises that the scale of such projects means that they are often visible within many miles of the location. The judgement to be made is *"whether any adverse impact on the landscape would be so damaging that is not offset by the benefits (including need) of the project"* (paragraph 5.9.16). The NPS explains that the project should be designed carefully, taking into account the effects on landscape and taking into operational and other relevant constraints and should *"minimise harm to the landscape, including by reasonable mitigation"* (paragraph 5.9.17).
- 5.2.12 Visual impact is considered in paragraphs 5.9.18 to 5.9.20. The NPS recognises that all proposed energy infrastructure is likely to have a visual effect for many people. The judgement, as with landscape impacts, is whether the visual effects on sensitive receptors, outweigh the benefits of the project. The NPS recommends referring to existing permitted infrastructure with similar magnitudes of impact, to assist in judging weight to be given. The NPS raises the importance of assessing the visible plume from stacks (paragraph 5.9.20).
- 5.2.13 Different types of mitigation are explored in paragraphs 5.9.21 to 5.9.23. These include reducing scale, appropriate siting, design (including colours and materials) and landscaping schemes where possible. Offsite planting may be appropriate to mitigate long distance views.

National Policy Statement for Renewable Energy Infrastructure (NPS EN-3)

- 5.2.14 Section 2.5 of the NPS (DECC, 2011b) is concerned with biomass and waste combustion. The recovery of energy from waste combustion is considered to be a renewable energy supply and will form an increasingly

important role in meeting the UK energy targets (paragraph 2.5.2). With regards to location, the sequential approach does not apply.

- 5.2.15 With regards to landscape and visual impacts of energy from waste facilities NPS EN-1 provides the information on the generic impacts (as set out above). Specific considerations for energy from waste facilities are that *"the proposed generating station is of appropriate quality and minimises adverse effects on the landscape character and quality"* (paragraph 2.5.47). Paragraph 2.5.50 notes that good design, including materials, will go some way to mitigating adverse landscape and/or visual effects. Paragraph 2.5.51 notes that *"mitigation is achieved primarily through aesthetic aspects of site layout and building design including size and external finish and colour of the landscape to minimise intrusive appearance in the landscape as far as engineering requirements permit."*
- 5.2.16 With regards to landscape treatment applicants should seek to visually enclose facilities *"at low level as seen from the surrounding external viewpoints. This makes the scale of the generating station less apparent, and helps conceal its lower level, smaller scale features. Earth bunds and mounds, tree planting or both may be used for softening the visual intrusion..."* (paragraph 2.5.52).

National Planning Policy Framework (2012)

- 5.2.17 National Planning Policy Framework (NPPF) (DCLG, 2012) paragraph 17 sets out the core land-use planning principles. The principles should include; Securing high quality design and good standards of amenity for all existing and future occupants; taking account of different character of different areas; recognising the intrinsic character and beauty of the countryside; conserving and enhancing the natural environment; and, reusing land that that has been previously developed.
- 5.2.18 Section 7 of the NPPF is concerned with good design. Paragraph 56 emphasises the fact that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 57 explains that all development should be of high quality and inclusive. Paragraph 61 notes that whilst visual appearance and architecture is important, high quality and inclusive design goes beyond aesthetic considerations. The integration of new development into the natural and built environment is also an important consideration.
- 5.2.19 NPPF Section 11 Conserving and enhancing the natural environment, is of particular relevance to this chapter. Paragraph 109 explains that the *"planning system should contribute to and enhance the natural and local environment."*
- 5.2.20 Paragraph 110 requires local plans to minimise adverse effects on the local and natural environment and that *"plans should allocate land with the least environmental and amenity value, where consistent with other policies"* in the NPPF.
- 5.2.21 The NPPF, at paragraph 111, requires that *"planning policies and decisions should re-use land that has been previously developed (brownfield land), provided that it is not of high environmental value."*
- 5.2.22 Paragraph 115 states that *"Great weight should be given to conserving 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 landscape and scenic beauty"*.
- 5.2.23 Paragraph 125 requires planning policies and decisions to *"limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation"* by encouraging good design.
- 5.2.24 In the chapter on plan-making, the section on Local Plans emphasises the need to deliver sustainable development (paragraph 150) and that Plans must be prepared to achieve this (paragraph 151). Significant adverse impacts on economic, social and environmental dimensions of sustainable development should be avoided and *"where adverse impacts are unavoidable, measures to mitigate the impact should be*

considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate" (paragraph 152).

- 5.2.25 *"Local Plans should set out the **strategic priorities** for the area in the Local Plan. This should include strategic policies to deliver" ... "waste management" and "conservation and enhancement of the natural and historic environment, including landscape" (paragraph 156). Local Plans should indicate land-use designations on a proposals map and "identify land where development would be inappropriate, for instance because of its environmental or historic significance" (paragraph 157).*
- 5.2.26 The site is a brownfield site, allocated in the West Sussex Waste Local Plan (2014) Policy W10 for a 'built waste site', i.e. a waste facility contained within a building (illustrated on Policy Map 4) (see below). It is not within a nationally designated landscape and it is not in an area identified as inappropriate due to environmental or historic reasons.

Development Plan Policy

West Sussex Waste Local Plan (2014)

- 5.2.27 Policies contained within the West Sussex Waste Local Plan that are considered relevant to this chapter of the ES are detailed below.
- 5.2.28 Policy W10: Strategic Waste Allocations allocates the Brookhurst Wood site (the site) as one of five strategic sites allocated to meet identified shortfalls in transfer, recycling and recovery capacity, which are: *"acceptable, in principle, for the development of waste management facilities for the transfer, recycling, and/or recovery of waste (including the recycling of inert waste)"* (see Policy Map 4), of a scale (300,000tpa) consistent with the 3Rs Facility. The West Sussex Waste Local Plan (Sustainability Appraisal Report), Appraisal Objective G: to protect and, where possible, enhance landscape and townscape character, indicates that development of the site offers positive short and medium term and neutral long-term opportunities. It notes that the site currently has adequate screening and that development of the site represents an opportunity to improve the appearance of/or replace the existing derelict buildings.
- 5.2.29 The development of the allocated sites must satisfactorily address the 'development principles' for each identified site. The site specific supporting text to Policy W10 is at paragraph 7.3.14 and 7.3.15. It notes that the site is a brownfield site, allocated in Policy AL14 of the Horsham Local Development Framework for mixed-use development, including waste management. The development principles for the Brookhurst Wood site includes:
- *"assessment of impact (e.g. traffic, noise odour) on the amenity of nearby dwellings and businesses and possible mitigation required."*
- 5.2.30 Chapter 8 of the West Sussex Waste Local Plan sets out the Development Management Policies (Policy W11 to Policy W23) which are *"designed to ensure that there would be no unacceptable harm to amenity, character and the environment or to other material considerations from waste development proposals"* (paragraph 8.1.1). Those relevant to landscape and visual resources are summarised below).
- 5.2.31 Paragraph 8.2.1 explains that, regarding landscape character, the relevant strategic objective is *"8: To protect and where possible enhance the special landscape and townscape character of West Sussex."* The policy to achieve this is Policy W11: Character. The policy states that *"proposals for waste development will be permitted provided they do not have an unacceptable impact"* on character and distinctiveness and sense of place. The policy requires that any waste development should *"reflect and, where possible, reinforce the character of the main natural character areas (including the retention of important features or characteristics)."* The supporting text recognises that the scale, appearance and level of activity associated with waste facilities can result in adverse impacts to the existing landscape character and requires that *"such impacts are kept to an acceptable level"* (paragraph 8.2.3). Paragraph 8.2.4 explains that proposed development should take account of the character of the area within which it is to be located and that

“particular attention should be given to the design of facilities to safeguard character and the need for techniques of mitigation to minimise the potential impacts of the proposals.”

- 5.2.32 Paragraph 8.3.1 of the West Sussex Waste Local Plan repeats the strategic objective (13) to protect and enhance the special landscape character of West Sussex, in the need for Policy W12: High Quality Development. The policy requires that proposals for waste development *“will be permitted provided that they are of high quality and, where appropriate, the scale, form, and design (including landscaping) take into account the need to”* ... *“have regard to the local context”* including: The character of that part of the county in which it is located; the characteristics of the proposed site, including both natural and man-made features; and, the topography, landscape and skyline of the surrounding area. The supporting text explains that the quality of a proposed facility is not just its appearance, but also how it fits with the surroundings, which can include the material from which it is constructed. Paragraph 8.3.3 notes that achieving high quality development can help to reduce the impact of such facilities. The text explains that poor quality development will not be permitted and points developers of such facilities to the County Council's High Quality Waste Facilities Supplementary Planning Document (2006) (not generally available) (paragraph 8.3.4). The need to work with the characteristics of the site and surrounding area and the need to protect existing views are emphasised in paragraph 8.3.6. The role of landscaping and planting in improving the quality of the environment is noted as part of achieving high quality design (paragraph 8.3.7).
- 5.2.33 The strategic objective of Policy W13: Protected Landscapes, is *“9: To protect the SDNP and the two AONB from unnecessary and inappropriate development”* (paragraph 8.4.1). It notes that, with specific exceptions, proposals within such designated landscapes will not be permitted. The policy states that *“proposals for waste development located outside protected landscape will be permitted provided that they do not undermine the objectives of the designation.”* Within West Sussex, the 15 km study area includes parts of the South Downs National Park and the High Weald AONB. The purposes of the South Downs National Park and the AONBs include conserving and enhancing the natural beauty of the area (paragraphs 8.4.2 and 8.4.3). The AONBs have also been designated due to their distinctive character and remote and tranquil nature (paragraph 8.4.3). Development inside, or outside these designated areas must not undermine the objectives of their designation (paragraph 8.4.4).
- 5.2.34 The relevant strategic objective for public health and amenity is *“13: To protect and, where possible, enhance the health and amenity of residents, businesses and visitors”* (paragraph 8.10.1). West Sussex Waste Local Plan Policy W19: Public Health and Amenity, explains that proposals for waste development will be permitted provided that, amongst other emissions, lighting, would not have an unacceptable impact on public health and amenity. The supporting text explains that light pollution can be mitigated by careful design of light sources and that *“The appropriate measures will depend on the characteristics of the proposal. The site, and the surrounding area”* (paragraph 8.10.4).
- 5.2.35 The strategic objectives for cumulative impact are *“10: To protect and, where possible, enhance the natural and historic environment and resources of the County, and 13: To protect and, where possible, enhance the amenity and safety of residents, businesses, and visitors”* (paragraph 8.12.1). Policy W21: Cumulative Impact notes that proposals for waste development will be permitted provided that an unreasonable level of disturbance to the environment and/or local communities will not result from the development. *“Account will be taken of the potential cumulative impact of waste management and other operations on the locality”* (paragraph 8.12.2).

Horsham District Planning Framework (2015)

- 5.2.36 The Warnham and Wealden Brickworks are shown as Allocation AL14, as a site for employment use, on Inset Map 21 of the Horsham District Planning Framework (Horsham District Council, 2015). The District's Spatial Vision recognises the contribution the high quality natural environment plays to the District's overall attractiveness and identity. It states that the landscape will be valued, enhanced and promoted, ensuring an attractive place for communities, business and welcoming additional visitors (paragraph 3.10). The environmental resources and environmental quality of the area will have been maintained and enhanced (paragraph 3.11).

- 5.2.37 The Spatial Objectives (SO) are listed in paragraph 3.14 and include: A need to ensure a balance between economic, social and environmental priorities (SO1); a need to promote businesses in Horsham, whilst preserving its attractiveness (SO4); to locate new development in sustainable locations, encouraging the appropriate re-use of brownfield sites (SO7); and, to identify and preserve the unique landscape character of the District, ensuring that new development minimises the impact on the countryside (SO10).
- 5.2.38 The Spatial Portrait for Horsham District sets out Strategic Development Principles up to 2031. The strategy accommodates necessary, sustainable change, but with the emphasis on *“respecting the local character wherever possible”* (paragraph 3.15). It recognises that a mixed urban/rural environment present challenges, but that these should be met, whilst at the same time maintaining and enhancing the natural beauty of the area (paragraph 3.17). The diversity of the landscapes, townscapes and settlement pattern that characterise the District is recognised as an environmental and cultural asset which needs to be respected and enhanced, whilst at the same time recognising that there is a need to plan for new infrastructure (paragraph 3.18). Paragraph 3.26 notes that it is *“critical that the character [of] the district is conserved and enhanced, but this must be integrated with the need to accommodate change in order to address social or economic objectives and meet the needs of communities. In doing so it will be necessary to ensure not only that harm to the environment is minimised but that where possible opportunities are taken to bring about improvements”*. The gradual effect of cumulative development on character is noted.
- 5.2.39 Sustainable Development Policies that are of relevance to this application include Policy 1 Strategic Policy: Sustainable Development. The supporting text explains that *“the final bullet point of this policy relates to development which could impact [on] the setting of the South Downs National Park and the High Weald AONB”* (paragraph 4.3). The policy echoes the NPPF’s positive approach to sustainable development and states that adverse impacts have to significantly and demonstrably outweigh the positive benefits of a development, before a development is refused planning permission, or (the final bullet point) that *“specific policies in the Framework indicate that development should be restricted”*. Strategic Policy 2 Strategic Development, point 8. *“encourages the effective use of land that has been previously developed (brownfield land) provided it is not of high environmental value.”* Point 12 of Policy 2 requires development to *“retain and enhance natural environmental resources, including landscapes...”*.
- 5.2.40 Strategic allocation policies include policy SD1, which is the policy setting out the requirements for the North of Horsham development (subject to a resolution to grant outline permission). It provides information on this mixed-use development, which lies to the east of Langhurstwood Road. The landscape and visual resources of the development site are described in paragraphs 7.24 to 7.29 and the landscape and open space proposals are outlined in paragraphs 7.31 to 7.33. Policy SD6 sets out the requirements for the North of Horsham development in terms of the landscape buffer, landscape character and green infrastructure. The part of the development closest to Langhurstwood Road forms part of that landscape buffer (a cemetery, public open space and allotments) (point 4). It also requires advance planting in key visually sensitive locations (point 6).
- 5.2.41 Chapter 9 of the Horsham District Planning Framework, is concerned with conserving and enhancing the natural and built environment. The supporting text to Policy 24: Environmental Protection, explains that *“appropriate types and locations of lighting should be used, so as not to give rise to unnecessary light pollution, particularly in rural areas.”* The policy itself requires developments to minimise light pollution. It also requires that the cumulative impact of all relevant committed developments is appropriately assessed (point 7). District character is discussed in the introduction, in paragraphs 9.3 to 9.5. The paragraphs note the differences in character within the District, as well as noting the designated landscapes. Paragraph 9.5 also explains that although not designated, other rural areas are valued by people who live and work in the district and has relatively unspoilt qualities. However, it recognises that changes are required to meet the District’s strategic objectives *“It is therefore important that the attractive qualities of the District are retained, whilst accommodating change to meet the District’s wider and social and economic objectives.”* Design of new development is discussed in paragraph 9.8, which states that it should draw on local characteristics which should be considered with visual and functional concerns. Good design as environmental mitigation is thus incorporated in the development. Environmental protection, including from light pollution, is discussed in the supporting text to Policy 24, at paragraph 9.10 *“appropriate types and locations of lighting should be*

used, so as to give rise to unnecessary light pollution, particularly in rural areas.” Policy 24 expects developments “to minimise exposure to pollutants including ... light pollution”.

- 5.2.42 The supporting text to Policy 25: The Natural Environment and Landscape Character, is set out in paragraphs 9.14 to 9.17. The rural quality of the District is highly valued by residents and visitors. Even small changes can cumulatively impact on the landscape and proposed development will *“need to demonstrate that proposals conserve and enhance the character of the district as identified in documents such as the Horsham District Landscape Character Assessment 2003, and that development is located in areas with the greatest landscape capacity to accommodate development as indicated in the Landscape Capacity Assessment 2014”* (paragraph 9.14). Paragraph 9.17 explains that *“whilst the undeveloped nature of rural areas must be protected, it is acknowledged that there may be circumstances where development is necessary to ensure the continued sustainable development of rural areas”* including upgrades to infrastructure and renewable energy. Policy 25 states that the landscape character of the District will be protected. New developments that protect, conserve and enhance landscape character, taking into account areas identified as being of landscape importance, will be supported by the Council (point 1). The policy also refers to conserving the setting of the South Downs National Park (point 7).
- 5.2.43 The supporting text for Policy 26: Countryside Protection, explains that the Council is seeking to identify the most valued parts of the District for protection and notes that it important that the unique characteristics of the district landscapes are retained and where practicable enhanced. New development should take into account the key characteristics of the District’s landscape character areas (paragraph 9.18). The Policy states that the countryside will be protected from inappropriate development and that any development must require a countryside location and must also meet certain criteria, one being that the development must enable the extraction of minerals or the disposal of waste (point 2). The second part of Policy 26, requires that in addition to the first part, new development must be of a *“scale appropriate to its countryside character and location”*. The Policy explains that *“development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.”*
- 5.2.44 Strategic Policy 32: The Quality of New Development, is supported by paragraph 9.36, which explains that the Policy seeks to promote a high standard of architectural and landscape design in the District. Development will be required to enhance and protect locally distinctive characters, through good design and landscaping, amongst other matters. The Policy requires high quality and inclusive design, which, amongst other requirements: Provides an attractive, functional, accessible space (point 1); complements the locally distinctive characters of the District (point 2); and, contributes to a sense of place (point 3).
- 5.2.45 Strategic Policy 33: Development Principles, ensures that development is of high quality, well-designed and takes account of the existing character of the area (paragraph 9.37). The Policy requires the new development to: Make efficient use of land and prioritise previously developed (brownfield) land (point 1); avoid unacceptable harm to residents and users of nearby properties and land, e.g. through overlooking (point 2); ensure that the scale and massing and appearance of the development is of a high standard and where relevant relates sympathetically to the impact on the skyline and important views (point 3); respect the character of the surrounding area, including views (point 4); use high standards of building materials, finishes and landscaping (point 5); and, retain, where possible, existing important landscape and natural features (point 6).

Horsham Landscape Capacity Assessment (2014)

- 5.2.46 The Horsham District Landscape Capacity Assessment (Horsham District Council, 2014) was undertaken to assist in the decision-making process for the location of sustainable development. The Council’s Landscape Officer undertook the detailed Landscape Capacity Analysis (supported by NPPF, paragraph 170) which was used to inform the Horsham District Local Development Framework (paragraph 1.3). The site falls within Zone 1: North Horsham and West of Crawley. The report explains that the levels of sensitivity and capacity are general statements and provide pointers to landscape and visual matters, that would need to be

addressed. Areas that have been identified as having moderate or high capacity may not have that capacity over the whole of the area (paragraph 1.8). The report makes judgements about whether the amount of change proposed can be accommodated without having an unacceptable adverse effect on the character of the landscape, or the way that is perceived (visual resources and views) without compromising landscape value.

- 5.2.47 The area in which the site is located is identified as Area 15 on the 'Zone 1 – North Horsham to Crawley Landscape Capacity of Local Landscape Character areas for Employment Development' map (Figure 5.6). The extract from the Landscape Capacity Assessment, for Area 15 (page 32) is set out in Section 5.5 of this chapter.

South Downs National Park and AONB Policy Documents

- 5.2.48 In addition to the planning policy and guidance set out above, the South Downs National Park Local Plan, the High Weald AONB Management Plan and the Surrey Hills AONB Management Plan were considered during the preparation of this ES chapter, as they form a material consideration in the planning process. The reasons for the designation of the AONBs within the study area and their special qualities were reviewed. Additional documents used to inform the design of the proposed building include 'Guidance on the selection and use of colour in development' (High Weald AONB, 2017).

South Downs National Park Local Plan (pre-submission draft) (2017)

- 5.2.49 The pre-submission draft Local Plan (South Downs National Park, 2017) notes that the foremost duty of the South Downs National Park Authority is to conserve and enhance the landscapes and the special qualities of the NP. It notes that landscape is the key to all seven of the special qualities of the South Downs National Park (paragraph 1.13) which are illustrated on Figure 1.2 of the plan. The special qualities which relate to the area within the National Park do not apply. However, Special Quality 1. Diverse, inspirational landscapes and breath-taking views, relates to land both inside and outside the NP boundary. The text within the Local Plan refers to "*sweeping views north across the Weald*" from the scarp slope (paragraph 3.36). As the site is 15.4 km to the north and east of the South Downs National Park at its closest point it is unlikely that the views of the Weald will be significantly impacted from the proposed development.

High Weald AONB Management Plan 3rd Edition (2014 – 2019)

- 5.2.50 Areas of Natural Beauty are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England, Wales and Northern Ireland are conserved and enhanced. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area.
- 5.2.51 The importance of the setting of an AONB is discussed at paragraph 2.5 of the Management Plan (High Weald AONB, 2014). It explains that AONBs are not isolated units and that development within the setting of an AONB can affect views of the AONB or from it. The site is 2.9 km to the west of the High Weald AONB.
- 5.2.52 The Statement of Significance (High Weald AONB Management Plan, page 26) defines the natural beauty of the AONB, its character and Special Qualities associated with it. The Statement provides the criteria against which impacts on the AONB can be judged. The description of the Special Qualities of the AONB relates to the area of the AONB. Only the description of "*wonderful views*" (last paragraph of the Statement of Significance) could be applied to land outside the AONB's boundary.
- 5.2.53 High Weald AONB Understanding and Enjoyment Objective UE5: To promote the perceptual and aesthetic qualities that people value, is to ensure that the "*special qualities that people value are recognised and taken account of in AONB management.*" One of the AONB Targets for 2019 is to produce guidance on the protection of views and the assessment of visual impact (point c.).

High Weald AONB Guidance on the selection and use of colour in development (September 2017)

- 5.2.54 The guidance (High Weald AONB, 2017) explains that colour makes a key contribution to the landscape character and local distinctiveness of the area. Choosing the correct colours for new development will help to contribute to local distinctiveness (paragraphs 1.1) while poor design and generic solutions to new development is a major threat to distinctiveness and will increase a sense of urbanisation (paragraph 1.2).
- 5.2.55 The colours of the AONB have been analysed and synthesised into existing colour palettes and then suggestions made for developed palettes (paragraph 1.5). Whilst not within the AONB boundary the site can be seen from it and therefore, the advice given in the guidance has been taken into consideration when designing of the building. This is discussed in more detail in Section 5.5 of this chapter.

Surrey Hills AONB Management Plan (2014 – 2019)

- 5.2.56 As explained above, the primary purpose of the AONB designation is to conserve and enhance the natural beauty within the AONB. The features that define the special character of the Surrey Hills, 6.4 km from the site, are listed as: Views; woodland; heathland; tranquillity; commons; chalk grassland; country lanes; farmland; historic buildings; and, parkland (paragraph 1.6), of these, views are of most relevance to this application.
- 5.2.57 One of the aims of the AONB Management Plan (Surrey Hills AONB, 2014) is that *“New development enhances local character and the environmental quality of its nationally important setting”* (page 26). Land use planning management policies LU2 and LU5 are relevant. Policy LU2 requires new development to respect the special landscape character of the AONB, paying particular attention to ridgelines, public views, light pollution and colour of new buildings. Policy LU5 states that *“development that would spoil the setting of the AONB, by harming public views into or from the AONB will be resisted.”*

5.3 Assessment Methodology

- 5.3.1 The landscape, townscape and visual assessment considers the potential effects of the development upon:
- Individual landscape or townscape features and elements;
 - Landscape and townscape character;
 - Visual amenity and the people who view the landscape or townscape; and
 - Visual resources in general.

Baseline Methodology

- 5.3.2 A desk top review of published data, such as landscape character assessments, OS maps and aerial photography was carried out. This identified potential landscape, townscape and visual receptors that could be affected by the project. A field survey was carried out on 3rd March 2016 in order to confirm the initial findings of the desk top review and to assess the likely effects on landscape, townscape and visual receptors.

Distinction between Landscape and Visual Effects

- 5.3.3 In accordance with the ‘Guidelines for Landscape and Visual Impact Assessment Third Edition’ 2013 by the Landscape Institute and Institute of Environmental Management and Assessment, landscape and visual effects have been assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:
- Landscape effects relate to the effects of the project on the physical and other characteristics of the landscape and its resulting character and quality; and

- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc.) and on the visual amenity experienced by those people.

Duration of Landscape and Visual Effects

- 5.3.4 The appraisal assesses the short-term effects of the construction phase and the permanent effects relating to the projects operational phase.
- 5.3.5 Consideration has been given to the likely seasonal variations in the visibility of the development in a context including deciduous vegetation.
- 5.3.6 Consideration has been given to changes in the level of effects likely to take place as new planting, proposed as part of the project, and existing planting matures.

Landscape and Visual Assessment Process

- 5.3.7 The assessment of the landscape or townscape effects of the project has followed a recognised process set out below:
- Identify the baseline landscape and townscape resource (e.g. individual elements and character) and its value;
 - Identify forces for change in the landscape of the surrounding area;
 - Evaluate the sensitivity of the landscape and townscape resource and its susceptibility to change as a result of the type of development proposed;
 - Identify potential landscape and townscape effects of the project through review of initial plans;
 - Develop measures to avoid, reduce and ameliorate adverse effects and to maximise the positive benefits of the project;
 - Identify scale or magnitude of likely impact of the project;
 - Assess the level of effects of the project on the landscape and townscape, taking into account the integral mitigation measures proposed; and
 - Report the findings of the assessment.
- 5.3.8 The assessment of visual effects follows a similar recognised process set out below:
- Identify potential visual receptors of the project (i.e. people who will have views of the development);
 - Select an appropriate number of representative or sensitive viewpoints to be illustrated through photography and to reflect the full range of different views towards the project;
 - Describe the nature of the baseline views towards the project for each representative viewpoint;
 - Identify forces for change in the visual amenity of the surrounding area;
 - Evaluate the sensitivity of the visual receptors and their susceptibility to change as a result of the project represented by the viewpoints;
 - Identify potential visual effects of the project through review of initial plans;
 - Develop measures to avoid, reduce and ameliorate adverse effects and to maximise the positive benefits of the project;
 - Identify the scale or magnitude of the likely impact of the project;
 - Assess the level of effects on the view from representative viewpoints, taking into account the visual context of the development and the measures proposed;

- Assess the level of effects on overall visual amenity; and
- Report the findings of the assessment.

5.3.9 The assessment of representative viewpoints has been supplemented by scheduling of specific visual receptors to determine visual effects upon those likely to be affected to the greatest degree.

Assessment Criteria

5.3.10 The purpose of the assessment is to evaluate the magnitude of change to landscape, townscape and visual resources to enable the likely key effects of the project to be identified.

5.3.11 Published guidance states that the level of effects is ascertained by professional judgement based on consideration of the intrinsic sensitivity of the baseline landscape, townscape or visual receptor, the receptors susceptibility to the development and the magnitude of change as a result of the project.

Sensitivity of Receptor

5.3.12 The sensitivity of a landscape or townscape to change varies according to the nature of the existing resource and the nature of the proposed change. Considerations of value, integrity and capacity are all relevant when assessing sensitivity. For the purpose of this assessment, these terms are defined as follows:

- **Value:** the relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. Landscapes can be recognised through national, regional or local designation. Views tend not to be designated, but value can be recognised through a named location shown on a map, or through the creation of a parking lay-by or location of a bench to appreciate a view;
- **Integrity:** the degree to which the value has been retained, the condition and integrity of the landscape or the view; and
- **Capacity:** the ability of a landscape, townscape or view to accommodate the proposed change while retaining the essential characteristics which define it.

5.3.13 Sensitivity is not readily graded in bands. However, in order to provide both consistency and transparency to the assessment process, Table 5.1 defines the criteria which have guided the judgement as to the sensitivity of the receptor and the susceptibility to change.

Table 5.1: Definitions of Sensitivity

Sensitivity	Typical Descriptors	
	Landscape/Townscape	Visual
Very High	Very high importance and rarity, international designation and very limited potential for substitution.	Visual receptors travelling on National Trail or recreational routes within nationally designated landscapes. Promoted paths or recognised viewpoints. Receptors within wild and undeveloped landscapes.
High	Landscape/townscape value recognised by national designation. Sense of tranquillity or remoteness specifically noted in Landscape Character Assessment. High sensitivity to disturbance specifically noted in Landscape Character Assessment. The qualities for which the landscape/townscape is valued are in a good condition, with a clearly apparent distinctive character and absence of detractors. This distinctive character is susceptible to relatively small changes and has a limited potential for substitution.	Large number or high sensitivity of viewers assumed. Viewers' attention very likely to be focused on landscape. Residents experiencing views from dwellings; users of strategic recreational footpaths and cycleways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.
Medium	Landscape/townscape value is recognised or designated regionally; the landscape/townscape is relatively intact, with a distinctive character and few detractors; and is reasonably tolerant of change with a limited potential for substitution.	Viewers' attention may be focused on landscape, such as users of secondary footpaths, and people engaged in outdoor sport or recreation. e.g. horse riding or golf. Occupiers of vehicles in scenic areas or on recognised tourist routes.
Low	Landscape/townscape value is low, with local designations; landscape/townscape integrity is low, with a poor condition and a degraded character with the presence of detractors such as dereliction; and the landscape/townscape has the capacity to potentially accommodate significant change.	May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focused on the road.
Negligible	Very low importance and rarity, local scale.	Visual receptors within places of work or recreation where no views out are available, such as warehouses or sports centres. Views are only gained from the car parks.

Magnitude of Change

- 5.3.14 The magnitude of change affecting landscape, townscape or visual receptors depends on the nature, scale and duration of the particular change within the landscape/townscape, the location of it and the overall impact on a particular view. This may be very small if the development is at some distance. In a landscape, the magnitude of change will depend on the loss or change in any important feature or characteristic or a change in backdrop to, or outlook from, a landscape/townscape that affects its character. The angle of view, duration of view, distance from the development, degree of contrast with the existing characteristics of the view, prominence of the development and the extent of visibility can all influence the magnitude of the change in view. In addition, the general visibility and combination of impacts of elevation and topography on openness and degree of obstruction by trees and buildings affect the magnitude of change.

Table 5.2: Definitions of Magnitude

Magnitude	Typical Descriptors	
	Landscape/Townscape	Visual
High	Where there are substantial changes affecting the character of the landscape/townscape, or important elements through loss of existing features. Proposed development within or close to affected landscape/townscape. Scale, mass and form of development out of character with existing elements.	The change would be dominant for visual receptors and have a defining influence on view.
Medium	The proposed development forms a visible and recognisable feature in the landscape/townscape. The proposed development is within or adjacent to affected character area/type. Scale of development fits with existing features.	The change would be prominent and have an important, but not defining influence on view; is a key element in the view.
Low	Changes to the physical landscape/townscape, its character and the perception of the landscape/townscape are slight. Long distance to affected landscape/townscape with views toward the character area/type the key characteristic.	The change would be visible, but not prominent. Would comprise a minor component and no marked effect on view.
Negligible	The amount of change in the perception of the landscape/townscape and the physical features or the character is barely discernible.	There is either no view or the character of the view will not be altered by the proposed development. The proposed development is at such a distance as to be barely perceptible, and may only be visible in clear conditions. May go unnoticed.
No Change	No loss or alteration of characteristics, features or elements; no observable impact.	No change to views.

5.3.15 The following considerations are relevant when evaluating the magnitude of visual change:

- Distance: the distance between the receptor and the development. Generally, the greater the distance, the lower the magnitude of change;
- Extent: the extent of the proposal which is visible;
- Proportion: the arc of view occupied by the development in proportion to the overall field of view. A panoramic view, where the development takes up a small part of it, will generally be of lower magnitude than a narrow, focussed view, even if the arc of view occupied by the proposal is similar;
- Duration: the duration of the effect. An effect experienced in a single location over an extended period of time is likely to result in a higher magnitude of change than an effect which is of a short duration, such as a view from a road;
- Orientation: the angle of the view in relation to the main receptor orientation, where there is a dominant direction to the vista; and
- Context: the elements, which in combination provide the setting and context to the proposal.

Significance of Effect

5.3.16 The significance of the landscape, townscape and visual effects is assessed through consideration of the sensitivity or susceptibility of the receptor and the magnitude of change. The following table outlines the broad approach adopted to assess the level of effect, together with professional judgement. This may lead some effects falling between two categories.

Table 5.3: Assessment Matrix

Sensitivity	Magnitude of Impact				
	No Change	Negligible	Low	Medium	High
Negligible	No Effect	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	No Effect	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	No Effect	Negligible or Minor	Minor	Moderate	Moderate or Major
High	No Effect	Minor	Minor or Moderate	Moderate or Major	Major or Substantial
Very High	No Effect	Minor	Moderate or Major	Major or Substantial	Substantial

5.3.17 The effect of relevant aspects of the project on the landscape and townscape has been described and evaluated against the following criteria, defined as:

- Substantial adverse: Where the proposed changes cannot be mitigated; would be completely uncharacteristic and would substantially damage the integrity of a valued and important landscape or townscape.
- Major adverse: Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape or townscape.
- Moderate adverse: Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.
- Minor adverse: Where the proposed changes would be at slight variance with the character of an area.
- Negligible adverse: Where the proposed changes would be barely discernible within the landscape/townscape.
- No Effect: Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are offset by beneficial effects).
- Negligible beneficial: Where the proposed changes would be barely discernible within the landscape/townscape.
- Minor beneficial: Where the proposed changes would reflect the existing character and would slightly improve the character and quality of the landscape or townscape.
- Moderate beneficial: Where the proposed changes would not only fit in well with the existing character of the surrounding landscape or townscape, but would improve the quality of the resource through the removal of detracting features.

- Major beneficial: Where the proposed changes would substantially improve character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

5.3.18 The effect of relevant aspects of the project on views has been described and evaluated as follows:

- Substantial adverse: Where the proposed changes would form the dominant feature, or would be completely uncharacteristic and substantially change the scene in highly valued views.
- Major adverse: Where the proposed changes would form a major part of the view, or would be uncharacteristic, and would alter valued views.
- Moderate adverse: Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
- Minor adverse: Where the proposed changes to views would be at slight variance with the existing view.
- Negligible adverse: Where the proposed changes would be barely discernible within the existing view.
- No Effect: Where the project would be imperceptible or would be in keeping with and would maintain the existing views or, where on balance, the proposals would maintain the quality of the views (which may include adverse effects of the proposals which are offset by beneficial effects for the same receptor).
- Negligible beneficial: Where the proposed changes would be barely discernible within the existing view.
- Minor beneficial: Where the proposed changes to the existing view would be in keeping with and would improve the quality of the existing view.
- Moderate beneficial: Where the proposed changes to the existing view would not only be in keeping with, but would greatly improve the quality of the scene through the removal of visually detracting features.
- Major beneficial: Where the proposed changes to existing views would substantially improve the character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

5.3.19 The significance of effects is described as substantial, major, moderate, minor or negligible. Where negligible adverse and beneficial effects occur within the same view or same landscape/townscape, the effect can be described as neutral on balance. The level of effects varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors.

5.3.20 A conclusion regarding the significance of each effect on a landscape, townscape or visual receptor needs to combine separate judgements about the sensitivity of receptors and magnitude of change as a result of the proposed development. The GLVIA (2013) states at paragraph 5.55 that a sequential approach can be taken to assessment of significance; *“susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance”*.

5.3.21 In the assessment, those levels of effect indicated as being of ‘substantial’ or ‘major’ may be regarded as significant effects in terms of the EIA Regulations. An accumulation of individual ‘moderate’ effects on a single receptor, for instance various effects experienced during a single journey, may also be regarded as significant.

Methodology for Photography

5.3.22 To produce photographs of suitable quality to be used in the photomontages, the following approach has been adhered to as much as possible:

- Photographs are taken in weather conditions of clear visibility;
- The same exposure is used for all the frames i.e. manual exposure is used to avoid the photographs having different exposures. Alternatively, a camera with exposure lock with a carefully set exposure is used especially where wider panoramas are taken where a proportion of the panorama may be taken partially looking towards the sun (which can be the case in early morning/late afternoon/winter);
- A 50 mm lens is used in a 35 mm format (as recommended in Landscape Institute / IEMA Guidelines, 2013);
- A 50% overlap is taken between photos to allow the sides of each photo to be removed when splicing the photos together to minimise distortion;
- Panoramas are produced by splicing standard photographs with recognised software (e.g. Adobe Photoshop) and not by the use of specialist cameras in order to minimise distortion;
- A levelled tripod is used. In addition, the camera is also levelled using a spirit level that sits in the flash socket of an SLR camera;
- A very high quality camera lens is used, the Canon 5D full frame sensor camera;
- When taking the photograph the precise location is recorded using a hand held GPS. The orientation to the proposed development, approximate altitude (ground level), date, time of day and weather conditions are recorded for each viewpoint;
- The height from ground to centre of camera lens is recorded;
- If, when on site, the proposed viewpoint location is screened by trees or minor variations in topography, the viewpoint is relocated and the new location details recorded and submitted to the relevant parties with reasons for relocation. Winter views if feasible will ensure maximum visibility through vegetation cover;
- Where possible, the site is positioned in the middle of the view with frames taken either side to give context;
- Where viewpoints are to be used for the cumulative assessment a wide enough panorama is taken to cover the locations of all the developments to be assessed; and
- To ensure all photos align all shots are taken from the same location/grid co-ordinate by turning the camera on the tripod on the same spot.

Methodology for the Production of Computer Models (Visualisation)

5.3.23 The proposed facility has been modelled as to be superimposed on the photograph to generate the wirelines as follows:

- Base mapping and height data of the relevant area are set up to real-world OS co-ordinates;
- The proposed mass model parameters are located according to the scheme design. These are positioned to match real-world OS co-ordinates. An assumed site level is calculated using LIDAR data;
- The parameters of the scheme are modelled in accordance with the planning application;
- Viewpoint locations are inputted using GPS data collected on site;

- The panoramic photography is then aligned for the relevant viewpoint using GPS data collected on site of existing reference markers visible in the photographs;
- The direction and viewing angle of the perspective is then matched with each photographic frame in the panoramic views and the wireline is generated;
- Photographs are corrected for colour, brightness and contrast to ensure that image quality is optimised. Model lighting is corrected to match photographic conditions.

5.3.24 The methodology for showing the visible plume in the photomontages is presented in Appendix 5.1: Visible Plume Assessment Methodology.

Presentation

5.3.25 Photomontages have been provided as a series of figures within the Environmental Statement (ES). Each viewpoint is presented on an A3 sheet showing the existing view and the proposed view with specific camera information and distances to site. The A3 format allows for a 75° field of view, which should be viewed at approximately 300 mm from the image. If the print is curved around the viewer to give a constant 300 mm distance it produces an accurate reproduction of how the viewer would perceive things on site.

Zone of Theoretical Visibility

5.3.26 In order to determine both landscape and visual receptors that are likely to experience impacts as a result of the proposed scheme, the production of maps that determine the Zone of Theoretical Visibility (ZTV) is essential. The ZTV is the theoretical area from which part or the entire proposed development would be potentially visible and broadly defines the study area for both the character and visual assessment.

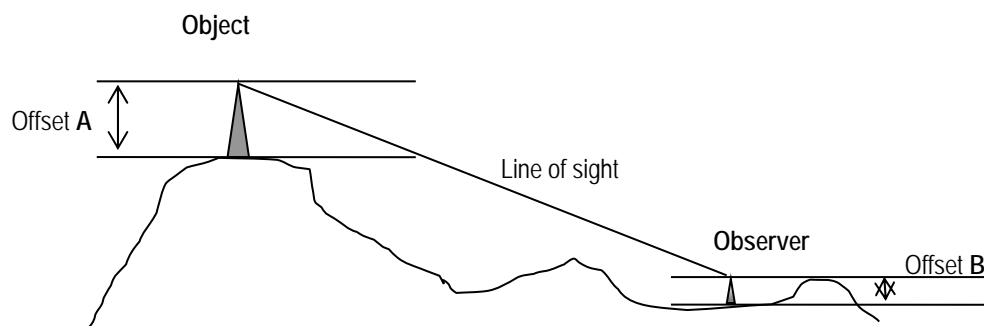
5.3.27 The ZTV calculation was performed in ArcGIS 10.4.1 using the Viewshed Analysis tool (part of the 3D Analyst extension). A ZTV is a line of site indication between an object (e.g. a stack) and an observer location over a digital terrain model (DTM). If the object is visible a value of one is returned, otherwise the value is zero.

5.3.28 The ZTVs have been calculated with raster height data (the DTM) interpolated to a 1 metre grid. That is to say, the scene is split into individual cells (pixels/squares) of 1 by 1 metre. Each cell has a single height value representing the average height for the whole cell. When making the calculation the following variables were used.

Offset A = the height of the object.

Offset B = the height of the observer. Assumed to be the eye level of a standing adult and set at 1.5 metres.

Diagram 5.1: Zone of Theoretical Visibility Methodology



- 5.3.29 Corrections for the curvature of the earth and refraction have also been incorporated.
- 5.3.30 The ZTV shows two coverages of the study area, a blue area and a yellow area. The blue area shows where views of the proposed stack at a height of 95 metres are likely to be available. The yellow area shows where views of the proposed building at a height of 35.9 metres would be available. The areas covered by the yellow tone also cover areas of blue tone.

Relevant Guidance

- 5.3.31 The assessment methodology has been informed by guidance contained within the following documents:
- Countryside Agency and Scottish Natural Heritage (2002) Landscape Character and Assessment – Guidance for England and Scotland;
 - Countryside Commission for Wales, Brady Shipman Martin, University College Dublin (2001) Guide to Best Practice in Seascape Assessment, INTERREG Report No. 5;
 - Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment: Third Edition (GLVIA3); and
 - Natural England (2014) An approach to Landscape Character Assessment.

Consultation

- 5.3.32 The issues raised through the consultation process that are relevant to landscape and visual assessment are summarised in Table 5.4 below.
- 5.3.33 A full copy of the Scoping Opinion is contained in Appendix 4.2.

Table 5.4: Consultation Responses Relevant to Landscape and Visual Impact Assessment

Date/Source	Consultee and Issues Raised	How/ Where Addressed
October 2015: Scoping Opinion	<p>Horsham District Council</p> <p><i>"Given the scale of the development (i.e. the height of the stack) it is considered that, contrary to paragraph 5.16 of the Scoping Report, either photomontages or verifiable wireframe should be provided. This would allow full consideration of the impact of the development in terms of landscape and visual effects."</i></p> <p><i>"The 15 km study area identified in the Scoping Report excludes, by a small measure, the South Downs National Park. The desk and field work should establish whether the Park should be included or not."</i></p> <p><i>"The viewpoints identified on Figure 4 of the Scoping Report are thought appropriate but should be assessed and updated if required following fieldwork. It is suggested that viewpoint 1 (north of Coophurst Farm) would be better located at Leith Hill to capture impacts on the Surrey Hills AONB."</i></p> <p><i>"Additional points should also be included, namely: - from within the North Horsham allocation to the</i></p>	<p>Photomontages produced.</p> <p>Established in the introduction</p> <p>Viewpoint amended during initial site visit.</p> <p>Additional viewpoints included during initial site visit and during later site visits</p>

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<p><i>east of the site; and - the Warnham Conservation Area."</i></p> <p><i>"The inclusion of 'Graylands Copse Moated Site' Scheduled Monument [SM] should also be considered so that impacts on the setting of that historic feature can be verified."</i></p> <p><i>"The impact of the development in its entirety should be considered, including existing and new buildings, landscaping (including any bunds which may be proposed), outside storage of materials, fencing and lighting, including of the stack. If planting is proposed as low-level mitigation, consideration should be given over a period of 15 years to allow for growth. Views into the site during winter months should be assessed as a 'worst case scenario' when vegetative screening is least effective."</i></p> <p><i>"The height and design/finish of the stack, and the potential scale of the plume should be established as early as possible in the process so that this can feed into considerations of landscape and visual impact. If there is any doubt over the height, a 'worst case scenario' should be presented."</i></p> <p><i>"The ES should also consider the impact of lighting, both on the site and on the stack. This should take particular account of the 24-hour operations that are typical of an EfW facility, compared with the operating hours of the existing operation and that on adjacent sites. Any lighting will need to take account of the adjacent rail corridor."</i></p>	<p>No access to private land and nearest publicly accessible location for photography heavily screened by foreground vegetation. Effects upon the scheduled monument are considered in Chapter 9: Archaeology and Cultural Heritage.</p> <p>All visual effects are assessed as a worst-case scenario during winter months when foliage levels are lowest.</p> <p>Visible plume assessment included, recommendations on stack colour provided</p> <p>The effects of lighting the development has been considered in the visual assessment.</p>
<p>16th February 2017: Regulation 22 request for further information and evidence in respect of an Environmental Statement</p>	<p>Horsham District Council</p> <p><i>"Include an assessment of impact on the South Downs National Park [SDNP] and its setting (i.e. expand the Study Area – as per the Scoping Opinion)."</i></p> <p><i>"Provide further evidence to clarify how the conclusions have been reached that the impact on P1: Upper Arun Valley (para 5.7.6) and K2: Faygate and Warnham Vale (para 5.7.5) would be moderate and minor adverse respectively."</i></p> <p><i>"Clarify the methodology used to calculate the visible plume (paragraph 5.3.31), and include consideration of night/dawn/dusk (i.e. with the influence of light pollution) and in different</i></p>	<p>Study area expanded to include the South Downs National Park (SDNP). The ZTV has been re-run to show where the proposed development may be potentially visible. Effects on the SDNP dealt with in the landscape and visual baseline and assessment sections of this chapter.</p> <p>Landscape assessment expanded to provide additional information and justification of conclusions reached on the effects upon each character area.</p> <p>Visible plume methodology revised and expanded. The methodology is presented in Appendix 5.1.</p>

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<p><i>temperatures."</i></p> <p><i>"Include consideration of the plume impact from each visual receptor identified by the visual assessment."</i></p> <p><i>"Assess the impact on the allocated areas of public open space and cemetery on farm/parkland which form part of the North Horsham Strategic Allocation to the east of the site."</i></p> <p><i>"Assess the impact on the Graylands Copse Moated Site (Scheduled Monument)."</i></p> <p><i>"Provide a revised Figure 5.6 with clearly identifiable, legible viewpoints. Revise Figures 5.7 to 5.17 to show the worst-case scenario (including plume visibility) and provide a methodology for the visualisations included in the figures."</i></p>	<p>Visual assessment expanded to include consideration of visible plume for all receptors considered in the assessment.</p> <p>Areas of public open space, cemetery and parkland within the Horsham Strategic Allocation have been added to the visual assessment.</p> <p>Effects upon the scheduled monument are considered by an expert in Archaeology and Cultural Heritage in Chapter 9: Archaeology and Cultural Heritage. They are also considered within this chapter.</p> <p>The Land North of Horsham development is subject to a resolution to grant outline consent. The master plan includes the moated site to the north of Graylands Farm in an area of public open space. The available views from this area of land, and of the proposed cemetery to the north have been considered in this chapter as the Land North of Horsham development forms part of the future baseline.</p> <p>All figures revised to include the expanded study area. Additional Detailed Viewpoint Location Figures added to make identification of locations easier. Methodology for visualisations included.</p>
10 th May 2017: Email from Jane Moseley	<p>West Sussex County Council</p> <p><i>"The need for this additional viewpoint was not raised in our Regulation 22 letter, but I can confirm that residents have raised it, namely in the representation from NI4H with reference to the Great Daux roundabout (at the A24/A264 junction)"</i></p>	<p>Additional viewpoint from the Great Daux roundabout on the A24 (where it meets the A264) included in the visual assessment and photomontage provided.</p>
W/B 24 th July 2017: Meeting between Keith Riley, Chris Foss, Jane Moseley and Tim Dyer	<p>West Sussex County Council</p> <p>The evidential statements should be strengthened to support the conclusions reached.</p> <p>The visual assessment to be reviewed as a result of any new plan configuration.</p> <p>Suggestions for the colour palette of the new building were made by WSCC.</p>	<p>This chapter addresses this comment.</p> <p>This chapter assesses the impact of the updated design of the building on landscape and visual resources and receptors.</p> <p>The design of the facility has used the 'Western High Weald Woodland and Heath Sub Palette', set out in the High Weald AONB <i>Guidance on the selection and use</i></p>

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<p>The impact of the proposed development on the Land North of Horsham development should be explored in more detail.</p>	<p><i>of colour in development</i> (High Weald AONB, 2017) document.</p> <p>This revised has assessed the impact on the Land North of Horsham development.</p>
<p>4th and 5th December 2017: Emails between Corinna Demmar and Phil Blackshaw</p>	<p>White Young Green</p> <p>Tim Dyer suggested that CD contact PB to discuss additional viewpoints, as PB is the Landscape Architect that worked on the Land North of Horsham project.</p> <p>PB sent CD images from his site visit and suggested a number of viewpoints based on this fieldwork.</p>	<p>CD contacted PB and agreed viewpoints from in and around Land North of Horsham development.</p>
<p>7th December 2017 and 14th December: Emails between Corinna Demmar and Tim Dyer</p>	<p>West Sussex County Council</p> <p>Consultation between CD and TD regarding additional viewpoints.</p> <p>CD suggested 17 new/relocated viewpoints, including the White Young Green viewpoints, within or adjacent to Land North of Horsham.</p> <p>TD requested that the viewpoints within the Archaeology and Cultural Heritage chapter of the ES be used and also requested that a viewpoint from the public right of way east of Kingsfold (to the north of the site) be included.</p>	<p>New viewpoints taken, including from the footpath to the east of Kingsfold.</p>
<p>10th January 2018: Meeting between Jane Moseley, Tim Dyer, Keith Riley Chris Foss, Richard Foss, Dan Smyth, Mark Hilton and Corinna Demmar</p>	<p>West Sussex County Council</p> <p>Meeting called to update WSCC on the new design of the building and the design process leading up to it. Meeting also called to explain the further work being undertaken on the LVIA.</p> <p>DS noted that the site is allocated site for waste. JM agreed, noting that the building form was WSCC concern. DS noted that the EfW would be a valid way of managing waste at an allocated site and that the purpose of the meeting was to explain the design evolution.</p> <p>KR explained that the roof height of the proposed building has been reduced through working with different suppliers and going sub ground level.</p> <p>Two options, a curvilinear form and rectilinear form, were presented by MH, both of which are designed to break up the building mass. Both options are the same height, which has been reduced to 35.92 m above AOD, at the highest point of the roof. DS noted the input of the whole team in the evolution of the design, including technical advisers and specialists, the architectural team and the landscape team to achieve this outcome. It was acknowledged that</p>	<p>A new ZTV has been generated using the reduced building height.</p>

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<p>both designs were valid approaches. TD expressed a preference for the curvilinear option.</p> <p>MH and CD explained the approach to the façade treatment/materials. TD and JM recommended that the colour palette of the High Weald AONB was adopted for the building.</p> <p>DS noted that the facility was one of the most visually contained he knew. TD agreed and noted that there was a good tree screen around the site, that designated landscapes were a reasonable distance from the site and that not many public rights of way were affected close to the site.</p> <p>TD also recognised that the height of the stack was dictated by air quality considerations, but the height of the stack was of concern. DS explained that the stack was a slender feature, unlike other stacks associated with energy plants. TD asked whether the material of the stack could be given more consideration.</p> <p>CD presented the new and revised photomontages. The viewpoints were discussed, including those located within the Land North of Horsham site. TD explained which of the remaining viewpoints should be included in the revised LVIA as photomontages and which would be sufficient as annotated photographs. TD requested that the plume be assessed as a visible feature. DS noted that the plume (water vapour) would not be visible all of the time.</p> <p>TD welcomed the fact that the redesign led to a reduction in height of the building below the tree lines from the photomontages presented.</p> <p>JM advised that the evolution/process of the design of the building should be set out within the ES/Application documents, including the façade treatment (materials and colour).</p> <p>JM confirmed the final restoration of the landfill site would be 85 m AOD and the current height was approximately 97 m AOD.</p>	<p>The design of the facility has used the 'Western High Weald Woodland and Heath Sub Palette', set out in the High Weald AONB <i>Guidance on the selection and use of colour in development</i> (High Weald AONB, 2017) document.</p>
<p>26th and 27th January 2018: Public Consultation</p>	<p>Roffey Millenium Hall, Horsham</p> <p>Several topics were discussed at the public consultation, including the need for the facility, the technology, emissions/health, traffic, access, safety of pedestrians and cyclists, origin of waste and enquiries about community benefits. Those relevant to landscape and visual resources included:</p>	

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<p>Location of the site:</p> <ul style="list-style-type: none"> • In the countryside • Proximity to existing housing • Proximity to new housing and schools (Land North of Horsham). <p>Scale of the building and stack:</p> <ul style="list-style-type: none"> • Height of building • Height of stack. <p>Design of the building:</p> <ul style="list-style-type: none"> • A majority favoured the curvilinear option • Brighter colours were suggested by some, more muted colours by others - the light grey bunker should be darker, as it will appear white in some weather conditions or at different times of day. • Green roof suggested • Break in the curvilinear roof where there were lower elements suggested. <p>Impact Assessment:</p> <ul style="list-style-type: none"> • ZTV on the website suggested 	<p>The site is a brownfield site that was allocated for waste management in 2014 Waste Local Plan (see paragraph 5.2.29, above).</p> <p>The Landscape and Visual chapter of the Land North of Horsham ES Addendum considered the proposed 3Rs Facility. The Land North of Horsham assessment is considered in the future baseline section of this chapter (Section 5.5) and the impact of the facility on the Land North of Horsham development is assessed in sections 5.7 and 5.8.</p> <p>The height of the building has been reduced from approximately 48.75 to 35.9 metres by burying as much of the building as possible and still allow vehicular access and by using a different supplier. This aspect of the re-designed building as well as the other built-in mitigation measures is explained in The Design and Access Statement accompanying the application, in Chapter 2: Site Description and Description of Development and Section 5.6 of this chapter.</p> <p>The height of the stack is dictated by the requirements of the air quality regulations.</p> <p>The curvilinear option has been taken forward and assessed in this ES.</p> <p>A decision was made with WSCC that the colour palette of the High Weald AONB should be used to minimise the visual impact. This is described in the Design and Access Statement accompanying this ES and summarised in Section 5.6 of this chapter. The light grey of the bunker has been darkened.</p> <p>Green roofs are usually used to replace lost biodiversity, increase it where there is a lack of biodiversity and to ameliorate increased rainwater run-off. None of these matters are necessary in this location.</p> <p>Putting the ZTV on the website was considered, but as the ZTV is a part of a process, it was felt that an explanation as to how it is used is required. This is fully explained in this chapter and the ZTV is included in the chapter as Figure 5.7 and</p>

Date/Source	Consultee and Issues Raised	How/ Where Addressed
	<ul style="list-style-type: none"> Impact from Mercer Road, Station Cottages, Station Road and A24 (to the west and the south) raised and alternative/additional viewpoints suggested. 	<p>Figure 5.8.</p> <p>Photographs from these locations were taken/retaken, following the public consultation. Video clips from the A24 (both sections) were taken and the distance and time that the facility would be visible for was calculated.</p>
<p>9th February 2018: Meeting between Jane Moseley, Tim Dyer, Keith Riley, Dan Smyth and Corinna Demmar</p>	<p>West Sussex County Council</p> <p>Meeting called to update WSCC on the public consultation held on the 23rd and 24th January 2018 as well as an update on the progress of the ES and likely submission date.</p> <p>KR reported that the consultation had been discursive and questions were well-informed. The majority of the questions were on location, emissions, noise, visual impacts and traffic. KR noted the amount of positive comments made. Note: The responses from the Britaniacrest website had not been collated by the time of this meeting.</p> <p>CD provided an update on the visual impacts, including the new photography from Mercer Road, Station Cottages, Station Road, the A24 to the south (dual carriageway) and the A24 to the west (single carriageway). CD explained that this further work confirmed that the most open views would be from the west. The view from the A24 to the south of the site is direct and channelled, appreciated by drivers approaching the Great Daux roundabout from the south only.</p> <p>With regards to height of stack, both TD and JM accepted that it had to be that height for air quality reasons.</p> <p>DS asked for clarification on the applicable planning documents, which JM provided. CD asked specifically about the High Quality Waste Facilities, Supplementary Planning Document (2006). JM explained that this was not generally available. However, the changes to the design and the reasons for those changes should be explained within the Landscape and Visual Resources chapter.</p> <p>DS outlined the progress on the various elements of the application and confirmed the submission date of the week commencing the 5th March 2018.</p>	<p>Photographs from these locations were taken/retaken, following the public consultation. These have been included in the figures to this chapter. Video clips from the A24 (both sections) were taken and the distance and time that the facility would be visible for was calculated.</p> <p>Changes to the design and the reasons for those changes are given the Design and Access Statement accompanying the ES, as well as in Chapter 3: Need and Alternatives Considered. The changes relevant to landscape and visual resources are described in Section 5.6 of this chapter.</p>

5.4 Limitations of the Assessment

ZTV

- 5.4.1 It should be noted the accuracy of the ZTV methodology is entirely dependent on the accuracy and resolution of the underlying DTM. This provides height data at 1 metre point intervals to an accuracy that is one half the vertical interval of the source data (OS Profile Contour lines), typically better than ± 5 metres root mean square error (RMSE).
- 5.4.2 A further caveat is the nature of a DTM, which considers elevation only. Other landscape features such as buildings and vegetation, are not included. Therefore, the ZTV will tend to provide a worst-case scenario, as if there were no built features or other obstructions within the landscape to act as visual barriers above the existing relief. In this case, LiDAR data has been used to further refine the ZTV using significant blocks of vegetation and buildings. This has helped to eliminate some areas from the ZTV coverage but not all screening is captured.

Visual Assumptions and Limitations

Earth Curvature and Refraction of Light

- 5.4.3 The curvature of the earth and the refraction of light in the area have an impact on lines of sight. Ordnance Survey co-ordinates are not fully 3-dimensional as they are measured relative to the earth's surface. In reality the earth is round, and so a correction has to be made in order to position geographical features correctly when determining the geographical extent from which views to the proposed development may be gained; this geographical extent is known as the ZTV.
- 5.4.4 In practice, rays of light over long distances also curve as a result of refraction of light through the atmosphere, allowing a viewer to see beyond an expected horizon. The vertical correction needed to compensate for earth curvature and subsequently atmospheric refraction is compounded over longer distances.

Acuity of eye

- 5.4.5 Visual acuity is the ability to see fine details of an object. There are limitations on the actual ability of the human eye to see detail within the viewed landscape, thereby there is a visual acuity threshold below which an object would go undetected / be indistinguishable. The *Guide to Best Practice in Seascape Assessment* (Countryside Commission for Wales *et al.*, 2001) explains visual acuity at page 8. At a distance of 1 km, in conditions of good visibility, an object of 100 mm wide would become very difficult to see. At 2 km acuity threshold this would increase to 200 mm wide and at 5 km this would increase to 500 mm wide and so forth.

Meteorological conditions

- 5.4.6 The clarity and distance of views is also influenced by meteorological conditions. Actual visibility varies considerably from day to day and season to season, depending on the prevailing weather and atmospheric conditions. However, this assessment has considered the impacts in the clearest weather conditions, i.e. maximum visibility.
- 5.4.7 Overall, the assessment has taken into account known limitations in line with good practice. The information provided is considered to be sufficient to inform a robust assessment of effects.

5.5 Baseline Conditions

Designated Landscapes

- 5.5.1 Landscape designations are shown in relation to the site on Figure 5.2.
- 5.5.2 The South Downs National Park is covered by the South Downs Integrated Landscape Character Assessment (Land Use Consultants, 2005). As the National Park is a nationally designated landscape, it is considered to have a very high sensitivity to change. As the site is not located within the National Park and at its closest point is situated 15.4 km to the south west, the proposed facility would not cause any direct effects upon the character of designation. The ZTV for the 3Rs Facility stack coincides with Character Area O: Low Weald, but only perceived changes to character would be apparent where the proposed development is visible. The distance of the site from the designation and the high level of landscape separation provided by the intervening development, vegetation, transport corridors, farmland and topographical features means that no significant effects upon the character of the National Park designation would arise. As a result, the effect of the proposed development upon the character of the South Downs National Park landscape is not considered further in this landscape assessment.
- 5.5.3 As the site is not located within either the High Weald AONB or the Surrey Hills AONB, the proposed development would not give rise to any direct changes to either of the designations and where perceived changes to the character of the designations arise, they are not considered to be significant due to the level of landscape separation provided by the roads, railway lines and woodlands in the landscape. As such, effects upon the designated landscapes of the High Weald AONB and the Surrey Hills AONB are not considered further in this assessment.
- 5.5.4 Individual landscape character assessments have been prepared for each of the designated landscapes, which are each considered overall to have a high sensitivity to change.
- 5.5.5 Warnham Court and its associated deer park, a Grade II Registered Park and Garden (RPaG) lies 1.1 km to the south west of the site. The effect of the proposed development on the setting of the house and park are assessed in Chapter 9: Archaeology and Cultural Heritage. The formal gardens lie largely to the south and west of the house. The south and east of the house are described as parkland. To the north and north east (where the ZTV indicates that there is the potential for views) are informal gardens, a pinetum and areas of arable land. This arable farmland was imparked at one stage, but no longer forms part of the Registered Park and Garden. A public footpath runs along part of the northern boundary. The site is considered to have a high sensitivity to change.

Landscape Baseline

National Landscape Character

- 5.5.6 The National Character Area (NCA) profile published by Natural England (Natural England, 2013) has been reviewed to develop an appreciation of the wider landscape, landscape character and context of the area (see Figure 5.2).
- 5.5.7 The site lies within NCA 121: Low Weald, and the key characteristics of the NCA that are of relevance to the site and its surroundings include:
- Broad, low-lying, gently undulating clay vales;
 - The underlying geology has provided materials for industries including brick making, leaving pits, and quarries;
 - Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley;

- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;
- Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns;
- 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;
- Abundance of ponds, some from brick making and quarrying; and
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature.

5.5.8 The Low Weald is considered to have a medium sensitivity to the proposed development due to its large scale and areas of noticeable decline, such as Gatwick, coupled with designated landscapes and some stronger characteristics.

County Landscape Character

5.5.9 The Landscape Character Assessment of West Sussex (West Sussex County Council, 2018, 2005) identifies 42 unique areas and provides land management guidelines for each one. The site lies within Landscape Character Area (LCA) LW8: Northern Vales (see Figure 5.3). The key characteristics of the Northern Vales LCA that are found at the site and the surrounding area include:

- Flat to gently undulating narrow clay vale;
- Crossed by the upper reaches of the River Arun in the south west including one of its main tributaries, Boldings Brook;
- Pattern of small, medium and large fields with a variable density of hedgerows;
- Predominantly pasture farmland in the north east changing to arable farmland with smaller areas of pasture around Warnham and Faygate to the south west;
- Scattered tree cover, isolated woodlands and copses;
- Distinctive field trees and farm ponds;
- Major road and rail corridors and pylon lines;
- Strong suburban and urban fringe influences of Crawley, Horsham and Gatwick Airport;
- Some localities retain an enclosed rural character, for instance, west of Ifield;
- Significant area of historic parkland of Warnham Court; and
- Visual intrusion in parts from retail and industrial areas, housing, and sand and gravel workings.

5.5.10 The Northern Vales are considered to have a moderate sensitivity to change due to the thick hedgerows, hedgerow trees and woodlands. As such, this would equate to a medium sensitivity to the proposed development.

District Landscape Character

5.5.11 Horsham District Landscape Character Assessment (Horsham District Council, 2003) identifies 32 different LCAs. The site straddles two LCAs, P1: Upper Arun Valleys, and K2: Faygate and Warnham Vale (see Figure 5.4).

- 5.5.12 The key characteristics of LCA K2: Faygate and Warnham Vale that are found at, or surrounding, the site are set out below:
- Flat to gently undulating clay vale;
 - Medium to large scale field pattern of arable farmland, with smaller areas of pasture;
 - Isolated patches of woodland;
 - Semi-enclosed or open character;
 - Dominance of major road and rail communication routes;
 - Significant area of historic parkland of Warnham Court; and
 - Visual intrusion in parts from retail and industrial areas, housing and sand and gravel workings.
- 5.5.13 The condition of this LCA is considered to be declining overall. Some areas are locally poor due to intensive arable agriculture, visual and noise intrusion of major traffic routes, and visual impact of industrial/retail areas in the Broadbridge Heath area. As a result, the sensitivity of the Faygate and Warnham Vale LCA to the proposed development is considered to be low.
- 5.5.14 The key characteristics of LCA P1: Upper Arun Valleys that are found at or surrounding the site, are set out below:
- Mostly narrow valleys with undulating valley sides;
 - Lush valley bottoms with small and drained irregularly shaped pastures;
 - Occasional curving strips of woodland on valley sides;
 - Tightly meandering and steeply banked river and stream courses;
 - A few widely dispersed small farms on elevated valley sides; and
 - Mostly rural character, except for urban edge influence around Horsham and some road and aircraft noise in places.
- 5.5.15 The overall condition of the landscape character area is good with some local areas of unspoilt character that are in decline around the Horsham area. As a result, the sensitivity of the Upper Arun Valley to the proposed development is considered to be medium.

Horsham Landscape Capacity Assessment Character Areas

- 5.5.16 The area in which the site is located is identified as Area 15 on the 'Zone 1 – North Horsham to Crawley Landscape Capacity of Local Landscape Character Areas for Employment Development' map (Figure 5.6 of this chapter). The extract from the Landscape Capacity Assessment, for Area 15 (page 32) is set out below:

Local Landscape Character Area 15: Warnham Brickworks

"Landscape Character Sensitivity:

- *Very large quarry and brickworks and existing employment development, which adjoins Brookhurst Wood Landfill;*
- *Hidden by surrounding ancient woodland and tree belts; and*
- *The development in this area has contributed to a poor landscape condition.*

Visual Sensitivity:

The visual sensitivity of the area is low as any development would be well hidden within the quarry.

Landscape Value:

- *Low tranquillity due to the noise arising from the site and surrounding uses;*
- *No public access; and*
- *Lack of any attractive landscape features with the exception of some enclosing woodland.*

Landscape Capacity:

This area has a high landscape capacity for development due to the existing urbanising influences on the site which have contributed to poor landscape condition and low landscape sensitivity and value."

5.5.17 The study includes the following table, summarising the key characteristics of Area 15.

Table 5.5: Extract from Horsham Landscape Capacity Assessment (Area 15) Assessment Summary

	Medium Scale Housing	Large Scale Housing	Large Scale Employment
Landscape Character Sensitivity	Low	Low	Low
Visual Sensitivity	Low	Low	Low
Combined Landscape Sensitivity	Low	Low	Low
Landscape Value	Low	Low	Low
Overall Landscape Capacity	High	High	High

5.5.18 Warnham Brickworks is described in the conclusions to the assessment as being impacted on by urbanising influences. The landscape value of the areas with greater capacity, such as Warnham Brickworks, is noted as being lower, with for example *"low levels of tranquillity, and the loss of important landscape features such as hedgerows which result in a lower landscape condition"* (paragraph 5.3).

Visual Baseline

5.5.19 The land immediately to the west, north and east of the Warnham Brickworks/Brookfield landfill/Broadlands Business Campus, i.e. that land to the west of the railway, north of Langhurst Copse and east of Langhurstwood Road is currently a rural landscape of individual properties, farms, farmsteads and small hamlets set in a well-wooded landscape. However, to the north east lies the town of Crawley and to the south east lies the town of Horsham. The village of Warnham lies to the south west of the site. The views are characterised by the farmland that is interspersed by woodlands and tree belts along field boundaries. The majority of views in the study area are short-range, due to the high level of visual screening provided by the woodlands and mature trees. However, some long views are available from the higher land of the Surrey Hills AONB, the High Weald AONB and potentially from the South Downs National Park.

5.5.20 The views from the North of Horsham development are considered in the section describing the future baseline conditions.

5.5.21 To establish the potential extent of visibility of the proposed development, a ZTV was produced (Figures 5.7 and 5.8). The ZTV has been used with desktop and field surveys to determine visual receptors that could potentially experience a significant effect from the proposed development. The existing views of these receptors are described below. The views described, are those that would be seen in winter months, with the deciduous trees and other vegetation without leaves. Views in summer months, with the vegetation 'in leaf' would, for the most part be considerably more restricted, if not screened completely. The views have been categorised into close, medium and long-range views and general descriptions of what can be seen by receptors are outlined below:

- Up to 2.5 km – The closest views, to the immediate south, south-south west and east of the site, are in the main screened by a high level of foreground vegetation and the existing topography, including the Brookhurst Wood landfill. The woodlands and other vegetation surrounding the Wealden Brickworks site also provide screening, or partial screening, to those receptors slightly further from the site. However, to the west, receptors such as those in residential properties set back from the woodland surrounding the Wealden Brickworks site have views of the top of the existing building and chimney stack on the site, in the context of the Brookhurst Wood landfill site and the Weinerberger Brickworks. The most open views are those that have low amounts of vegetation between the site and the receptor location and that are also on elevated or rising ground.
- From 2.5 km to 5 km – Close to mid-range views towards the site are possible from more open landscapes and hillsides in the wider area. From locations north and west of the site, in particular, the top of the existing buildings and chimney stack can be seen in the context of the Brookhurst Wood landfill site and the Weinerberger Brickworks. These existing structures on the site and in the immediate vicinity of it are smaller elements in these more open views. Many of the longer views tend to be glimpses of short duration, from footpaths and roads that traverse the gently undulating terrain. However, there are also views towards the site from residential properties.
- From 5 km to 10 km – A few mid to long-range views of the site are available at this distance. However, the site does not form a prominent element in views. The existing structures on and around the site form part of the wider panorama from areas of higher ground.
- From 10 km to 20 km – Long-range views towards the site are only possible from a limited number of locations. The site is only visible during optimum weather conditions. In most views its location can only be found by identifying the Brookhurst Wood landfill site.

5.5.22 Desk top and field surveys were used to establish existing important views of and over the site from various receptors. The viewpoint locations were agreed with the Landscape Officer at West Sussex County Council and augmented with some of the viewpoints requested at public consultation. This section describes the baseline views available where visual receptors are considered most likely to witness significant effects as a result of the proposed development after considering desktop studies of the ZTV and field studies. Views that receptors experience that are unlikely to be significant are not described, following the GLVIA3 emphasis on proportional assessments.

Residential Properties

5.5.23 The description of the existing views from residential properties where visual receptors have the potential to experience significant effects as a result of the proposed development are outlined below. The properties have been grouped, where possible and are described starting with those in the north-north east.

Properties on the northern section of Langhurstwood Road, north-north east of the site

5.5.24 The residential properties along this elevated section of Langhurstwood Road include Langhurst, Boxer Retreat, Deise, Two Acres, Langhurst Close and Blackfriars Farm. They are situated amongst a significant amount of woodland vegetation and are heavily enclosed. The views available to receptors in these properties are short distance and do not extend beyond the woodland that occupies the foreground, creating a sense of isolation and giving the properties a rural feel. There are no views of the site or the more prominent Brookhurst Wood landfill site. The foreground screening provided by the dense vegetation in the local areas means that views to the south west are significantly limited. As such, views from these properties are not considered further in this assessment

Graylands Lodge and South Lodge, north east of the site

- 5.5.25 These properties are located to the north of the site to the east and west of Langhurstwood Road. The views towards the site from South Lodge, a single storey building, are blocked by the Brookhurst Wood landfill site. Graylands Lodge is a single storey building. It has one window that faces west, towards Langhurstwood Road, views in this direction are constrained by woodland to the west of the road. Views from the windows facing south, towards the site, are directly of the access road to the complex of buildings at Graylands. Evergreen vegetation on the southern side of the access road blocks any longer views. As the views from these properties are very limited, they are not considered further in this assessment.

Properties to the south of the access road to the Wealden Brickworks site, east of the site

- 5.5.26 Three properties are situated to the west of Langhurstwood Road and south of the access road to the site and existing industrial/commercial complex. These are Wealdon, Langhurst Moat Cottage and Bramblehurst. The property Bramblehurst, at the junction of the access road to the Wealden Brickworks site and Langhurstwood Road, is owned by Britaniacrest.
- 5.5.27 Wealdon and Langhurst Moat Cottage are the two southernmost properties and there are mature trees and other vegetation within and to the rear of these properties. There is less vegetation to the rear of Bramblehurst. Residents in all three properties currently have views of the Weinerberger Brickworks, including the chimney stack and storage yard, those views from Bramblehurst being more open. All three have oblique views towards the site, albeit through areas of mature trees and other vegetation, particularly to the north of the access road.

Properties in and around Holbrook, east and south east of the site

- 5.5.28 Visual receptors within residential properties in the vicinity of Holbrook, including Moathouse Farm, Cuckmere Farm, Rapelands Farm, Morris Farm, Leaside Cottage, Cedar Farm, Cuckmere Bungalow and Northlands Farm, are afforded a high level of visual screening from the natural and ornamental vegetation in the local area. The residential properties are generally orientated to face Old Holbrook with views to the west limited by mature vegetation. Views from the residential properties are generally limited to areas within the curtilage of the properties where the enclosed gardens are ornamental and easily distinguished from the surrounding farmland and woodlands. Where views do extend into the surrounding landscape, they do not include any aspects of the site and no existing development adjacent to the site is visible from the residences along Old Holbrook.

Group of Properties at Graylands Farm, Langhurstwood Road, south east of the site

- 5.5.29 To the east of Langhurstwood Road is a group of properties associated with Graylands Farm, including Graylands Farm, Graylands Cottages, Haybarn Cottage, Stable Cottage, Northlands Cottage, Southlands Cottage, Meadowview Cottage and Midsummer Barn. These properties lie to the east of Langhurstwood Road immediately north of its junction with Mercer Road.
- 5.5.30 Graylands Cottages are two storey buildings with traditional tile-hung upper storeys. The gable end of the cottages faces the site and has no windows. Available views from the cottages are to the north east and the south west. The gardens are enclosed by a high wooden fence.
- 5.5.31 The remaining properties are single storey barn conversions or new barns, the gardens of which are enclosed by a wooden fence along Langhurstwood Road and dividing the gardens of the properties. The views from these properties are to the north-north west and west-south west. Any oblique views towards the site from these properties are curtailed by the mature hedgerows on the eastern and western sides of Langhurstwood Road and the mature woodland to the west of Langhurstwood Road.

Properties on the southern part of Langhurstwood Road, south-south east of the site

- 5.5.32 Residential properties to the south east of the site, situated along this section of Langhurstwood Road include Pondtail Farm, Pondtail House, Pondtail Cottage, Abbotslea and Home Farm. They are situated on lower lying land than the site, with an area of higher, wooded land between the residences and the Weinerberger Brickworks, as well as woodland to the west of Pondtail House. Rows of trees lining Mercer Road also form another layer of screening. The properties are largely orientated to face the road and are for the most part enclosed with mature vegetation, allowing only filtered views over the surrounding farmland. In winter months there may be views of the Weinerberger Brickworks stack, but if there are, from this distance, the stack is unlikely to be discernible through the depth of the branches of the trees that are in the intervening landscape.

Horsham, south-south east of the site

- 5.5.33 The northern residential edge of Horsham is formed by the main road of the A264 that is lined by dense mature vegetation that prevents views to the north from the residential properties. Properties on the northern edge have views limited by the vegetation along the road while properties south of these have no views to the north due to the high level of enclosure that is experienced in the dense settlement pattern. Although some three storey properties are located amongst the residential development, roofs and depth of vegetation prevent visual receptors from gaining any longer views from the upper floor windows of these properties. There are no views of the site, or any of the existing development adjacent to it, from these residential properties. As such, these residential visual receptors are not considered further in this assessment.

Station Road Cottages and properties on Mercer Road, south of the Application

- 5.5.34 The residents of the properties located along Station Road and Mercer Road, approximately 300 metres to the south west of the site, have short-range views towards the site.
- 5.5.35 Hudson House and Station Cottages (nos. 1 to 18 Station Road) are located to the west of the railway line. Views towards the site from both the ground floor and the back gardens are constrained by topography (they are at a lower level than the site) in combination with numerous outbuildings and garages to the rear of the houses. Views from a few of the rear first floor rooms and the converted roof room in one of the easterly properties are across the rear gardens of the properties, and a large yard containing outbuildings and containers. Mature trees and other vegetation along the railway and around the yard limit views even during winter months, a dense row of conifers blocks views from the more westerly cottages. Where views are possible, past the outbuildings and the large commercial building (Knight's Commercials) to the rear of Hudson House (no. 1 Station Road) the large barn-like structure belonging to Kam Trucking can be seen in winter months, through the vegetation, as can part of Warnham Station buildings. The upper part of the Weinerberger Brickworks chimney stack is also glimpsed through the vegetation in winter.
- 5.5.36 Residents of Tockholes and Lower Gate House on Mercer Road, immediately to the east of the railway line, have views towards the site, from first floor windows, during winter months. The upper part of the Weinerberger brickworks stack is visible in the background of the view. In the foreground is Warnham Station and car park, the Kam Trucking shed and other commercial buildings, including Greens of Horsham. These views are limited by vegetation within the gardens of the properties, the trees around the car park to the north and the woodland to the south of the Weinerberger Brickworks site.

Properties to the south east of Great Daux roundabout, south of the site

- 5.5.37 Views from these residences, to the south of the site (which include Warnham Place Farm, Warnham Farm Cottage and Warnhamplace Farm) are contained by the A24 and the A264 and the railway line. Vegetation that lines these communication routes provides the land within them a high level of enclosure that is enhanced by the fairway trees of the Rockwood Farm Golf Course. This foreground vegetation amounts to a very high level of screening that visual receptors in these residential properties are afforded. The receptors in

these residential properties have no views of the site or of any existing development adjacent to the site. As such, these visual receptors will not be considered further in this assessment.

Warnham Court and properties at Goosegreen, south west of the site

- 5.5.38 Views from these residential properties are generally limited by the mature vegetation of Warnham Park. The ornamental parkland trees and woodland limit views over the surrounding landscape, with views to the north east from these residential properties short in extent and restricted to the immediate foreground. There are no views from Warnham Court of the site or any of the existing development in its vicinity, due to the enclosed location. The parkland does have some views towards the site, however, where longer views are available, the parkland landscape draws the attention of visual receptors.

Group of properties at Westons Place and Westons Farm, south west of the site

- 5.5.39 These properties are situated north of the A24 Dorking Road, to the north west of the Great Daux roundabout junction with the A264.
- 5.5.40 The Granary, Westons Place and Westons Farm are situated on elevated ground and the complex of buildings, outbuildings and barns are interspersed with mature trees, hedgerows and other areas of vegetation. The high level of vegetation that is situated in the immediate foreground of the residential properties at Westons Farm means that visual receptors within the properties generally have enclosed views. During winter months, those properties/buildings on the north east of the complex may have filtered views towards the site.
- 5.5.41 Westons Cottages and the Great Daux properties are situated on lower-lying ground and the potential views towards the site are restricted further by the amount of vegetation surrounding these residences, particularly in the case of Great Daux. Westons Cottages may have views towards the site filtered by this vegetation, during winter months.

Group of properties at Andrews Farm, Station Road, west-south west of the site

- 5.5.42 Further to the west along Station Road is a small group of properties located to the north of the road, associated with Andrew's Farm, these include Henley's Barn, The Dairy, South Barn, Andrews Farm, Andrew's Farm House and Andrews Farm Cottages. The properties have views across mostly open fields, gently sloping down to the sewage works and Boldings Brook beyond, which runs north to south through mature woodland. Tributaries of the brook run west to east to the north and the south of the properties. A belt of vegetation, including mature trees is associated with the northern tributary and this provides another layer of vegetation between the Andrews farm properties and the site, as it curls to the south to join the main woodland west of the site. Through the intervening trees and woodland there are first floor views of the upper part of the chimney stack on the site.

Properties at Knob Hill Corner, Warnham, west-south west of the site

- 5.5.43 Similar, but oblique views, to those properties at Andrews Farm are available from the rear of some of the properties on the southern side of Knob Hill and School Hill, Warnham, to the west of the A24. The views are more elevated, but further from the site. The properties have views of the top of the existing chimney stack above the woodland, from some windows. The properties may also have glimpses of the roof of the existing facility through the tops of the trees from first floor windows.
- 5.5.44 Receptors in the residential properties along Bell Road, on the eastern edge of Warnham, have views to the north and south heavily restricted by vegetation in the foreground that prevents long views over the surrounding landscape. Similarly, visual receptors in the residential properties along Wyvern Place and Knob Hill have views over the surrounding landscape restricted by vegetation that occupies the immediate foreground of views. There are no views of the site to the north east for visual receptors in residential properties at Warnham and there are no views of the existing development adjacent to the site.

Properties to the west of the A24, north of Warnham, west of the site

- 5.5.45 The residential properties include Little London, Geerings, Lower Chickens Farm, Cider Mill Farm, Knob Cottage and Old Manor. Views from the majority of these properties are well contained by the high level of mature vegetation that is located within the farmland between them and the site. The woodland vegetation along Chickens Gill, and Andrew's Gill as well as Rats Plantation give the properties a high level of enclosure and limit many of the views to the immediate surroundings. Additionally, vegetation that lines the local roads and forms field boundaries limits views over the farmland with the mature vegetation that lines the A24 forming a strong visual barrier for properties to the west. However, visual receptors at Cider Mill Farm and Old Manor Farm have some longer views over the surrounding landscape and particularly to the east as the residential properties have a more open and slightly elevated setting that allows visual receptors within them and the curtilages some slightly longer views to the east. Some parts of the Brookhurst Wood landfill and existing development adjacent to the site are visible, but they are not noticeable elements and views are generally focused on the foreground.

Properties on high land to the east of the A24, west-north west of the site

- 5.5.46 Cox Farm Lodge is located to the east of the A24 on an area of high ground and has oblique views of the site, through vegetation surrounding the house. Direct views of the site are through mature vegetation to the east of the property and are all but non-existent. However, direct views from the conservatory are possible. The views towards the site from the lower-lying Cox Farm are screened by the intervening woodland.
- 5.5.47 Tylden House is the headquarters of Sussex Health Care, with residential accommodation. It lies to the north of Cox Farm Lodge, at approximately the same elevation. Residents of the care home buildings to the south of Tylden House itself have more open views of the Brookhurst Wood landfill site, but views of the site are constrained by topography and the significant amount of mature woodland associated with a tributary of Boldings Brook and around the assart-type fields between the residential building and the site.
- 5.5.48 Residential properties to the north of the Sussex Health Care facility (and Denham's Auctioneers) do not have views of the site, due to the topography of the intervening land and the mature woodland vegetation lining Boldings Brook and another tributary of the brook.

Properties on either side of Mayes Lane, north west of the site

- 5.5.49 These properties include Tanners Farm, Little Tanners, Mayes Park House, Mayes Park Farm. The residential properties that are located along this section of Mayes Lane to the west of the site offer visual receptors some rural views into the surrounding parkland and farmland landscape. The woodland belts and vegetation ensure that where views into adjacent land are available, they are relatively short in extent and are characterised by the parkland or horse paddock landscapes of the large properties that are often set within their own landscaped grounds. There are no views of the site from residences in this location due to the intervening vegetation. Similarly, no views of existing development on land adjacent to the proposed facility are available.

Properties on either side of the A24, north-north west of the site

- 5.5.50 These properties include The Oaks, Upper Chickens, Gunbarn, Nowhere House, Durfold Hill Farm, Orchard Lodge and Durfold. Visual receptors within the residential properties that line this section of the A24 to the north-north west of the site have a high level of visual enclosure from vegetation that occupies the foreground of views. The properties are generally orientated to face the carriageway of the A24 and properties to the east of the road have long gardens which, in the main, form the extent of views east. Whilst views of parts of the Brookhurst Wood landfill site are possible, the majority is screened by vegetation on the intervening land. Visual receptors in these properties and the residential curtilages have no views of the site or existing development adjacent to the site.

Kingsfold, north of the site

- 5.5.51 Visual receptors in residential properties on the south east edge of the settlement of Kingsfold, to the north of the site, have some views over the farmland and woodland of the Boldings Brook valley. Pollards, Holmlea and Fern Cottage lie to the west of the A24, with open fields sloping down towards Boldings Brook and the site. However, the views of Pollards and Holmlea are restricted by tall, evergreen hedges and mature trees, along their boundaries with the A24. The garden of Fern Cottage also has an evergreen hedge along most of its boundary. Immediately to the front of the cottage a wooden fence prevents views towards the A24 and the site from ground floor windows. Oblique views of the site are possible from first floor windows.
- 5.5.52 Views from properties on the eastern side of Kingsfold are restricted by mature woodland and other vegetation. However, Kingsfold Place may have oblique views of the Brookhurst Wood landfill site, through mature vegetation, part of the site may be seen beyond it.

Public Rights of Way

- 5.5.53 The public access within the study area includes public rights of way (PRoW) on the areas of higher land of the nationally designated landscapes, but also lower lying land as well, with footpaths, bridleways and byways in the vicinity of the site including some promoted paths such as the West Sussex Literary Trail, the Sussex Border Path, the Downs Link, the Greensand Way and the High Weald Landscape Trail. Apart from the two promoted paths mentioned below, this section concentrates on the local PRoW close to the site as illustrated on Figure 5.8.
- 5.5.54 The Greensand Way provides access to Leith Hill, the tallest hill in southern England (294 m AOD) and the tower thereon, in the Surrey Hills AONB. Views south towards the site from Leith Hill are elevated and distant, looking down into The Weald.
- 5.5.55 The West Sussex Literary Trail is the closest promoted path to the site, crossing through the deer park at Warnham Court, to the south west of the site. There are no views of the site from this PRoW.
- 5.5.56 With regards to non-promoted PRoW, there are none that cross the Wealden Brickworks site. In the land surrounding the Wealden Brickworks there are few PRoW. Barring public footpath 1574-1 there are no PRoWs between the site and the A24 to the west of the site. Footpath 1574-1 is routed along Station Road and does not deviate from it. The western section of the footpath has some views of the roof and chimney stack on the existing buildings on the site. However, these are mostly restricted by hedgerow vegetation the topography that the road crosses.
- 5.5.57 The footpath crosses the railway at Warnham Station and is coincidental with Mercer Road. This section of the route is public footpath 1574-2. It stops at the junction with Langhurstwood Road. Views towards the site from footpath 1574-2 are restricted by the topography, the land rises to the Wealden Brickworks from Mercer Road, also by the mature woodland that surrounds the Wealden Brickworks site. The chimney stack of the Weinerberger Brickworks can be seen through the trees. However, from the entrance to the commercial units to the junction with Langhurstwood Road, glimpses of the upper parts of the Weinerberger Brickworks building can be gained through the mature woodland.
- 5.5.58 To the north of the Brookhurst Wood landfill site public bridleways 1570-1 and 1570-2 link the A24 to Langhurstwood Road, crossing the railway. A short section of the bridleway, immediately to the west of the railway may have very restricted views towards the site, but the site itself is screened by mature woodland and the landfill site.
- 5.5.59 Further north, PRoW 1489-2 lies to the east of Kingsfold and the railway line. The higher part of this footpath has very occasional glimpses towards the site, primarily through one field gate, as it runs to the north of a hedgerow. Through the field gate the Wealden Brickworks site can be seen with the Brookhurst Wood landfill to the fore and parts of the existing buildings on the site and the Weinerberger Brickworks behind it.

- 5.5.60 Public footpath 1489-3 is a continuation of footpath 1489-2 to the east of the railway line. This does not have views of the site due to topography, it descends and then ascends from Boldings Brook, and mature woodland on higher ground.
- 5.5.61 Public footpath 1573-1, follows the northern access road to Graylands, running east from Langhurstwood Road. Views from the footpath are restricted by the mature vegetation, including evergreen species, on either side of the road. Views towards the site are gained through a field entrance, the site itself is not visible, nor is the other development on the Wealden Brickworks site, due to the density of the mature woodland on either side of Langhurstwood Road.
- 5.5.62 Footpath 1573-1 joins PRoW 1421-2 within woodland. Footpath 1421-2 runs approximately north to south down the wooded slope towards Horsham. The views towards the site from the upper part of this footpath are across open fields. However, woods within the fields curtail these views and the mature woodland on either side of Langhurstwood Road. Views from the lower section of the road are shorter, as the footpath passes through a smaller more enclosed field. Here the views towards the site are prevented by the topography, the vegetation along the field boundaries and the woodland along Langhurstwood Road.
- 5.5.63 PRoW 1575-1 is a footpath that runs west to east, linking Northlands Road with Hurst Hill. The majority of views towards the site from the footpath are screened by the buildings of Moated House Farm and the properties at Holbrook. However, a length of the footpath to the west of the farm crosses fields and mid-range views are available, although these are again stopped by the buildings at Holbrook.
- 5.5.64 Public footpath 1577-2 crosses north west to south east through farmland to the west of the Great Daux roundabout. The views towards the site are constrained by both the nature of the landform and mature woodland as well as hedgerow vegetation. The chimney stack of the Weinerberger Brickworks is visible above the vegetation lining the A24, Dorking Road.
- 5.5.65 PRoW 1578-1 joins footpath 1577-2 to the east of Warnham. This short PRoW similarly does not have views of the site or existing structures on the Wealden Brickworks Site.
- 5.5.66 Public footpath 1428-2 winds its way through the village of Warnham. Views towards the site are blocked by both housing and mature vegetation. Public footpath 1430-1 also runs through Warnham, as with footpath 1428-2, no views are available of the site.
- 5.5.67 West-north west of the site, PRoW 1420-1 crosses farmland west of Mayes Lane, and runs east from Mayes Lane to the A24 Dorking Road. The views towards the site are of undulating farmland hedgerows with mature trees and woodland. No views of the site and the existing buildings on it are possible.
- 5.5.68 PRoW 1426-1 runs roughly parallel and to the north of public footpath 1420-1. Crossing similar terrain, the views from the public footpath towards the site are more restricted by mature woods and hedgerow trees. There are no views of the site or the existing buildings on the Wealden Brickworks site.
- 5.5.69 A short section of public footpath (shown on the OS mapping, but un-numbered) links PRoW 1420-1 and PRoW 1426-1. It has similarly constrained views towards the site as PRoW 1426-1.
- 5.5.70 There are two lengths of PRoW to the east and west of Kingsfold (north of the site). Footpath 1425-2 lies to the east and links Tickfold Farm to Kingsfold. There are no views of the site, or the existing buildings on the Wealden Brickworks site due to topography, the land rises gently between the footpath and the buildings in Kingsfold and these prevent any views further south.

Roads and Railways

- 5.5.71 The A24, Dorking Road and the A264 are the main arterial roads, that lie to the west, south and east of the site. They are busy roads, the southern section of the A24 is a dual carriageway, as is the A264, to the east of the Great Daux roundabout. Both roads carry a high level of fast moving traffic, particularly the dualled

sections of road. The dual carriageway routes are lined by sometimes dense, mature vegetation that channels views along them. The southern (duelled) section of the A24 has embankments on either side, which channel views further. However, views towards the site are available from both roads, travelling south on the single carriageway section of the A24 and north on the dual carriageway section of the A24, as well as glimpses from the duelled section of the A264, travelling west. The description of representative viewpoints 13 and 29 provides more detail on the dynamic views from these roads towards the site.

- 5.5.72 The 'B' roads and minor, local roads that pass through the rural parts of the study area are generally more winding in nature. Mature vegetation along field boundaries as well as residential properties line the roads and generally limit the views from vehicles travelling along them to glimpses of the wider landscape only.
- 5.5.73 Minor roads local to the site are predominantly orientated approximately north to south, descending from higher farmland through wooded slopes towards Horsham. The local exception to this is Station Road/Mercer Road.
- 5.5.74 Old Holbrook/Northlands Road and Rusper Road/Hurst Hill road descend through woodland towards Horsham, east of the site. Old Holbrook is a narrow treelined lane with no views of the site, all the views from the road being channelled along it. Rusper Road has a wide belt of trees/linear woodland lining the western side of the road for much of the higher part of it as it descends out of the wooded slopes to the north of Horsham. This prevents views towards the site, barring through field gates. The lower-lying part of the road has less vegetation on its western boundary. However, views are restricted by a continuous mature hedge and trees, only punctuated by the entrance to Moated House Farm, the access road to which is also lined with dense mature hedges, restricting and channelling views.
- 5.5.75 Knob Hill, Warnham, runs north east towards the site. Views are restricted by the mature hedgerows and hedgerow trees that line the road, but glimpses of the roof and chimney stack of the existing buildings on the site are possible, above the hedgerows in places.
- 5.5.76 Mayes Lane runs north to south, to the west of the site. Views are channelled along the lane by the mature vegetation lining it. However, there are longer views towards the Wealden Brickworks site across a gently undulating parkland-like landscape and farmland, to the south of Mayes Park Farm. At Threestiles Corner there is a junction with Tilletts Lane, there are views of the existing buildings on the site at this point and a little further to the east, at a high point (89 metres AOD) on Threestiles Road, at the junction with the access road to Cider Mill Farm and cottages. However, as with all other views from the more minor local roads the views are fleeting. The laurel hedge planted at the entrance to the farm will screen views from the road at this point. The new woodland also planted within the farm curtilage will also assist in screening views from the road. At the junction of Threestiles Road and the drive to Old Manor views open up again, but due to the lower elevation of the road at this point there are no views of the site.
- 5.5.77 The railway between Dorking and Horsham runs along the western boundary of the site, with Warnham Railway Station located to the south of the site. When approaching the site from the north views are screened by both the Brookhurst Wood landfill and the mature woodland on the eastern side of the railway line. Views of the site are available where the woodland ends (approximately in line with the current toe of the landfill site) and views close down again at the woodland that encloses Warnham Station (adjacent to the Weinerberger Brickworks). Travelling north, passengers have a view of the site once the train has passed Warnham Station. The existing buildings on the site are seen with the Brookhurst landfill as a backdrop. The length of time that the site is visible to northbound passengers is shorter than for southbound passengers, as the woodland on the eastern side of the railway lies closer to the site and therefore provides more screening.

Industrial and Commercial Premises

- 5.5.78 Visual receptors within commercial premises are considered to have a low sensitivity to change in views as their views are focused on the work that they are conducting. These visual receptors at their place of work are considered to have a low sensitivity to change in visual amenity. Where commercial premises do not

have windows, views out over the surrounding landscape are not available due to the type of building or workplace, the visual receptors within them are considered to have a negligible sensitivity to change.

- 5.5.79 Industrial/commercial premises immediately adjacent to the site such as the Wienerberger Brickworks and Biffa Waste Services offer employees views that are heavily cluttered by the existing development in the immediate vicinity. The site is visible to some receptors, including customers of the Wienerberger Brickworks, as they pass it entering and leaving the works. The high level of existing industrial/commercial development in the immediate vicinity of the site characterises the views that receptors gain. There are no views out over the surrounding landscape for receptors working in these premises, as the site is contained by dense, mature woodland, built development and the Brookhurst landfill site.
- 5.5.80 Fisher Clinical Services is located to the north of the site and is situated amongst mature woodland which heavily restricts views over the adjacent landscape. Receptors at the premises have views contained by the woodland vegetation that provides the site with a high level of enclosure. Similarly, visual receptors at Broadlands Business Campus have views from the business units heavily enclosed by the woodlands and mature vegetation that surrounds them. Receptors have no views of the site or any existing development adjacent to it from the campus.
- 5.5.81 Views available to receptors working and visiting the complex of business units at Graylands are generally contained within the site by the high level of mature vegetation that surrounds it. However, some views are available to the south from the main building. There are no views to the west or south west from the business units. However, there are views towards the site from the access road to the cluster of buildings. None of the existing buildings or chimney stacks on the Wealden Brickworks site are visible. Planning permission has been granted to convert some of the business premises within Greylands to residential use. The views of these potential residents are considered in the section on future baseline conditions.
- 5.5.82 Kam Trucking, Greens of Horsham and Panel2Paint are located to the south of the Wealden Brickworks site. The mature woodland to the south of the site restricts most views of the site, particularly from the Kam Trucking site. However, the chimney stack and roof of the Wienerberger Brickworks are visible. Views of the south west corner of the site can be gained along the short access road between Greens of Horsham/Panel2Paint and the Wienerberger Brickworks, from the car park and the western side of these commercial buildings.
- 5.5.83 To the north west of the site, Denhams Auction House and Sussex Health Care are situated to the east of the A24, Dorking Road. The existing views of the residents at the care facility are described above. Visual receptors at this location have views filtered through mature trees towards the Wealden Brickworks site to the east. The Brookhurst landfill site is seen above the vegetation lining the railway.

Designated Landscapes

- 5.5.84 Visual receptors located within the South Downs National Park have a variety of views available to them in all directions. Where there are views towards the north east from elevated locations, long views over the low-lying landscape of The Weald are possible. However, the existing development on land adjacent to the site and the large area of landfill are not noticeable or recognisable in these distant views. The settlement of Horsham is not a noticeable part of views for visual receptors. The elevated land of the Surrey Hills AONB forms the extent of views to the north and the undulating landscape of the South Downs forms the extent of views to the west, south west and south.
- 5.5.85 Visual receptors within the Surrey Hills AONB have some expansive views to the south where the elevated ground of the AONB meets the low-lying land, allowing panoramic views. The existing development adjacent to the site and the landfill site is not noticeable in views to the south and the settlement of Horsham is not discernible. Views for visual receptors within the Surrey Hills AONB are described in representative Viewpoint 11.

- 5.5.86 Visual receptors within the High Weald AONB have some views over the site but the existing development does not form a noticeable element in views from the High Weald AONB. The high level of woodland vegetation within the designated area means that views over land surrounding the AONB are limited to a small number of locations on the north western edge. Representative Viewpoint 4 considers views from the High Weald AONB.
- 5.5.87 Warnham Court Registered Park and Garden lies to the south west of the site, beyond the A24, Dorking Road. Views towards the Wealden Brickworks are limited due to the amount of vegetation within and on the edges of the park. However, the stack on the Weinerberger Brickworks is visible over the intervening vegetation along the A24, from the northern edge of the park. Representative Viewpoint 6 considers the views from Warnham Court Registered Park and Garden.

Representative Viewpoints

- 5.5.88 Representative viewpoints have been used with field studies to identify the visual baseline of the area. Figure 5.7 and Figure 5.8 shows the location of these viewpoints while Figures 5.9 to 5.37 are the corresponding viewpoints.

Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site (Figure 5.9)

- 5.5.89 People using the public footpath generally have short range views as they pass through the agricultural landscape. The public footpath offers views that are rural in character. The trees that surround the fields curtail some of views from the path. The short views available from this part of the rural landscape do not feature any key elements or focal points. People using the footpath are able to see into adjacent fields through foreground vegetation. The undulating landform prevents long views. The site is not visible, nor are any of the buildings on the Wealden Brickworks site. The Brookhurst Wood landfill site to the north of it is not visible either.
- 5.5.90 Views to the south from this section of the footpath are focused upon the immediate foreground, which is pasture. The tree belt that forms the southern boundary of the pasture forms the extent of the view and contains the views available to users of the PRow to the immediate area.

Viewpoint 2 –Footpath 1569-1, south of Old Park Farm, 2.6 km to the north east of site (Figure 5.10)

- 5.5.91 People using this footpath pass through arable fields. The views along this section of the PRow are primarily short-range. The undulating topography and woodland to the west and south west curtail views, preventing any of the site or the existing buildings on the Wealden Brickworks site. The farmland does not contain any notable landscape elements.

Viewpoint 3 –Footpath 1571-1 at Moated House Farm (a green way in the Land North of Horsham Development) 1.6 km east of site (Figure 5.11)

- 5.5.92 People walking west along this section of the footpath have views of paddocks, which occupy the foreground in the views. Hedgerows mark the field boundaries. Holbrook Park and other residential properties can be seen amongst the ornamental vegetation above the hedgerows. Graylands Copse and Holbrook Plantation form the skyline to the west and north west. The electric fences dividing the paddocks introduce clutter into the views. Neither the site nor the existing buildings on the Wealden Brickworks site are visible from this location, due to the intervening vegetation and buildings.

Viewpoint 4 – Public Footpath at Roffey Park, High Weald AONB, 3.9 km to the east of site (Figure 5.12)

- 5.5.93 People using the public footpath through land at Roffey Park have elevated views over the undulating landscape, from some locations. Elements in the fore and mid-ground are the focus of some views. The

hills to the north are covered by woodland vegetation and form the extent of views, channelling longer views to the west through gaps in the woodland at High Wood and the ornamental vegetation within residential gardens. Views to the west extend over the farmland and include some of the wooded landscape surrounding the site. However, there are no views of the site itself or any of the existing buildings on the Wealden Brickworks site. Residential properties in the middle distance and telegraph poles in the foreground introduce an element of clutter to views.

Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south west of site (Figure 5.13)

- 5.5.94 People walking along the footpath have short range views over the rural farmland in the immediate vicinity. The gently undulating landform limits views. Vegetation within the farmland further limits views with trees on the slightly elevated topography forming the skyline. The intimate views available from the footpath are rural in character with few detracting features. Views are restricted to short-range only.

Viewpoint 6 – Public Footpath at Warnham Court, 1.1 km to the south west of site (Figure 5.14)

- 5.5.95 As people pass to the north of the Warnham Court estate along this PRoW, views are of open farmland. The higher land adjacent to the site can be seen beyond the intervening vegetation, including that surrounding the A24, Dorking Road. The chimney stack of the Weinerberger Brickworks adjacent to the site is visible amongst the vegetation that occupies intervening land but is not prominent and is easily missed. Some residential properties can be seen amongst the vegetation but are minor elements in views that are characterised by the farmland in the foreground.

Viewpoint 7 – Churchyard of St. Margaret's Church, Church Street, Warnham, 1.3 km to the south west of site (Figure 5.15)

- 5.5.96 The churchyard of the Grade I listed St. Margaret's Church includes a garden of remembrance, which is located just to the north of the PRoW 1577-2. The extent of views from within the churchyard, towards the site are limited by the vegetation on the boundaries of the both the churchyard and adjacent properties. Woodland planting within adjacent fields also limits views of the site.

Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south west of site (Figure 5.16)

- 5.5.97 People using Warnham recreation and cricket ground have some short views over the amenity space with the extent of views to the north east curtailed by large mature trees around the amenity space and within adjacent gardens. The focus of views in this location is the foreground which is typical of an amenity space within a settlement.

Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site (Figure 5.17)

- 5.5.98 Visual receptors on the public footpath that passes through Mayes Park Farm are afforded some clear views over farmland. The views available have a parkland character with individual parkland trees and tree belts. Mature belts of vegetation mark field boundaries and form strong visual barriers, limiting most views into the wider landscape, although some of the hills further east can be seen above the tree tops or in filtered views through them. The tree belts screen any views of the site and the existing buildings on it.

Viewpoint 10 – Horsham Road, 4.7 km to the west of site (Figure 5.18)

- 5.5.99 People travelling along Horsham Road get glimpses of the lower-lying land to the east, where gaps in tree cover allow. As they pass this driveway, longer views to the east over the undulating landscape are available with farmland occupying the foreground. Much of the view east is occupied by woodland with some arable fields visible amongst the mature trees, a mix of broadleaved with pockets of evergreen plantations. The

woodlands on the hills form the skyline. The site and the existing buildings on the Wealden Brickworks site are not visible from this location.

Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site (Figure 5.19)

- 5.5.100 The public vantage point on the steep elevated land at Leith Hill offers panoramic views over a large area of land to the south. The views are wide and long ranging, extending over the farmland and woodland that occupy the undulating land of The Weald to the south. Patches of lighter green mark fields, which are mainly screened from view by the hedgerows, tree belts copses and woodland. The Brookhurst Wood landfill site can be seen from the vantage point but is not noticeable in the scale of views available and is only recognisable to those receptors that are searching for it. Where the landfill site can be seen, it sits well below the skyline in views and blends into the wooded hills beyond.

Viewpoint 12 – Great Daux Roundabout, 1 km to the south west of site (Figure 5.20) and Viewpoint 13 – Layby on the A24, 1.3 km to the south-south west of the site (Figure 5.21)

- 5.5.101 Viewpoints 12 and 13 are static representations of dynamic views available from the north-bound, dual-carriageway section of the A24. Viewpoint 12 is located at the roundabout junction itself. In winter there are glimpses towards the site through the vegetation on and surrounding the roundabout. However, while the Brookhurst Wood landfill site is discernible through the vegetation, the remainder of the Wealden Brickworks Site is not, as it is screened by the depth of vegetation on the roundabout and the mature woodland to the south and east of the brickworks site.
- 5.5.102 Viewpoint 13 is at the northern end of the layby on the northbound carriageway of the A24. The Brookhurst Wood landfill site forms the skyline in this channelled view, with vehicles, road signs and the lighting columns on the roundabout visually cluttering the views along the road. Apart from the landfill site, the Wealden brickworks site is screened by the dense vegetation on and around the Great Daux roundabout.
- 5.5.103 People travelling northbound along the dual carriageway section of the A24 towards the Great Daux roundabout have views of the upper part of the landfill site, above the trees, to the north of the site for approximately 525 metres (in the outside lane). Travelling at an average of 60 mph the top of the landfill is visible for approximately 20 seconds. As the road approaches the roundabout, it turns to the north and the landfill site is glimpsed to the north-north east through the vegetation on and around the roundabout (in winter views). In summer views the landfill site is screened prior to and at this point. Views are channelled along the route by the mature vegetation on the embankments either side of the carriageways. Road signs and street lights add a high level of clutter to the views. As receptors approach the Great Daux roundabout, the drivers of vehicles are focused upon the road junction itself.

Viewpoint 14 – Station Road/footpath1574-1, 650 m to the south west of the site (Figure 5.22)

- 5.5.104 Two different types of receptors use this route, pedestrians and people in vehicles. Views of both towards the site are constrained by the orientation of road and the mature hedgerows on either side of it. The views open up as the road curves to the east-north east. The view is of the roof and chimney stack of the existing building on the site, with the woodland along Langhurstwood Road and the elevated land beyond. The woodland through which Boldings Brook runs screens the lower parts of the buildings and other buildings on the Wealden Brickworks site. As the road curves to the east, the road slopes downwards and the views of the site buildings are screened by high hedges and mature woodland.

Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site (Figure 5.23)

- 5.5.105 The view across the yard from the rear of station cottages is to the north of the outbuilding and garages that screen the majority of views from the residences themselves. People working within the yard and accessing the rear gardens of Station Cottages have views to land sloping up towards the site. In winter the communications mast and chimney stack on the Weinerberger Brickworks site can be glimpsed through the trees on either side of the railway, as can the railway station buildings on either side of the tracks and the

Kam Trucking shed to the east of the railway line. The views are primarily of the yard itself, enclosed by woodland and with abandoned coaches, container, sheds and oil drums.

Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to the south of the site (Figure 5.24)

- 5.5.106 As with Viewpoint 15, the land rises towards the site with the woodland on the slope screening all but the chimney stack of the Weinerberger Brickworks. From this location the view is into the Kam Trucking yard and the green shed is seen to the rear of the yard. The most intrusive elements in the view are the vehicles associated with the business, parked around the station building and cars for the station parked on Mercer Road. Different types of receptors experience this view, pedestrians, road users, employees and residents of the houses to the south of the viewpoint. The views vary, with the residents experiencing the most restricted views.

Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south east of the site (Figure 5.25)

- 5.5.107 Two types of receptors experience views towards the site from Mercer Road, pedestrians using it as a footpath and people in vehicles, using it as a road. Views towards the site are through the hedgerow and trees on the northern side of the road, across a field of pasture, that slopes up to mature woodland located to the south of the Weinerberger Brickworks. The upper parts of the brickworks can be seen through the woodland in winter, as can the chimney stack. The buildings containing Greens of Horsham and Panel2Paint are seen beyond the western boundary of the field.

Viewpoint 18 – Moated site to the east of Langhurstwood Road (within Land North of Horsham public open space) 270 m to the east of the site (Figure 5.26)

- 5.5.108 The location of this viewpoint is within the Land North of Horsham development, in an area that will be public open space. Existing views towards the site are screened by dense woodland along Langhurstwood Road and the entrance road to the Wealden Brickworks site. Apart from views along the entrance road, views towards the Weinerberger Brickworks are also blocked by the three properties to the south of the entrance road on the western side of Langhurstwood Road. Views from the wider area that is to be public open space are also screened from the brickworks by the vegetation associated with the moated site itself.

Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north east of the site (Figure 5.27)

and Viewpoint 20 – Northern Entrance drive to Graylands, 560 m to the north east of the site (Figure 5.28)

- 5.5.109 The complex of commercial properties at Graylands is accessed by two roads, albeit now a one-way system. The south drive retains some of the original avenue of oaks on either side, and commands views over the farmland that slopes down towards Horsham to the South Downs on the horizon. This land will form part of the Land North of Horsham cemetery site (future baseline). The views towards the site are across open, arable farmland, but are screened by mature woodland, including evergreen species, along Langhurstwood Road. The plumes from the Weinerberger Brickworks, emerging from the woodland, are the only indication of the Wealden Brickworks in this view. People in vehicles working and visiting the complex of commercial buildings will not appreciate this view, as vehicles using the one-way system are travelling east, away from the Wealden Brickworks site.
- 5.5.110 People using the north drive to exit the complex at Graylands descend west to Langhurstwood Road. Views from the north drive are channelled along the road, by the mature vegetation on either side. Views towards the site are restricted to those gained through the field gates on the southern side of the road. Where views are available, the Wealden Brickworks site is screened by the woodland on either side of Langhurstwood Road and the topography of the intervening land.

Viewpoint 21 – Field south of Graylands (land allocated as a cemetery within Land North of Horsham development) 610 m north east of the site (Figure 5.29) and Viewpoint 22 – Field east of moated site (close to land allocated as allotments within Land North of Horsham development) 600 m east of the site (Figure 5.30)

- 5.5.111 Both these viewpoints are located within the Land North of Horsham development area. Viewpoint 21 is on elevated farmland, to the south of Graylands, that will form part of the future cemetery site. Viewpoint 22, is on lower-lying land, within the future cemetery site, but adjacent to the planned allotments. Both views towards the site are across arable farmland containing occasional lone trees. From the higher viewpoint part of the Weinerberger Brickworks can be seen through the gap in the woodland along Langhurstwood Road, where the entrance to the Wealden Brickworks is located. The top of the chimney stack at the Weinerberger Brickworks is visible above the woodland. Views from Viewpoint 22 are more contained by the mature woodland, which screens the Wealden Brickworks site, barring the edge of the Weinerberger Brickworks site along the entrance road. No other buildings on the Wealden brickworks site are visible.

Viewpoint 23 – Footpath 1421-2 (land planned as edge of residential/landscape buffer within Land North of Horsham development) 800 m to the south east of the site (Figure 5.31)

- 5.5.112 People using this section of the public footpath have views of a meadow enclosed by a mature hedgerow. Glimpses of the wooded slope to the south of the Wealden brickworks are possible. This location lies within the Land North of Horsham development area and is approximately at the edge of a planned residential area, adjacent to the landscape buffer that lies between the areas of housing and Langhurstwood Road.

Viewpoint 24 – Footpath 1421-2 (land planned to be a green way, adjacent to a school site within Land North of Horsham development) 740 m to the east-south east of the site (Figure 5.32)

- 5.5.113 People using the public footpath have views towards the site across arable farmland. The views are interrupted by mature hedgerows and hedgerow trees, as well as by large blocks of woodland (including coniferous trees) and the woodland either side of Langhurstwood Road. The Wealden brickworks site is not visible from this location. Future visual receptors at or near this location may also include staff and students at the school.

Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site (Figure 5.33) and Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north east of the site (Figure 5.34)

- 5.5.114 People walking on this public footpath have changing views as the path descends through arable farmland from the wooded ridge to the north. This part of the footpath is not part of the Land North of Horsham development and the land between the viewpoints and site will not have built structures, as the planned cemetery lies between the arable farmland and Langhurstwood Road. Viewpoint 26 is the more elevated view and the topography of the hill and the woodland along Langhurstwood Road helps to screen views of the site. The break in the woodland at the entrance road to the Wealden brickworks site allows glimpses of part of the Weinerberger Brickworks building. While views are currently possible, planting in and around the cemetery will screen these in the future. Viewpoint 25 is taken from lower-lying land on more gently sloping land, views are correspondingly shorter and more influenced by the existing woodland in and around the farmland. However, the views towards the Wealden brickworks site are similar.

Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site (Figure 5.35)

- 5.5.115 People travelling along Rusper Road/Hurst Hill have few views towards the site, as the road is lined with either belts of trees, or high hedgerows. Views west, towards the site, can be glimpsed through field entrances only. Views are across low-lying arable farmland and mature hedgerows and woodland prevent

any long views to the Wealden Brickworks. This viewpoint is on the boundary of the Land North of Horsham development area, adjacent to a school expansion site. Students and staff will not have views towards the 3Rs Facility site due to the amount of mature vegetation on the eastern side of the road.

Viewpoint 28 – Footpath 1489-2, east of Kingsfold, 2.1 km north of the site (Figure 5.36)

- 5.5.116 People using public footpath 1489-2 gain views through field gates only, as the footpath follows a route north of a mature hedgerow boundary. Views are not possible from the higher land, closer to the village of Kingsfold due to vegetation and buildings within the village. From the viewpoint location Brookhurst Wood landfill site forms the skyline, but the remainder of the Wealden Brickworks site, including the existing buildings, are screened by woodland in the intervening landscape.

Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site (Figure 5.37)

- 5.5.117 This is a static representation of the dynamic views from the A24, Dorking Road. Taken on the southern edge of Kingsfold, this elevated view is across arable farmland. Mature hedgerows divide the fields, many with individual mature trees. Farm buildings can be seen in the lower-lying land amongst the woodland associated with Boldings Brook. Brookhurst Wood landfill site forms an obvious element in this view. The plumes from the Weinerberger Brickworks can be seen above the vegetation. The buildings on the site are glimpsed behind intervening vegetation.
- 5.5.118 Dynamic views from the single carriageway section of the A24 (east and south of the site) towards the site start from The Owl public house, in Kingsfold. Direct towards the site and then oblique, to the east, views are available intermittently for approximately 500 metres in winter months. Travelling at an average speed of 50 mph the top of the landfill is intermittently visible for approximately 22 seconds. Views towards the site for the majority of this section of the A24 are screened by the intervening land form, as well as roadside and intervening vegetation, including high hedges along the boundary of the road. When the vegetation is in leaf the views will be much more restricted and due to the undulating and winding nature of the road, much less noticeable.

Night Time Views

- 5.5.119 The site does not lie in a tranquil area, illustrated on the Campaign to Protect Rural England (CPRE) Tranquillity Map (Figure 5.39). Although tranquillity comprises a number of factors, the amount of artificial light forms an important part of it. Figure 5.39 also indicates the Gatwick flight paths, which lie to the north, south and west of the site and which contribute aerial points of light, in addition to terrestrial light sources. Night time lighting at Horsham and Crawley are the most noticeable large areas of artificial light in the area, with the vehicles and any street lighting on the A24 and the A264 providing linear sources of light. Warnham, the business park, the commercial properties at Graylands and other small hamlets are also sources of light. The Land North of Horsham development will introduce a larger light source to the north of Horsham, in an area that is currently undulating farmland.
- 5.5.120 Within the Wealden Brickworks site, the Weinerberger Brickworks, Biffa Waste Management Facility and the Britaniacrest waste management facility are lit at night.

Future Baseline Conditions

- 5.5.121 Only those developments that have the potential to have significant effects on the landscape and visual resources of the area/future receptors are considered in the section below. Consideration of potential cumulative effects that may arise when the proposed 3Rs Facility is considered alongside other proposed developments is set out in Section 5.10 of this chapter.

Land North of Horsham (DC/16/1677)

- 5.5.122 With regards to the future visual receptors within the Land North of Horsham development area, the Land North of Horsham ESA explains that appropriate mitigation measures within the proposed Land North of Horsham development area will significantly reduce effects of that development when seen from the surrounding areas (paragraph 11.5.45). The landscape mitigation proposed will also help to screen views out from the Land North of Horsham development area. The Land North of Horsham ESA describes structural landscape buffers up to 30 metres in width along the western, eastern and southern edges of the development. The buffer on the western edge of the Land North of Horsham development will include screen planting (paragraph 11.6.5, B). East-west green links and greenways will also have areas of new planting and tree and shrub buffers associated with them (paragraph 11.6.5, E) providing further screening of views towards the site. Views towards the site from residential areas will be limited to views from the outer edges of the residential areas, views from within the areas of housing will be largely constrained by other properties. Paragraph 11.8.4 notes that due to the low-lying nature of the Land North of Horsham site, most views into the site would only see a small portion of the site. It also explains that the existing belts of hedgerow trees, and copses within and on the boundaries of the site effectively prevent middle and long-distance views into and across the Land North of Horsham site. Views out of the development area would be similarly restricted.
- 5.5.123 The closest residential areas are part of Phase 3 of the Land North of Horsham development that are due to be constructed between 10 and 15 years after the start of the construction on the wider site. In addition to the substantial existing hedgerows, copses and woods that form the boundary of the Phase 3 residential areas, advance planting will ensure that the landscape buffer around these areas will be established and be providing a significant screen, by the time this part of the development is constructed. The Phase 3 residential areas are situated on low-lying land to the south and south east of the Graylands Farm complex and views towards the site will be limited by the properties of that complex.
- 5.5.124 People visiting the cemetery, using the public open space around the moated site adjacent to Langhurstwood Road and using the allotments that lie to the south of the cemetery will have more open views towards the site than the residents of the Phase 3 housing. The lower-lying public open space and allotments will have views restricted by topography and intervening vegetation and while the views from within the cemetery are from higher ground, the views of the site are still restricted by tree belts and woodland along Langhurstwood Road. The longer views from the elevated land extend over the flat landscape to the south east, south and south west. The tall buildings of Christ's Hospital School form recognisable features in views to the south.

Graylands House change from B1(A) to C3 use (Planning Reference DC/14/2618)

- 5.5.125 The change of use of parts of ground and first floor from use class B1(A) office to use class C3 residential for eleven dwellings will introduce more sensitive visual receptors into the complex of commercial buildings at Graylands.

5.6 Incorporated Enhancement and Mitigation

- 5.6.1 This section provides information on the Illustrative Landscape Proposals (Figure 5.38) that form part of the design of the facility. Chapter 2 of this ES summarises the measures proposed as part of the 3Rs Facility design. In relation to Landscape and Visual Assessment, key measures are set out below. Further details of the design are provided in the Design and Access Statement that accompanies the application.

Building Height and Form

- 5.6.2 Following consultation with the potential suppliers of the technology, the facility has been reduced in height from that proposed originally. The building has been buried so far as it can be, without compromising the

angles of the access slopes into and out of the facility. The supplier of the technology used in the facility has also been changed and the height reduced.

- 5.6.3 The form of the building has been changed from a functional-looking rectilinear design to a predominantly curvilinear form, visually simplifying and unifying the multiple elements of the facility.
- 5.6.4 The 3Rs Facility would be seen rising out of a wooded landscape, with the broad dome of the Brookhurst Wood landfill site evident to the north of the proposed facility. The surrounding woodland would screen the low level 'human-scale' clutter, reducing comparisons of scale.

Colour of the Building

- 5.6.5 On the advice of West Sussex County Council's planning and landscape officers, the High Weald AONB 'Guidance on the selection and use of colour in development' has been used in selecting the colours for the 3Rs Facility. The Western High Weald Woodland and Heath Sub Palette was considered the most appropriate for the proposed development. Muted greys, greens and browns have been used, as described in the Design and Access Statement. This would enable the building to be more readily absorbed, in visual terms, into the landscape and therefore minimising the visual impact of the development, particularly from the designated landscapes of the Surrey Hills AONB and the High Weald AONB.

Landscape Proposals

- 5.6.6 The landscape proposals (Figure 5.38) are also designed to assist in screening low level clutter, such as vehicles in the car park, giving a simplicity to the front of the facility and providing as much screening of as much 'human-scale' activity as possible.
- 5.6.7 The planting at the front of the building would be a simple palette of predominantly evergreen trees in hedgerows or ground cover. At the internal roundabout, a line of trees within a curved hedgerow would help to screen direct views along the access road from Langhurstwood Road. Trees and hedgerows would provide a softening element to the building in views from the Biffa waste management facility and the Weinerberger Brickworks. To the north of the facility areas of native woodland containing both evergreen and deciduous species would complement the existing, retained woodland.
- 5.6.8 The use of a simple wildflower mix would provide an additional ecological habitat within the site.

Construction and Decommissioning Phases

- 5.6.9 During the construction phase of the proposed development, lighting of the site would be kept to a minimum. Focused lighting would be used where illumination of the site is required during the short-term construction phase of the proposed development. Night time construction works would be limited to an absolute minimum and only conducted where necessary.
- 5.6.10 Cranes would remain on the site for the period that they are required and would have aviation warning lights on during hours of darkness. Construction would be undertaken in accordance with a Construction Environmental Management Plan (CEMP).
- 5.6.11 In the event of decommissioning, similar measures would be taken, implemented through a decommissioning environmental management plan.

Operational Phase

- 5.6.12 During the operational phase of the proposed development, the building would be clad in muted brown, green and grey colours while the stack would be a muted grey colour. This would help the proposed development to blend into the sky and the woodland, which would minimise the visibility of the building and stack in views from the local and wider area.

- 5.6.13 Details of the proposed site lighting are provided in Appendix 2.2.
- 5.6.14 As the proposed development would operate for 24 hours a day, task specific lighting would be used for external elements. Movement activated lighting would mean that it would only be switched on during the times when it is needed. These measures would enable the light spill from the proposed development to be minimised. Aviation warning lights fitted to the stack and corners of the building would be medium intensity red steady obstacle lights and would be positioned to be visible from the air.
- 5.6.15 The lighting design has been based on the use of appropriate lighting to provide safe working conditions in all areas of the site, whilst minimising light pollution and the visual effect on the local environment. This would be achieved by the use of luminaries that eliminate the upward escape of light.
- 5.6.16 Within the internal process areas, outside of normal working hours, operators would be in the control room and thus lighting would generally remain switched off, with the exception of emergency and escape route lighting. The lighting would be controlled with movement detection locally and from the control room and lighting groups would be switched on only as and when necessary.
- 5.6.17 Lighting would generally be installed along the walkways and stairways around the process equipment to provide illumination for safe access and operational tasks, and at night would only be switched on when operators need access to a specific level.
- 5.6.18 The waste processing hall and bunker area lighting would be switched on permanently as feeding of waste from the bunker to the hopper is essential for the 24-hour operation of the facility. Maintenance on the pre-treatment plant would be carried out overnight and visual spectrum smoke detection would be used as part of the fire protection. These buildings would be covered with solid cladding, which would minimise fugitive light emissions from this area.
- 5.6.19 For the administration/visitors' building, lighting would generally be switched off out of normal working hours, unless nightshift operators need specific access to the offices or mess facilities.
- 5.6.20 A dimmable lighting scheme is proposed to facilitate lower levels of lighting in the evening to suit low level site activity.

5.7 Assessment of Construction Effects

Landscape Effects

- 5.7.1 The construction works on the site would not be out of character with the high level of disturbance and movement that is evident from the current operation on the site and on the adjacent Brookhurst Wood landfill site, at the Wienerberger Brickworks and at the Biffa Waste Services sites. The construction phase of the proposed development would add to the vehicles and noise that are typical of the land uses in the vicinity of the site.
- 5.7.2 The short-term construction phase of the proposed development would introduce an additional level of activity to the Low Weald NCA that is large in scale and characteristically rural. Construction activities for the proposed development would not compromise the key characteristics of the Low Weald NCA where noise and movement are part of the urban influences that are associated with Gatwick, Horley and Crawley. The temporary construction work on the site would not create a noticeable intensification of the urban characteristics of the NCA and would cause a negligible change. This would result in a **Negligible adverse effect** upon the medium sensitivity Low Weald NCA.
- 5.7.3 Short-term construction activities on the site would exist within the urban edge influence that is characteristic of the Northern Vales, as identified by the Landscape Character Assessment of West Sussex. The construction works would not affect the semi-enclosed or rural character and the existing disturbance from

road and aircraft noise means that the temporary construction phase would not detract from any experiences of tranquillity (see CPRE Tranquillity Map, Figure 5.39). The short-term construction activities would take place amongst existing industrial development. The temporary construction phase of the proposed development would cause a low change to the medium sensitivity Northern Vales LCA. This would result in a **Minor adverse effect**.

- 5.7.4 The construction phase of the proposed development would introduce some temporary features into the Horsham District Landscape Character Area K2: Faygate and Warnham Vale. Cranes and other elevated elements would add to the level of visual intrusion that is evident in some parts of the character area and described as a defining characteristic. The semi-enclosed character of the Faygate and Warnham Vale LCA means that the construction phase of the proposed development would not influence the whole Character Area. The high level of enclosure of the site within the Character Area means that the construction phase of the proposed development would not influence the whole of the Faygate and Warnham Vale LCA. Construction activities would not be out of character with the high level of movement and disturbance that is generated by the existing activities on land adjacent to the site. The temporary construction phase of the proposed development would not destroy any of the defining characteristics of the LCA and would occur alongside the ongoing activities that provide disturbance in terms of noise, odour, movement and sound. The construction works would cause a medium change to the character of the Faygate and Warnham Vale LCA. This short-term change would result in a **Minor adverse effect** upon the low sensitivity Horsham District LCA.
- 5.7.5 Similarly, the construction activities on the site would give rise to some direct effects upon the Horsham District LCA P1: Upper Arun Valley, but would not cause the loss of any characteristic features. The temporary construction phase of the proposed development would introduce new elements to the Upper Arun Valley that would be set within the context of existing disturbance at the site. The temporary construction phase of the proposed development would occur alongside the existing levels of disturbance on land adjacent to the site and would not constitute a loss of any defining characteristics of the Upper Arun Valley. The high level of enclosure the site enjoys, afforded by the vegetation and landform of the local area, means that the construction activities would not have influence on the whole of the Character Area. Construction works would not compromise any of the key characteristics of the Upper Arun Valley where the tranquillity around Horsham is reduced with high levels of road and aircraft noise notable (Figure 5.39). The short-term construction operations would cause a medium change to this medium sensitivity LCA. This would result in a **Moderate adverse effect**.
- 5.7.6 The temporary construction phase of the proposed development would occur within the Local Landscape Character Area (LLCA) 15: Warnham Brickworks, which makes up part of Zone 1: North Horsham to Crawley. The construction activities would not affect the value that the LLCA is considered to have and would be well enclosed by the ancient woodland and tree belts which hide the existing development on adjacent land. The temporary construction phase would not be out of character with the existing activities in the area that have contributed to the poor landscape condition and low tranquillity exhibited in the Warnham Brickworks LLCA. The high level of enclosure and the existing disturbance means that the temporary construction phase of the proposed development would cause a medium change to this low sensitivity LLCA. This would result in a **Minor adverse effect**.
- 5.7.7 The distance between the site and the High Weald AONB, the Surrey Hills AONB and National Park designations coupled with the high level of landscape separation, means that no direct physical landscape impact on the designations would be anticipated. Similarly, there would be no direct physical landscape impact on the Warnham Court Registered Park and Garden. However, there would be direct visual impacts that may have an indirect impact on the special qualities (and hence character) of the designated landscapes. Any impacts on the special qualities of three of these high sensitivity designated landscapes would be negligible, leading to a **Minor adverse effect**. The Warnham Court RPaG would experience a low impact, leading to a **Minor adverse effect**.

Visual Effects

Residential Properties

Properties to the south of the access road to the Wealden Brickworks site, east of the site

- 5.7.8 All three properties, Wealden, Langhurst Moat Cottage and Bramblehurst would have view of the construction works for the 3Rs Facility. Views of the cranes and the most elevated construction activities at the top of the building and of the stack would be seen by residents in these properties through mature vegetation and above the Weinerberger Brickworks. Given the amount and type of activity already taking place at the Wealden Brickworks site, the temporary construction phase of the proposed development would cause a medium change to views of the Wealden Brickworks site. This would result in a **Moderate adverse effect** upon the high sensitive receptors in these properties.

Properties in and around Holbrook, east and south east of the site

- 5.7.9 The construction phase of the proposed development would be almost entirely screened from view for the visual receptors within these residential properties, as the high level of mature vegetation in the foreground and on intervening land would screen all but the highest parts of the construction works. Some partial views of the cranes and most elevated construction activities for the top of the building and the stack would be seen by some receptors in some properties along this section of Old Holbrook. The temporary construction phase of the proposed development would cause a negligible change to views west and would not form a noticeable element amongst the trees. This would result in a **Minor adverse effect** upon the high sensitive receptors in these properties.

Group of Properties at Graylands Farm, Langhurstwood Road, south east of the site

- 5.7.10 Visual receptors within the properties that are located off this section of Langhurstwood Road would have the majority of construction activities on the site screened from view by the high level of mature vegetation on intervening land. The high level of close range vegetation would prevent all but some filtered views of higher level works at the top of the building and on the stack, if available at all. Where visible in filtered views, the temporary construction activities on the site would cause a negligible change to views from these residential properties for the high sensitivity receptors within them. This would result in a **Minor adverse effect**.

Properties on the southern part of Langhurstwood Road, south-south east of the site

- 5.7.11 As with the properties on the eastern side of Langhurstwood Road, visual receptors within the properties that are located off this section of Langhurstwood Road would have all but the highest construction activities screened from view by the high level of mature vegetation around these properties and in intervening land. Where visible in filtered views, the temporary construction activities on the site would cause a negligible change to views from these residential properties for the high sensitivity receptors within them. This would result in a **Minor adverse effect**.

Station Road Cottages and properties on Mercer Road, south of the site

- 5.7.12 The temporary construction works on the site would be almost entirely screened from view for the duration of the works by the high level of foreground visual screening that is provided by mature vegetation. The excavation, ground level and lower level works would be entirely screened from view by intervening vegetation but the construction activities at the top of the building and from about halfway up the stack would be visible to some visual receptors in some of these residential properties. Where these construction elements appear above the foreground vegetation in views to the north, they would be visible but would not change the context of views where some existing clutter is visible in the foreground. The construction works and cranes would be seen amongst a skyline that is created by individual trees, telegraph poles, radio masts and existing development in the foreground where the construction works would not noticeably modify it. The

short-term construction phase of the proposed development would cause a negligible change to views that the high sensitivity visual receptors witness. This would result in a **Minor adverse effect**.

Warnham Court and properties at Goosegreen, south west of the site

- 5.7.13 The short-term construction activities on the site would be almost entirely screened from view for the visual receptors in these residential properties. The ground and low-level works would be screened from view by vegetation that occupies intervening land but there may be some visibility of the most elevated construction activities for the top of the building and the stack. The temporary construction works on the site would cause a negligible change to views that visual receptors witness from these properties and their curtilages. This would result in a **Minor adverse effect** upon the high sensitivity receptors.

Group of properties at Westons Place and Westons Farm, south west of the site

- 5.7.14 Visual receptors in the residential properties at Westons Farm would have the majority of construction activities on the site screened by foreground vegetation. Where views to the north east are available, they may feature partial views of the most elevated construction activities above vegetation on intervening land but they would not detract from the focus of views and would not alter the character of the existing views. The short-term construction phase of the proposed development would cause a negligible change to views that might be available to these high sensitivity visual receptors. This would result in a **Minor adverse effect**.

Group of properties at Andrews Farm, Station Road, west-south west of the site

- 5.7.15 The high level construction activities on the site would be seen by residents of the properties at Andrews Farm, although the woodland surrounding Boldings Brook would restrict views of the ground and lower level operations. The temporary construction works would not alter the context of the views, which would remain enclosed by the close-range vegetation. The construction operations would cause a medium to high change to views east from these properties and these high sensitivity visual receptors gain from the properties and curtilage. This would result in a **Moderate to Major adverse effect**.

Properties at Knob Hill Corner, Warnham, west-south west of the site

- 5.7.16 The views from these residences are similar to those from the properties at Andrews Farm, but more elevated and further from the site. Visual receptors in the residential properties that make up the north eastern edge of Warnham would not have views of the lower construction activities, due to the high level of screening provided by mature vegetation on the intervening land. However, some partial views of the higher construction works would be visible. The short-term construction phase of the proposed development would cause a low change to views that are generally focused upon the immediate foreground. This would result in a **Minor adverse effect** upon the high sensitivity receptors, where the construction activities can be seen.

Properties to the west of the A24, north of Warnham, west of the site

- 5.7.17 The majority of construction works would be screened from view for the visual receptors within these residential properties by the mature vegetation on intervening land. Lower level construction activities would be heavily screened by the intervening vegetation of the woodland at Chicken Gill, Andrew's Gill and Rats Plantation. The high level of screening means that views for receptors at these properties would remain relatively unaffected by the temporary construction activities, although some of the more elevated works may be more visible from the more elevated properties of Cider Mill Farm and Old Manor. The higher-level construction works for the top of the building and the stack may be seen in the wider views available from these two properties but would not alter the character of views. The temporary construction phase of the proposed development would cause a negligible change to views for the high sensitivity visual receptors in these residential properties. This would result in a **Minor adverse effect**.

Properties on high land to the east of the A24, west-north west of the site

- 5.7.18 The temporary construction operations on the site may be partially visible in views to the south east for visual receptors at these residential properties. Intervening vegetation such as that along the railway line would prevent any visibility of the lower level construction activities, but there may be some partial views of the most elevated activities required to construct the top of the building and the stack. Where construction works can be seen from the residential properties and their curtilages, they would not form a prominent element in views and would not alter the context of views from these properties. The temporary construction phase of the proposed development would cause a negligible change to views from the properties, resulting in a **Minor adverse effect** upon the high sensitivity receptors.

Properties on either side of Mayes Lane, north west of the site

- 5.7.19 Visual receptors in the residential properties on this section of Mayes Lane would have few views of the construction activities on the site due to the high level of visual screening that the intervening field boundaries and woodland vegetation provide. The most elevated activities to construct the stack may be visible in the east, but would not be noticeable and would not alter the character of the available views. The focus of the views from these residential properties and their curtilages would remain the immediate foreground and any aspects of the short-term construction activities would not be apparent. The construction phase of the proposed development would cause a negligible change to views for the high sensitivity visual receptors. This would result in a **Minor adverse effect**.

Properties on either side of the A24, north-north west of the site

- 5.7.20 Partial views of the short-term construction phase may be available from the residential properties, such as The Oaks, Upper Chickens and Durfold Hill Farm or Orchard Lodge, or their curtilages along this section of the A24. The high level of vegetation in the foreground and on intervening land means that there would be no visibility of any lower level construction activities but there may be partial views of cranes and more elevated activities such as the construction of the stack. The short-term construction phase of the proposed development would not form a noticeable feature in oblique views from these properties and would not alter the character of any views. Where visible, the construction operations would cause a negligible change to the views that high sensitivity receptors witness. This would result in a **Minor adverse effect**.

Kingsfold, north of the site

- 5.7.21 The construction phase of the proposed development would be partly screened from view by the Brookhurst Wood landfill site and the mature vegetation on intervening land. The construction activities on the site would be visible in the wider view that includes the Brookhurst Wood landfill site and the Weinerberger Brickworks. However, due to the significant amount of screening within the curtilage of properties on the A24, views are restricted from all but one property, Fern Cottage, on the western side of the A24. Kingsfold Place may also have glimpses of the construction activities, through mature vegetation. Where partial views of the more elevated construction works are visible, the construction works and cranes would not alter the context of views and would not be noticeable elements. Where visible, they would be seen as subsidiary elements in views over the rural farmland. The short-term construction phase of the proposed development would cause a negligible change to views for the high sensitive visual receptors in the residential properties on the edge of Kingsfold. This would result in a **Minor adverse effect**.

Public Rights of Way*Promoted paths*

- 5.7.22 Where the longer promoted paths pass over more elevated land, longer and wider panoramas are available and the most elevated aspects of the construction activities may form visible elements but would not be recognisable in these wider, panoramic views. No ground or lower level construction activities would be visible due to the high level of vegetation in close proximity to the site but the most elevated construction

works may be visible. The construction activities would be barely perceptible and would not alter the character of any views. The construction activities on the site would cause a negligible change to views for high sensitivity receptors passing along the long-distance routes of West Sussex Literary Trail, the Sussex Border Path, the Downs Link, the Greensand Way and the High Weald Landscape Trail and the very high sensitivity receptors using the South Downs National Trail. This would result in a **Minor adverse effect** upon the high sensitivity receptors on the longer routes.

Local Public Rights of Way

- 5.7.23 Views from local routes that pass through the landscape surrounding the site are generally short distance due to the high level of enclosure that they receive from mature vegetation that would prevent views of the majority of construction activities. In the main, only partial views of the most elevated construction works would be possible, however, there are more open views from the west. More detail is given on individual PRowS below.
- 5.7.24 Public footpaths 1574-1 and 1574-2 follow the route of Station Road and Mercer Road to the south of the site. Pedestrians walking east along Station Road would have views of the middle and upper construction level activities, for a short stretch of the road, before the high hedges and woodland enclose views. The remainder of the route would have few views of the construction activities. For this short stretch of Station Road there would be a medium impact on these high sensitivity receptors, who would experience a **Moderate adverse effect**. Pedestrians walking west, along Mercer Road may have glimpses of the high level construction activities, through the mature woodland to the south of the Weinerberger Brickworks. Users of this route would experience a negligible impact and a **Minor adverse effect** on views.
- 5.7.25 Public bridleways 1570-1 and 1570-2 link the A24 to Langhurstwood Road. It is possible that the views of the high level construction works might be visible from a short section of this bridleway. However, the activities would be barely discernible and the impact on views would be negligible. The high sensitivity receptors using the bridleway would experience a **Minor adverse effect** on views.
- 5.7.26 Public footpaths 1425-2, 1489-2 and 1489-3 run from the west of Kingsfold to the east of the village and into the farmland to the north of the site. Due to topography and the buildings within Kingsfold the available views of the construction activities from the footpath east of Kingsfold would be non-existent. There would be occasional views from the footpaths west of Kingsfold. The high sensitivity receptors would experience glimpses of the high level construction activities, however, from this distance the impact on views would be either no change or negligible in the context of the other activity on the Wealden Brickworks site, resulting in **No Effect** or a **Minor adverse effect**.
- 5.7.27 Public footpath 1573-1 runs along the northern access road to Graylands. Only glimpses of the construction of the stack would be visible above the tree line, through field gates. The impact on the views of these high sensitivity receptors would be negligible, resulting in a **Minor adverse effect**.
- 5.7.28 Public footpath 1421-2 follows a north-south route, descending from the wooded slopes, towards the lower-lying land of Horsham. While there are open views of the farmland that the footpath passes through, the construction activities on the site would largely be screened by the significant amounts of woodland that lie between the footpath and the Wealden Brickworks site. The highest construction activities, the cranes constructing the stack would be seen above the tree line. The low impact on the high sensitivity receptors would result in a **Minor adverse effect**.
- 5.7.29 Public footpath 1575-1 crosses low-lying farmland, linking Rusper Road to Northlands Road. Due to the low-lying nature of the footpath and the amount of vegetation and building in between the footpath and the construction activities on the site the impact on the high sensitivity receptors using the footpath would be negligible, resulting in a **Minor adverse effect**.
- 5.7.30 Public footpaths 1577-2 and 1578-1 cross farmland to the south west of the A24. There would be views of the high level construction activities on the roof and stack of the 3Rs Facility from footpath 1577-2. The

impact on the views of the high sensitivity receptors would be no change or low resulting in **No Effect** or a **Minor adverse effect**.

- 5.7.31 Public footpaths 1420-1 and 1426-1 run approximately parallel to each other, west to east, from Mayes Lane to the A24. Views of the construction activities on the site would be restricted by the undulating terrain and the intervening vegetation. However, there may be glimpses of the high level construction activities. Any impact on views would be negligible and the high sensitivity receptors would only experience a **Minor adverse effect**.

Roads and Railways

Arterial Roads

- 5.7.32 Visual receptors travelling along the busy routes of the A24 and A264 have the majority of views towards the site, and of the construction activities screened by vegetation lining the carriageways. However, there are two sections of the A24 where longer views are available due to the elevation of the road, the orientation of the road and gaps in the roadside vegetation. A stretch of the A24 immediately south of Kingsfold affords the low sensitivity receptors travelling in vehicles glimpses of the high level construction activities on the site, in the context of the other activities within the Wealden Brickworks site. The impact of the change in these views would be low, resulting in a **Minor adverse effect**.
- 5.7.33 Views from the Northbound dualled section of the A24 are channelled. As the road curves round to meet the A264 at the Great Daux roundabout, there is a short section of the road that is orientated at the Wealden Brickworks site. The lower level construction activities would be screened from view by vegetation that occupies intervening land. However, the high level activities would be visible, with the Brookhurst Wood landfill site forming a backdrop to the construction works. The temporary construction phase of the proposed development would cause a medium change in this view, resulting in a **Minor adverse effect**.

Local Roads

- 5.7.34 Similarly, where views over the surrounding landscape are available for visual receptors travelling along the more local roads they would only witness glimpsed views of the higher construction activities at the site. The construction works would be easily missed by receptors in vehicles and vegetation on intervening land would screen the majority of construction works from view. Where glimpsed views through gaps in the roadside vegetation are possible, the construction activities would not form a noticeable part in most views. The views from specific local roads are considered below.
- 5.7.35 People travelling east in vehicles along Station Road would have views of the middle and upper construction activities, for a short stretch of the road, before the high hedges and woodland enclose views. For this short stretch of Station Road there would be a medium impact on these low sensitivity receptors, who would experience a **Minor adverse effect**. People travelling west along Mercer Road may have glimpses of the high level construction activities, through the mature woodland to the south of the Weinerberger Brickworks. There would be a negligible impact on these receptors, resulting in a **Minor adverse effect**.
- 5.7.36 Views from Old Holbrook/Northlands Road and Rusper Road/Hurst Hill are very restricted, as the roads are lined with mature vegetation and high hedges for most of their lengths. There would be little or no views of the construction activities from these roads. There would be **Negligible adverse effect** to **No Effect** on views from these roads, during the construction phase.
- 5.7.37 People travelling north east along Knob Hill might get glimpses of the higher construction activities at the site. These low sensitivity receptors would experience a low impact on views with a resulting **Minor adverse effect**.
- 5.7.38 People travelling along Mayes Lane and Threestiles Road have a variety of views towards the site. However, from a high point on Threestiles Road an entrance road affords more open views towards the site.

However, due to the distance from the site, the construction activities would be viewed in the context of the Wealden Brickworks site as a whole and will only form a small part of the view. The low sensitivity receptors would experience a low impact on the available views, resulting in a **Minor adverse effect**.

Railways

- 5.7.39 Passengers travelling on the Dorking to Horsham stretch of railway would have the closest views of the travelling public of the construction activities on the site. None of the construction activities would be screened from view, however, the construction work would be seen in the context of the other activities taking place within the Wealden Brickworks site, including the operational Brookhurst Wood landfill site. The medium sensitivity, dynamic receptors would experience a medium impact on existing views, resulting in a **Moderate adverse effect**.

Industrial and Commercial Premises

- 5.7.40 The temporary construction phase of the proposed development would be seen at close-range by visual receptors immediately adjacent to the site such as employees at the Wienerberger Brickworks and Biffa Waste Services sites. All aspects of the construction works would be visible, but would be seen within the context of the existing development surrounding the site and would not alter the character of the views available in the vicinity greatly. The construction phase of the proposed development would cause a medium change to the close-range views where it would be clearly visible. This would result in a **Minor adverse effect** upon the low sensitivity receptors.
- 5.7.41 Due to the high level of visual screening around the business units at Graylands, the temporary construction phase of the proposed development would be screened from most views by foreground vegetation that surrounds the units. The construction works on the site would cause a negligible to no change to the low sensitivity visual receptors (employees) in these business units and to the medium sensitivity (customers) visiting the units. This would result in a **Negligible adverse effect to No Effect**.
- 5.7.42 Similarly, the high level of visual screening around Fisher Clinical Services means that the temporary construction phase of the proposed development would be screened from view by foreground vegetation that surrounds the units. The construction works on the site would cause no change to the low sensitivity visual receptors at these premises, resulting in **No Effect**.
- 5.7.43 Kam Trucking, Greens of Horsham and Panel2Paint are businesses located to the south of the Wealden Brickworks site, accessed from Mercer Road. Employees and customers would see the high level construction activities, the lower level construction works would be screened by the mature vegetation to the south of the Wealden Brickworks site. There would be a negligible to low impact on close views experienced by low and medium sensitivity receptors, resulting in a **Negligible to Minor adverse effect**.
- 5.7.44 The ground and lower level activities of the short-term construction phase for the proposed development would be almost screened from view by vegetation that forms the eastern boundaries of the Denhams Auction Site and Sussex Health Care and the vegetation that occupies the intervening land. Some of the more elevated activities would be visible through the boundary vegetation and above vegetation on intervening land. The temporary construction phase of the proposed development would not alter the context of views available from these employment sites and would cause a low change to available views of the low and medium sensitivity receptors employed in, or visiting the complex. This would result in a **Minor adverse effect**.

Public Open Space and Cemetery within the Land North of Horsham Development Area

- 5.7.45 People using the planned public open spaces within the Land North of Horsham development, such as the village green, would have the majority of views of the temporary construction phase of the proposed development screened from view by the foreground vegetation and vegetation that lines the local Langhurstwood Road. Only the most elevated construction activities would be partly visible above the

vegetation. Visual receptors on the lower-lying land would not witness any of the ground level construction activities. However, visual receptors on the more elevated south facing slope of the planned cemetery would have more open views of the high level construction activities above the woodland lining Langhurstwood Road. The construction activities would be seen in views to the south west with the existing development on land adjacent to the site and the stacks associated with it as well as the top of St Margaret's Church in Warnham. The lower construction activities would be screened from view by the mature vegetation around the site and along either side of Langhurstwood Road. Existing levels of disturbance from the ongoing activities adjacent to the site mean that additional movement for the construction phase of the proposed development would not be noticeable in views. The temporary construction phase of the proposed development would cause a negligible to low change to views for the high sensitivity receptors. This would result in a **Minor adverse effect**.

Designated Landscapes

- 5.7.46 Visual receptors located within the South Downs National Park are a long distance from the site and the temporary construction activities would not be noticeable in views from the South Downs National Park. As such, the temporary construction phase of the proposed development would not cause any noticeable changes to views for visual receptors in the South Downs National Park, resulting in **No Effect**.
- 5.7.47 The effect of the temporary construction activities at the site on visual receptors within the Surrey Hills AONB is considered at representative Viewpoint 11 below.
- 5.7.48 The effect of the temporary construction activities at the site on visual receptors within the High Weald AONB is considered at representative Viewpoint 4 below.
- 5.7.49 The effect of the temporary construction activities at the site on Warnham Court RPaG are considered at representative Viewpoint 6 below.

Representative Viewpoints

- 5.7.50 The representative viewpoints have been used to identify the visual impacts of the construction phase on available views. Figures 5.7 and 5.8 show the location of these viewpoints and Figures 5.9 to 5.37 are photographs of the views from the corresponding viewpoint locations.

Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site (Figure 5.9)

- 5.7.51 Only the highest construction activities would be visible from this location due to the intervening landform and the mature vegetation, as well as vegetation in the foreground. Such construction activities would not form a recognisable element in views and would not alter the context or focus of views that are available at this location. The cranes and construction activity would be easily missed by receptors experiencing the view. There would be a negligible change to the existing views. This would result in a **Minor adverse effect** upon the high sensitivity receptors using the local footpath.

Viewpoint 2 – Public Footpath south of Old Park Farm, 2.6 km to the north east of site (Figure 5.10)

- 5.7.52 All construction works on the site would be screened from views in the vicinity of the location, due to the intervening landform and mature vegetation. Visual amenity would remain unaffected by the construction activities on the site and there would be no change to views for the high sensitivity visual receptors using this route. This would result in **No Effect**.

Viewpoint 3 – Public Footpath at Moathouse Farm, 1.6 km east of site (Figure 5.11)

- 5.7.53 The construction phase of the proposed development would be almost entirely screened from view for the visual receptors travelling west along the public footpath due to the high level of mature vegetation on intervening land. The ground and lower level construction activities would be screened from view but some partial views of the highest construction activities would be available. The focus of the views available would remain unaffected by the construction works on the site, which would be seen against the skyline amongst the ornamental trees at Holbrook Park. The temporary construction phase of the proposed development would cause a negligible change to views west and would not form a noticeable element amongst the trees. This would result in a **Minor adverse effect** upon the high sensitive receptors using this local route.

Viewpoint 4 – Public Footpath at Roffey Park, 3.9 km to the east of site (Figure 5.12)

- 5.7.54 Temporary construction activities on the site would be partly visible in the wide and long ranging views west from Roffey Park. The elevated location and more open views available from the footpath passing through the parkland means that construction work for the proposed development would be seen amongst the mature vegetation that surrounds the site. The construction works would not be immediately noticeable and may be missed in the large-scale views available from this location, due to the distance from the site. The construction activities would not form noticeable elements in views gained from Roffey Park and would not alter the character of the views. The short-term construction activities would cause a low change to views for the high sensitivity visual receptors using the footpath. This would result in a **Minor adverse effect**.

Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south west of site (Figure 5.13)

- 5.7.55 The short, enclosed views that are available to receptors in this vicinity do not include any aspect of the site, which is screened from view by the landform and vegetation in the intervening land. There would be no change to views that the high sensitivity visual receptors gain at this location, resulting in **No Effect**.

Viewpoint 6 – Public Footpath at Warnham Court Registered Park and Garden, 1.1 km to the south east of site (Figure 5.14)

- 5.7.56 The majority of the activities taking place on the site during the temporary construction phase of the proposed development would be screened from view from within the parkland landscape of Warnham Court Registered Park and Garden by mature vegetation that occupies the intervening land. Low level construction works would be entirely screened from view by vegetation and slight undulations in landform. However, there may be some views of the highest construction activities on the site for visual receptors in this part of Warnham Court. Construction of the highest part of the building and the stack would be visible above the mature vegetation that otherwise contains views to the landscape of Warnham Court but would not alter the context of views that receptors witness. The construction activities that feature in oblique views would be easily missed amongst the mature vegetation and would have a low impact on views available to the high sensitivity receptors using the footpath. This would result in a **Minor adverse effect**.

Viewpoint 7 – Churchyard of St. Margaret's Church, Church Street, Warnham, 1.3 km to the south west of the site (Figure 5.15)

- 5.7.57 Views from this location are limited by the undulating topography and woodland that lies between the churchyard and the site. The plant used in the construction of the stack would be the only activity visible from this location. This would form a minor part of views gained within the churchyard. The impact on the existing view would be low and high sensitivity receptors would experience a **Minor adverse effect**.

Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south west of the site (Figure 5.16)

- 5.7.58 No views of the site are available from this location and the construction activity would have **No Effect**.

Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site (Figure 5.17)

- 5.7.59 The temporary construction activities at the site would be almost entirely screened from view for receptors in the vicinity of this viewpoint, due to the amount of vegetation on intervening land, including mature hedgerows and hedgerow trees. Where filtered views of the temporary construction operations can be glimpsed through the vegetation, the activities would not be noticeable amongst the trees and would be easily missed by visual receptors. The focus and character of views for receptors in this vicinity would remain unaffected by the temporary construction activities, which would have a negligible impact on views. This would result in a **Minor adverse effect** being experienced by these high sensitivity receptors.

Viewpoint 10 – Horsham Road, 4.7 km to the west of site (Figure 5.18)

- 5.7.60 The short-term construction phase of the proposed development would be almost entirely screened from view from this location, due to the high level of mature vegetation that occupies the gently undulating landscape. Construction works to erect the stack would be partly visible above the tops of the trees but would be seen at such a distance and in such a wide vista that they would not be noticeable and would be missed by visual receptors not specifically searching for them. People travelling along Horsham Road would have short, glimpsed views to the east, the character and context of which would remain unchanged. The construction phase of the proposed development would cause a negligible change to views for the low sensitivity visual receptors passing along Horsham Road. This would result in a **Negligible adverse effect**.

Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site (Figure 5.19)

- 5.7.61 The temporary construction works of the proposed development would be visible in the long-range views from the public vantage point of Leith Hill Tower, within the Surrey Hills AONB. The construction activities would be seen amongst the woodland and farmland of the gently undulating landscape of the Weald. Where visible, the construction works would form a subsidiary element in the vast panoramic views available from Leith Hill Tower where the view has a predominantly rural character. The construction works would not break the skyline and would be seen against the backdrop of indistinct wooded hills and farmland. Construction activities on the site would have a negligible impact on the views available from this location. This would result in a **Minor adverse effect** experienced by the very high sensitivity receptors at the viewpoint.

Viewpoint 12 – Great Daux Roundabout, 1 km to the south west of site (Figure 5.20) and Viewpoint 13 – Layby on the A24, 1.3 km to the south-south west of the site (Figure 5.21)

- 5.7.62 People travelling northbound on the A24 towards the Great Daux Roundabout junction with the A264 have views north partly screened by the vegetation on the northern boundary of the roundabout and by the vegetation on the roundabout. The temporary construction activities at the site would be hard to discern through the vegetation with only the highest activities at the top of the stack, visible above the vegetation to the north of the roundabout. The construction activities would be seen amongst the clutter of highway signs, lighting columns and traffic. Road users would have views focused on the traffic and road as they approach the Great Daux roundabout. The activities during the temporary construction phase of the proposed development would cause a low change to views for the low sensitivity visual receptors. This would result in a **Minor adverse effect**.
- 5.7.63 Viewpoint 13 is from the layby on the northbound carriageway of the A24. From this location the lower construction activities on the site would be screened by the vegetation on and around the roundabout. High construction activities would be visible above this vegetation, but seen with the back drop of, and in the context of, the Brookhurst Wood landfill site. The low sensitivity receptors, travelling along this section of busy

dual carriageway would experience a medium magnitude of impact by the proposed construction works, resulting in a **Minor adverse effect** on existing views.

Viewpoint 14 – Station Road/footpath 1574-1, 650 m to the south west of the site (Figure 5.22)

- 5.7.64 Station Road is also the route of a public footpath. For a short section of the road, views open up to the east and the middle and highest construction activities at the site would be visible. Lower construction operations would be screened by the mature woodland that lies between the viewpoint location and the site. The view closes as the road curls to the east and south east and descends towards Boldings Brook. High hedgerows and woodland screen views. The magnitude of impact of the construction works would be medium. For those low sensitivity receptors, travelling in vehicles there would be a **Minor adverse effect** on views. For the high sensitivity pedestrians, there would be a **Moderate adverse effect** on views.

Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site (Figure 5.23)

- 5.7.65 Employees working in this yard and people accessing the rear gardens of Station Cottages, would have no views of the construction of the 3Rs Facility, but would be able to see the construction of the stack, in the context of many other vertical elements in the landscape. The impact on views would be low, receptors are considered to be both high sensitivity (residents) and low sensitivity (employees). The residents would experience a **Minor adverse effect** on views and the employees, focussed on their work, would experience a **Negligible adverse effect**.

Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to the south of the site (Figure 5.24)

- 5.7.66 Views are similar to, but a little more open than, those gained at Viewpoint 15. There are three types of receptors, residents of the two properties to the south of Mercer Road, pedestrians using the footpath that runs along Mercer Road, and employees at Kam Trucking, Greens of Horsham and Panel2Paint. Only the highest construction activities would be visible. The impact on views would be low, receptors are considered to be both high sensitivity (residents and pedestrians) and low sensitivity (employees). Although the views are generally more open, the residential properties are well-screened and would experience a **Minor adverse effect** on views, as would pedestrians. Employees, focussed on their work, would experience a **Negligible adverse effect**.

Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south east of the site (Figure 5.25)

- 5.7.67 Views towards the site are gained from Mercer Road by both pedestrians (high sensitivity) and people in vehicles (low sensitivity). The majority of the construction activities on the site would be screened by the Weinerberger Brickworks and the mature woodland to the south. The construction of the stack would be visible above the woodland. The impact on views would be negligible. Pedestrians would experience a **Minor adverse effect** and people in vehicles would experience a **Negligible adverse effect**.

Viewpoint 18 – Moated site to the east of Langhurstwood Road (within Land North of Horsham public open space) 270 m to the east of the site (Figure 5.26)

- 5.7.68 Views experienced by people using the Land North of Horsham public open space would have views towards the site screened by new planting within the public open space. As it is, the existing views of the construction activities on site would be barely discernible through the dense woodland. However, the movement and noise would be apparent. The users of the public open space will have a high sensitivity, but the proposed planting will provide further screening. The impact of the construction activities is considered to be negligible and the resulting significance on views would be a **Minor adverse effect**.

Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north east of the site (Figure 5.27) and Viewpoint 20 – Northern Entrance drive to Graylands, 560 m to the north east of the site (Figure 5.28)

- 5.7.69 People travelling in vehicles along this entrance road are moving away from the Wealden Brickworks site. However, should vehicles stop, all that people would see of the construction activities on the site would be the construction of the stack, as the lower construction work would be screened by mature woodland. The magnitude of impact on these low sensitivity receptors would be low, resulting in a **Minor adverse effect**.
- 5.7.70 Views from the northern access road are more restricted and the magnitude of the impact on receptors travelling in vehicles, or walking along PRow 1573-1 would be negligible. The low sensitivity receptors travelling in cars would experience a **Negligible adverse effect** and the high sensitivity pedestrians would experience a **Minor adverse effect** to existing views.

Viewpoint 21 – Field south of Graylands (land proposed as a cemetery within Land North of Horsham development) 610 m north east of the site (Figure 5.29) and Viewpoint 22 – Field east of moated site (close to land proposed as allotments within Land North of Horsham development) 600 m east of the site (Figure 5.30)

- 5.7.71 People visiting the cemetery and using the allotments would have different views to those that are currently available, as there will be significant amounts of planting associated with the cemetery and the public open space that lies to the west of the allotments. Views of the construction activities on the site would be limited to the work to construct the stack, as dense woodland prevents views of the lower construction activities. The receptors are deemed to have a high sensitivity. The magnitude of impact would be low, and people in these areas would experience a **Minor adverse effect** on views.

Viewpoint 23 – Footpath 1421-2 (land planned as edge of residential/landscape buffer within Land North of Horsham development) 800 m to the south east of the site (Figure 5.31)

- 5.7.72 Views will be different to those that now exist, as there will be much more planting between the site and this viewpoint, within the western landscape buffer. However, the existing views of the construction activities would be restricted to the construction of the stack as lower construction work is screened by intervening vegetation. People using the PRow have a high sensitivity and the magnitude of impact is considered to be low. This results in a **Minor adverse effect** on views.

Viewpoint 24 – Footpath 1421-2 (land planned to be a green way, adjacent to a school site within Land North of Horsham development) 740 m to the east-south east of the site (Figure 5.32)

- 5.7.73 Views of the construction activities on the site would be of the construction of the stack only, as lower construction activities would be screened by the dense woodland either side of Langhurstwood Road. The receptors have a high sensitivity and the magnitude of impact would be low. The resulting significance would be a **Minor adverse effect**.

Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site (Figure 5.33) and Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north east of the site (Figure 5.34)

- 5.7.74 Views of the construction activities on the site from these public footpaths would be of the construction of the stack only, as lower construction activities would be screened by the dense woodland either side of Langhurstwood Road. The receptors have a high sensitivity and the magnitude of impact would be low. The resulting significance would be a **Minor adverse effect**.

Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site (Figure 5.35)

- 5.7.75 The construction activities would not be visible from Rusper Road, due to the amount of dense vegetation. There would be **No Effect** on existing views.

Viewpoint 28 – Footpath 1489-2, east of Kingsfold, 2.1 km north of the site (Figure 5.36)

- 5.7.76 There would be occasional views from the footpath to the west of Kingsfold. The high sensitivity receptors would experience glimpses of the high level construction activities, however, from this distance the impact on views would be negligible in the context of the other activity on the Wealden Brickworks site, resulting in a **Minor adverse effect**.

Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site (Figure 5.37)

- 5.7.77 This is an open view from the stretch of the A24 immediately south of Kingsfold. It affords the low sensitivity receptors travelling in vehicles glimpses of the high level construction activities on the site, in the context of the other activities within the Wealden Brickworks site. The magnitude of impact in these views would be low, resulting in a **Minor adverse effect**.

Night Time Views

- 5.7.78 The lighting proposed during construction is described in Section 5.6, above. In summary, night time construction works would be limited to mainly internal works with any external works only undertaken where necessary. Any lighting that is used during construction would be seen in the context of the existing lighting at the other businesses on the Wealden Brickworks site. Aviation warning lights on any tall construction plant, would be visible, seen in the context of the lights from aircraft using Gatwick Airport and not intrusive. It is anticipated that there would be a negligible to low increase in the amount of lighting on the Wealden Brickworks site after 19:00 and the varied sensitivity receptors would experience a **Negligible to Minor adverse effect**.

5.8 Assessment of Operational Effects

- 5.8.1 The operational phase of the proposed development is considered to be permanent. Views of the proposed development are considered for both day time and night time hours due to the 24-hour operation of the facility.

Landscape Effects

- 5.8.2 The distance between the site and the High Weald AONB, the Surrey Hills AONB and National Park designations coupled with the high level of landscape separation, means that there would be no direct physical landscape impact upon the designations would be anticipated. Similarly, there would be no direct physical landscape impact on the Warnham Court Registered Park and Garden. However, there would be direct visual impacts that may have an indirect impact on the special qualities (and hence character) of the designated landscapes. Any impacts on the special qualities views of three of these high sensitivity designated landscapes would be negligible, leading to a **Minor adverse effect**, i.e. not significant. The Warnham Court Registered Park and Garden would experience a low impact, leading to a **Minor adverse effect**.
- 5.8.3 The proposed 3Rs Facility on the site would introduce an additional element of industrial development to the already industrial setting of the site at a location allocated for this type of development. The operation of the facility would marginally increase the level of visual intrusion on the site during the day where it would be within the character of the existing development on adjacent land. In the evening and at night-time, there would be much lower levels of activity, with no HGV deliveries and minimal activity outside the buildings, although the facility would remain operational, with some task specific low level outdoor lighting.

- 5.8.4 The permanent operational phase of the proposed development would introduce an additional level of activity to the large National Character Area (NCA) of the Low Weald that is large in scale and characteristically rural. Full operation of the proposed development would not compromise the key characteristics of the Low Weald NCA, offering an imperceptible addition to its overall characterisation. The proposed development would cause a negligible change to the medium sensitivity Low Weald NCA, resulting in a **Negligible adverse effect**.
- 5.8.5 The proposed development would operate within the urban edge influence that is characteristic of the Northern Vales LCA, as identified by the Landscape Character Assessment of West Sussex. The 24-hour operation of the facility would not affect the semi-enclosed or rural character of the surrounding landscape. The site and the surrounding landscape is already affected by traffic and aircraft noise and the 3Rs Facility would not add to this, or detract from any perceived tranquillity experienced in the Northern Vales LCA. Although taller (but of a smaller scale than the landfill), the proposed building would not be out of character with the other industrial land uses on the Wealden Brickworks site and would not alter the characteristic elements in the wider Northern Vales LCA. The proposed development would cause a low change to the medium sensitivity Northern Vales LCA and result in a **Minor adverse effect** upon the LCA.
- 5.8.6 The proposed development would introduce an industrial development into the Horsham District LCA K2: Faygate and Warnham Vale. The 3Rs Facility would add to the level of visual intrusion that is evident in some parts of the character area and described as a defining characteristic. The semi-enclosed character of the Faygate and Warnham Vale LCA means that the proposed development would not influence the whole Character Area. The high level of enclosure that the site itself has within the LCA means that the proposed development would not influence the whole of the Faygate and Warnham Vale LCA. The proposed development would not remove any of the key elements and defining characteristics of the LCA. The magnitude of impact of the 3Rs Facility, on the LCA during the operational phase would be medium. This would result in a **Moderate adverse effect** upon the medium sensitivity LCA.
- 5.8.7 The 3Rs Facility would have direct effects upon the Horsham District LCA P1: Upper Arun Valley, during the permanent operational phase of the development, as introducing an additional industrial unit into the LCA would intensify the industrial character of this part of the LCA. The existing disturbance provided by development adjacent to the site means that the proposed development would not compromise any of the key characteristics that define the Upper Arun Valley LCA. The proposed development would be located within an area already disturbed by road, rail and air traffic, which is notable in the vicinity of Horsham, and would be located adjacent to existing sources of disturbance on land around the site. The high level of enclosure the site is afforded by the surrounding woodland and landform of the local area means that the proposed development would not influence the whole of the LCA. The operational phase of the proposed development would not compromise any of the key characteristics of the Upper Arun Valley LCA and would cause a medium change to this medium sensitivity LCA, resulting in a **Moderate adverse effect**.
- 5.8.8 The proposed development lies within Local Landscape Character Area (LLCA) 15: Warnham Brickworks, which forms part of the 'Landscape capacity of local landscape character areas for employment development', Zone 1: North Horsham to Crawley. It would not affect the inherent value that the LLCA is considered to have. It would be enclosed by the woodland and tree belts which help to screen the existing development from the adjacent farmland. The 3Rs Facility would not be out of character with the existing industrial development on the Wealden Brickworks site as the facility would be located amongst similar development types. The poor quality of the LLCA contributes to the lack of tranquillity at the brickworks site. However, the high level of enclosure afforded by the woodland surrounding the site would limit the visibility and characterising influence that the proposed development would have on adjacent LCAs and LLCAs. The 3Rs Facility would have a medium magnitude of impact on the low sensitivity LLCA, resulting in a **Minor adverse effect**.
- 5.8.9 Impacts on adjacent LCAs would be indirect and limited to the visual influence of the proposals. Due to the high level of enclosure provided both by the landform and the well-wooded landscape, there would be a lack of significant effects on adjacent areas. As such, the effects of the proposed building during the operational phase upon LCAs that the site is not located in are not considered in this assessment. Similarly, the distance

between the site, the AONBs and the National Park, means that no significant effects upon these designated landscapes would occur.

Visual Effects

- 5.8.10 In addition to the building and the stack, the visual assessment considers the incidence of any visible plume for the likely receptors that could witness changes as a result of the proposed development. Visible plumes can arise when hot, wet exhaust gases are cooled to ambient temperature, resulting in the condensation of water vapour and a water vapour plume. The extent of the plume is dependent on the volumetric flow rate of gases from the source, the amount of water vapour in the cooled gases, the relative humidity of the atmosphere and the extent of plume dispersion in the atmosphere. When present, it tends to be up to two to three times the diameter of the stack and up to a few tens of metres in length, although this varies with the weather. A methodology for the assumptions made on visible plume is presented at Appendix 5.1: Visible Plume Assessment Methodology.

Residential Properties

Properties to the south of the access road to the Wealden Brickworks site, east of the site

- 5.8.11 All three properties on the western side of Langhurstwood Road, i.e. Wealden, Langhurst Moat Cottage and Bramblehurst would have views of the proposed 3Rs Facility, through mature vegetation to the west (rear) of the houses. Residents would have oblique views towards the building, located beyond the Weinerberger Brickworks and storage yard. The tallest element of the building i.e. the boiler hall, is towards the centre of the site, near the railway and is well screened. The landscape proposals (Figure 5.38) would assist in screening low level clutter, such as vehicles in the car park, giving a simple frontage to the facility, for views at ground level from the access road. Views from upper floors to the rear and through intervening vegetation of the building and stack may be possible. The proposed development would be seen in the context of existing industrial development and the Brookhurst Wood landfill site. The proposed 3Rs Facility would have a low to medium impact on these high sensitivity receptors. Residents in the properties would experience a **Minor to Moderate adverse effect** on views. The significance of these views will diminish as the proposed planting to the south and east of the 3Rs Facility matures.

Properties in and around Holbrook, east and south east of the site

- 5.8.12 The 3Rs Facility would be almost entirely screened in views west from these properties, due to the large amount of mature vegetation in the foreground and on intervening land and topography. The stack would be seen by some receptors in properties in Old Holbrook. The proposed development would have a negligible impact on views west and would not form a noticeable element amongst the trees. This would result in a **Minor adverse effect** upon the high sensitive receptors in these properties.

Group of Properties at Graylands Farm, Langhurstwood Road, south east of the site

- 5.8.13 Receptors within the properties located at this part of Langhurstwood Road would not have views of the buildings, due to density of mature vegetation on intervening land. However, they would have views of the top of the stack. The proposed facility would have a negligible impact on the views experienced by these high sensitivity receptors, which would result in a **Minor adverse effect**.

Properties on the southern part of Langhurstwood Road, south-south east of the site

- 5.8.14 As with the properties on the eastern side of Langhurstwood Road, visual receptors within the properties that are located off this section of Langhurstwood Road would not have views of the buildings, due to the amount of mature vegetation around the properties and on the intervening land. However, some views of the top of the stack may be possible. The proposed 3Rs Facility would have a negligible impact on views from these residential properties. These high sensitivity receptors would experience a **Minor adverse effect**.

Station Road Cottages and properties on Mercer Road, south of the Application

- 5.8.15 Station Road Cottages are set at a lower level and are well screened from the site by a combination of topography and trees. The 3Rs Facility would be almost entirely screened from view by the landform and the mature vegetation between these receptors and the site. There would be views of the stack through and above the surrounding vegetation. The proposed building would have a low impact on views, and the high sensitivity visual receptors would experience a **Minor adverse effect**. The two properties on Mercer Road face away from the site but would have some views of the upper parts of the building and the stack. Here the proposed building would have a medium impact on views, and the high sensitivity visual receptors would experience a **Moderate adverse effect**.

Warnham Court and properties at Goosegreen, south west of the site

- 5.8.16 The 3Rs Facility would be almost entirely screened from view from the properties at Goosegreen, due to the amount of vegetation that lies between these properties and the site. However, there may be some views of the stack. The buildings of and around Warnham Court would not have views of the buildings or stack, due to the mature woodland to the north east of the estate. The 3Rs Facility would have a negligible impact on the views that are available. These high sensitivity receptors would experience a **Minor adverse effect**.

Group of properties at Westons Place and Westons Farm, south west of the site

- 5.8.17 Residents at Westons Farm and adjacent properties would have most views of the 3Rs Facility screened by foreground vegetation. Where views to the north east are available, they would be glimpses of the highest parts of the building or of the stack. The elements of the facility that would be visible would not alter the dominant rural character of the existing views. The proposed development would have a negligible impact on the views that might be available. These high sensitivity visual receptors would experience a **Minor adverse effect**.

Group of properties at Andrews Farm, Station Road, west-south west of the site

- 5.8.18 The group of properties at Andrews Farm, Station Road would experience the largest visual impacts from the facility. There would be relatively uninterrupted views from parts of the properties and parts of their access from Station Road. Careful attention has been given to the design of this western façade, to break up its massing, reduce the overall height and employ a sensitive colour scheme, based on the High Weald AONB approved colour palette. Nonetheless, upper parts of the 3Rs Facility would be clearly seen from the rear of the properties, above the mature woodland that surrounds Boldings Brook, with the woodland on Langhurstwood Road as a backdrop. This would represent a difference in scale in the existing local context, which includes a small sewage works as well as the existing development at the site, which is of a smaller scale in this view than the proposed 3Rs Facility. The proposed facility would have a medium impact on the views to the immediate east from these properties. These high sensitivity receptors would experience a **Moderate to Major adverse effect**.

Properties at Knob Hill Corner, Warnham, west-south west of the site

- 5.8.19 The views from these residences are similar to those from the properties at Andrews Farm, but more elevated and further from the site. Visual receptors in the residential properties that make up the north eastern edge of Warnham would not have views of the lower parts of the building, due to the high level of screening provided by mature vegetation on the intervening land. However, some views of the higher parts of the building would be visible. The proposed development would have a low to medium impact on views that are generally focused upon the immediate foreground. The high sensitivity receptors would experience a **Minor to Moderate adverse effect**.

Properties to the west of the A24, north of Warnham, west of the site

- 5.8.20 The majority of the 3Rs building would be screened from views from these residential properties by the mature vegetation on intervening land, such as the woodland at Chicken Gill, Andrew's Gill and Rats Plantation. The high level of screening means that views for receptors at these properties would remain relatively unaffected by the proposed development, although the stack may be visible from the more elevated properties of Cider Mill Farm and Old Manor. The top of the building and the stack may be seen in the wider views from these two properties but would not alter the character of views. The proposed development would have a negligible impact on views from these residential properties. The high sensitivity receptors would experience a **Minor adverse effect**.

Properties on high land to the east of the A24, west-north west of the site

- 5.8.21 The 3Rs Facility may be partly visible in south easterly views from these properties. Intervening vegetation, such as that along the railway line, would prevent any views of the lower level parts of the building, but there may be some views of the top of the building and the stack. Where the building can be seen it would not form a prominent element in views and would not alter the context of views from these properties. The proposed development would have a negligible impact on views from the properties, resulting in a **Minor adverse effect** upon the high sensitivity receptors.

Properties on either side of Mayes Lane, north west of the site

- 5.8.22 Views of the 3Rs Facility from properties on this section of Mayes Lane would be few, due to the high level of visual screening provided by the mature hedgerows and woodland within the farmland between these receptors and the site. The stack may be visible, but would not be very noticeable and would not alter the character of the available views. The focus of the views from these residential properties and their curtilages would remain the immediate foreground. The proposed development would have a negligible impact on the existing views. These high sensitivity visual receptors would experience a **Minor adverse effect** on some views.

Properties on either side of the A24, north-north west of the site

- 5.8.23 There may be views of the 3Rs Facility from some parts of the residential properties, such as The Oaks, Upper Chickens and Durfold Hill Farm or Orchard Lodge, or their curtilages along this section of the A24. The large amount of vegetation in the foreground and on intervening land means that there would be no visibility of lower parts of the building, but there may be views of the higher parts of the building and the stack. The proposed development would not form a noticeable feature in oblique views from these properties and would not alter the character of any views. Where visible, the proposed development would have a negligible impact on the existing views. The high sensitivity receptors would experience a **Minor adverse effect** on their views.

Kingsfold, north of the site

- 5.8.24 The proposed development would be partly screened from view by the Brookhurst Wood landfill site, which dominates the view, and the mature vegetation on intervening land. The 3Rs Facility would be visible in the wider view that includes the Brookhurst Wood landfill site and the Weinerberger Brickworks. However, due to the significant amount of screening within the curtilage of properties on the A24, views are restricted from all but one property on the western side of the A24, Fern Cottage. Kingsfold Place may also have glimpses of the facility, through mature vegetation. Where parts of the facility are visible, the building would not alter the context of views and would not be a prominent element. The building would be seen in the context of the Brookhurst landfill site as a subsidiary element in views over the rural farmland. The proposed development would have a negligible impact on views from properties on the edge of Kingsfold. The high sensitivity receptors would experience a **Minor adverse effect**.

Public Rights of Way

Promoted paths

- 5.8.25 Where the promoted paths pass over more elevated land, longer and wider panoramas are available and the highest parts of the 3Rs building may form visible elements, but would be barely perceptible and would not alter the character of any views. The proposed building would have a negligible impact on views for people using the long-distance routes, such as the West Sussex Literary Trail, the Sussex Border Path, the Downs Link, the Greensand Way and the High Weald Landscape Trail and the very high sensitivity receptors using the South Downs National Trail. These high and very high sensitivity receptors would experience a **Minor adverse effect**.

Local Public Rights of Way

- 5.8.26 Views from local routes that pass through the landscape surrounding the site are generally short distance due to the large amount of enclosure afforded by mature vegetation. These hedgerows, trees and woodlands would prevent most views of the lower parts of the building. In the main, only the highest parts of the building and the stack would be possible. However, there are more open views from the west. More detail is given on individual PRoWs below.
- 5.8.27 Public footpaths 1574-1 and 1574-2 follow the route of Station Road and Mercer Road to the south of the site. Pedestrians walking east along Station Road would have views of the middle and upper parts of the 3Rs Facility, including the stack, for a short stretch of the road, before the high hedges and woodland enclose views. The remainder of the route would have few views of the proposed development. For this short stretch of Station Road there would be a medium impact on high sensitivity receptors, who would experience a **Moderate to Major adverse effect**. Pedestrians walking west, along Mercer Road may have glimpses of the stack, through the mature woodland to the south of the Weinerberger Brickworks. Users of this route would experience a negligible impact and a **Minor adverse effect** on views.
- 5.8.28 Public bridleways 1570-1 and 1570-2 link the A24 to Langhurstwood Road. It is possible that the roof of the building might be visible from a short section of this bridleway. However, the building would be barely discernible through the woodland and other vegetation and the impact on views would be negligible. The high sensitivity receptors using the bridleway would experience a **Minor adverse effect** on views.
- 5.8.29 Public footpaths 1425-2, 1489-2 and 1489-3 run from the west of Kingsfold to the east of the village and into the farmland to the north of the site. Due to topography and the buildings within Kingsfold there would be no available views of the 3Rs Facility from the footpath east of Kingsfold. There would be occasional views from the footpaths west of Kingsfold. The high sensitivity receptors would experience glimpses of the top of the roof and the stack, however, from this distance the impact on views would be negligible in the context of the other activity on the Wealden Brickworks site, resulting in a **Minor adverse effect**.
- 5.8.30 Public footpath 1573-1 runs along the northern access road to Graylands. Only glimpses of the stack would be visible above the tree line, through field gates. The impact on the views of these high sensitivity receptors would be negligible, resulting in a **Minor adverse effect**.
- 5.8.31 Public footpath 1421-2 follows a north-south route, descending from the wooded slopes, towards the lower-lying land of Horsham. While there are open views of the farmland that the footpath passes through, the 3Rs Facility would largely be screened by the significant amounts of woodland that lie between the footpath and the Wealden Brickworks site. The highest built elements would be seen above the tree line. The low impact on the high sensitivity receptors will result in a **Minor adverse effect**.
- 5.8.32 Public footpath 1575-1 crosses low-lying farmland, linking Rusper Road to Northlands Road. Due to the low-lying nature of the footpath and the amount of vegetation and buildings in between the footpath and the 3Rs Facility, the impact on the high sensitivity receptors using the footpath would be negligible, resulting in a **Minor adverse effect**.

- 5.8.33 Public footpaths 1577-2 and 1578-1 cross farmland to the south west of the A24. There would be views of the roof and stack of the 3Rs Facility from footpath 1577-2. The impact on the views of the high sensitivity receptors would be low, resulting in a **Minor adverse effect**.
- 5.8.34 Public footpaths 1420-1 and 1426-1 run approximately parallel to each other, west to east, from Mayes Lane to the A24. Views of the 3Rs Facility would be restricted by the undulating terrain and the intervening vegetation. However, there may be glimpses of the top of the roof and the stack of the building. Any impact on views would be negligible and the high sensitivity receptors would only experience a **Minor adverse effect**.

Roads and Railways

Arterial Roads

- 5.8.35 The majority of views towards the 3Rs Facility available to people travelling along the A24 and A264 are screened by vegetation lining the carriageways. However, there are two sections of the A24 where longer views are available due to the elevation and/or orientation of the road and gaps in the roadside vegetation. A stretch of the A24 immediately south of Kingsfold allows the low sensitivity receptors travelling in vehicles, glimpses of the 3Rs Facility, in the context of the other activities within the Wealden Brickworks site. The impact of the change in these views would be low, resulting in a **Minor adverse effect**.
- 5.8.36 Views from the northbound dualled section of the A24 are channelled. As the road curves round to meet the A264 at the Great Daux roundabout, there is a short section of the road that is orientated towards the Wealden Brickworks site. The lower parts of the 3Rs Facility would be screened from view by vegetation that occupies intervening land. However, the higher parts of the building and the stack would be visible, with the Brookhurst Wood landfill site forming a backdrop to the facility. The proposed development would have a low to medium impact on this view, with these low sensitivity receptors experiencing a **Minor adverse effect**.

Local Roads

- 5.8.37 Similarly, where views over the surrounding landscape are available for visual receptors travelling along the more local roads they would only witness glimpsed views of the higher parts of the 3Rs Facility. The vegetation on intervening land would screen the facility in most views. Where glimpsed views through gaps in the roadside vegetation the buildings would not form a noticeable part of the views. The views from specific local roads are considered below.
- 5.8.38 People travelling east in vehicles along Station Road would have views of the middle and upper parts of the facility, for a short stretch of the road, before the high hedges and woodland enclose views. For this short stretch of Station Road there would be a medium impact on these low sensitivity receptors, who would experience a **Minor adverse effect**. People travelling west along Mercer Road may have glimpses of the stack through the mature woodland to the south of the Weinerberger Brickworks. There would be a negligible impact on these receptors, resulting in a **Negligible adverse effect**.
- 5.8.39 Views from Old Holbrook/Northlands Road and Rusper Road/Hurst Hill are very restricted, as the roads are lined with mature vegetation and high hedges for most of their lengths. There would be little or no views of the 3Rs Facility from these roads. There would be **Negligible adverse effect** to **No Effect** on views from these roads.
- 5.8.40 People travelling north east along Knob Hill might get glimpses of the higher parts of the 3Rs facility. These low sensitivity receptors would experience a low impact on views with a resulting **Minor adverse effect**.
- 5.8.41 People travelling along Mayes Lane and Threestiles Road have a variety of views towards the site. However, from a high point on Threestiles Road an entrance road affords more open views towards the site. Due to the distance from the site, the 3Rs Facility would be viewed in the context of the Wealden Brickworks

site as a whole and will only form a small part of the view. The low sensitivity receptors would experience a low impact on the available views, resulting in a **Minor adverse effect**.

Railways

- 5.8.42 Passengers travelling on the Dorking to Horsham stretch of railway would have the closest views of the travelling public of the 3Rs Facility. As with the rest of the site and the landfill, none of the western side of the facility would be screened from view from the railway. The proposed development would be seen in the context of the other activities taking place within the Wealden Brickworks site, including the landfill. The medium sensitivity, transient receptors and users of Warnham Station would experience a medium impact on existing views, resulting in a **Moderate adverse effect**.

Industrial and Commercial Premises

- 5.8.43 The proposed development would be seen at close-range by visual receptors immediately adjacent to the site such as employees at the Wienerberger Brickworks and Biffa Waste Services sites. The facility would be seen within the context of the existing development surrounding the site and it would not alter the character of the views available in the vicinity. The proposed development would cause a medium change to the close-range views where it would be clearly visible. This would result in a **Minor adverse effect** upon the low sensitivity receptors. The significance of the impact would reduce over time, as the proposed planting matures.
- 5.8.44 Due to the high level of visual screening around the business units at Graylands, the 3Rs Facility would be screened from most views by foreground vegetation that surrounds the units. The proposed facility would cause no change to negligible impacts to the low and medium sensitivity visual receptors. This would result in **No Effect to Negligible adverse effects**.
- 5.8.45 Similarly, the high level of vegetation around Fisher Clinical Services means that the proposed development would be screened from view. The 3Rs Facility would cause no change to the low sensitivity visual receptors at these premises, resulting in **No Effect**.
- 5.8.46 Kam Trucking, Greens of Horsham and Panel2Paint are businesses located to the south of the Wealden Brickworks site, accessed from Mercer Road. Employees and customers would see the top of the stack, with potential glimpses of a sliver of the building along a small access road linking the Greens of Horsham site with the Wienerberger Brickworks. There would be a low impact on close views experienced by low and medium sensitivity receptors, resulting in a **Negligible to Minor adverse effect**.
- 5.8.47 The lower parts of the 3Rs Facility would be screened from view by vegetation that forms the eastern boundaries of the Denhams Auction Site and Sussex Health Care and the vegetation that occupies the intervening land. Some higher parts of the building and the stack would be visible through the boundary vegetation and above vegetation on intervening land. The proposed development would not alter the context of views available from these employment sites and would cause a low change to those views available for the low and medium sensitivity receptors employed in, or visiting the complex. Depending on the receptor type, this would result in a **Minor to Negligible adverse effect**.

Public Open Space and Cemetery within the Land North of Horsham Development Area

- 5.8.48 People using the planned public open spaces within the Land North of Horsham development, such as the village green, would have the majority of views of the 3Rs Facility screened by the foreground vegetation and vegetation that lines Langhurstwood Road. Only parts of the stack would be visible above the woodland. The building might be seen through the dense woodland in views towards the south west, with the existing development on land adjacent to the site and the stacks associated with it as well as the top of St Margaret's Church in Warnham. The lower parts of the building would be screened from view by the mature vegetation around the site and along either side of Langhurstwood Road. The proposed development would have a

negligible to low impact on existing views. These high sensitivity receptors would experience a **Minor adverse effect**.

Designated Landscapes

- 5.8.49 Visual receptors located within the South Downs National Park are a long distance from the site and the 3Rs Facility would not be noticeable in views from the South Downs National Park. As such, the proposed development would have a negligible impact on views for visual receptors in the South Downs National Park, resulting in **Minor adverse effect**
- 5.8.50 The effect of the proposed development on visual receptors within the Surrey Hills AONB is considered at representative Viewpoint 11 below.
- 5.8.51 The effect of the proposed development on visual receptors within the High Weald AONB is considered at representative Viewpoint 4 below.
- 5.8.52 The effect of the proposed development on Warnham Court RPaG are considered at representative Viewpoint 6 below.

Representative Viewpoints

- 5.8.53 The representative viewpoints have been used to identify the visual impacts on available views. Figures 5.7 and 5.8 show the location of these viewpoints and Figures 5.9 to 5.37 are photographs of the views from the corresponding viewpoint locations.

Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site (Figure 5.9)

- 5.8.54 Only the stack of the 3Rs Facility would be visible from this location due to the intervening landform and the mature vegetation, as well as vegetation in the foreground of the view. The stack would not be a recognisable element in views and would not alter the context or focus of views that are available at this location. There would be a negligible impact on existing views. This would result in a **Minor adverse effect** upon the high sensitivity receptors using the local footpath.

Viewpoint 2 – Public Footpath south of Old Park Farm, 2.6 km to the north east of site (Figure 5.10)

- 5.8.55 The 3Rs Facility would be screened from views in the vicinity of the location, due to the intervening landform and mature vegetation. Visual amenity would remain unaffected and there would be no change to views for the high sensitivity visual receptors using this route. This would result in **No Effect**.

Viewpoint 3 – Public Footpath at Moathouse Farm, 1.6 km east of site (Figure 5.11)

- 5.8.56 The 3Rs building would be screened from the view for those people walking west along the public footpath, due to the high level of mature vegetation on intervening land, but the upper part of the stack would be visible. However, the general views available would remain unaffected by the proposed development. The facility would have a negligible impact on views towards the west. The high sensitivity receptors would experience a **Minor adverse effect**.

Viewpoint 4 – Public Footpath at Roffey Park, 3.9 km to the east of site (Figure 5.12)

- 5.8.57 The proposed development would be partly visible in the wide and long-ranging views west from Roffey Park. The elevated location and more open aspect from the footpath passing through the parkland means that the 3Rs Facility would be seen amongst the mature vegetation that surrounds the site. The building would not be immediately noticeable and may be missed in the large-scale views available from this location, due to the distance. The stack would be visible above the skyline, but again indistinct due to distance and would not

alter the character of the views. The proposed development would have caused a low impact on views. The high sensitivity receptors using the footpath would experience a **Minor adverse effect**.

Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south west of site (Figure 5.13)

- 5.8.58 The short, enclosed views that are available to receptors in this vicinity do not include any aspect of the site, which is screened from view by the landform and vegetation in the intervening land. There would be no change to views that the high sensitivity visual receptors gain at this location, resulting in **No Effect**.

Viewpoint 6 – Public Footpath at Warnham Court Registered Park and Garden, 1.1 km to the south east of site (Figure 5.14)

- 5.8.59 The building of the 3Rs Facility would be all but screened from view from within the parkland landscape of Warnham Court Registered Park and Garden by mature vegetation that occupies the intervening land. The lower parts of the building would not be seen. Only the top of the roof and the stack would be visible above the mature vegetation that otherwise contains views to the landscape of Warnham Court. These glimpses of the facility would not alter the general character of the available views. The proposed development would have a low impact on views available to the high sensitivity receptors using the footpath, who would experience a **Minor adverse effect**.

Viewpoint 7 – Churchyard of St. Margaret's Church, Church Street, Warnham, 1.3 km to the south west of the site (Figure 5.15)

- 5.8.60 Views of the 3Rs Facility from this location are limited by the undulating topography and woodland that lies between the churchyard and the site. Only the top of the stack would be visible from this location. This would form a minor part of views gained within the churchyard. The impact on the existing view would be negligible and high sensitivity receptors would experience a **Minor adverse effect**.

Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south west of the site

- 5.8.61 No views of the proposed development would be available from this location and the 3Rs Facility would have **No Effect** on the existing views.

Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site (Figure 5.16)

- 5.8.62 The 3Rs Facility would be almost entirely screened from the views of receptors in the vicinity of this viewpoint, due to the amount of vegetation on intervening land, including mature hedgerows and hedgerow trees. Where views of the facility would be glimpsed through the vegetation, it would not be noticeable amongst the trees and would easily be missed by visual receptors. The focus and character of views in this vicinity would remain unaffected by the proposed development, which would have a negligible impact on views. This would result in a **Minor adverse effect** being experienced by these high sensitivity receptors.

Viewpoint 10 – Horsham Road, 4.7 km to the west of site (Figure 5.18)

- 5.8.63 The proposed development would be almost entirely screened from view from this location, due to the high level of mature vegetation that occupies the gently undulating landscape. The stack would be barely visible above the tops of the trees and as it would be seen at such a distance and in such a wide vista it would be hardly noticeable. The proposed development would have a negligible impact on views for the low sensitivity visual receptors passing along Horsham Road. This would result in a **Negligible adverse effect**.

Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site (Figure 5.19)

- 5.8.64 Depending on weather conditions, the proposed development would be visible in the long-range views from the public vantage point of Leith Hill Tower, within the Surrey Hills AONB. The facility would be barely

discernible amongst the woodland and farmland of the gently undulating landscape of the Weald. The stack does not break the skyline when seen from this elevated view. The 3Rs Facility would have a negligible impact on the views available from this location. This would result in a **Minor adverse effect** experienced by the very high sensitivity receptors at the viewpoint.

Viewpoint 12 – Great Daux Roundabout, 1 km to the south west of site (Figure 5.20) and Viewpoint 13 – Layby on the A24, 1.3 km to the south-south west of the site (Figure 5.21)

- 5.8.65 Owing to the bend in the road, embankments and trees on either side of the A24, people travelling north from the Robin Hood Roundabout initially have no view of the facility, which would be completely screened. As vehicles travel north towards the Great Daux Roundabout, these views open up for a short stretch of the A24 (less than 500 metres in length, or for approximately 30 seconds at 30 mph).
- 5.8.66 Viewpoint 13 is from the layby on the northbound carriageway of the A24. For travellers stopping or passing here the lower parts of the 3Rs Facility would be screened by the vegetation on and around the roundabout. Tall elements of the building would be visible above these trees and the facility would be seen with the back drop of, and in the context of, the Brookhurst Wood landfill site and traffic in this busy stretch of dual carriageway. The low sensitivity receptors would experience a medium magnitude of impact by the proposed works, resulting in a **Minor adverse effect** on existing views.
- 5.8.67 People travelling northbound along the A24 towards the Great Daux Roundabout junction with the A264 have views north partly screened by vegetation on the northern boundary of the roundabout and by the vegetation on the roundabout. The 3Rs Facility would be glimpsed through the vegetation and the stack would be visible above the vegetation to the north of the roundabout. The proposed development would be seen amongst the clutter of highway signs, lighting columns and traffic. Road users would have views focused on the traffic and the road as they approach the Great Daux roundabout. The proposed development would have a negligible impact on these views. The low sensitivity receptors would experience a **Negligible adverse effect** when seen from Viewpoint 12.

Viewpoint 14 – Station Road/footpath 1574-1, 650 m to the south west of the site (Figure 5.22)

- 5.8.68 Station Road is also the route of a public footpath. For a short section of the road views open up to the east and the middle and upper parts of the 3Rs Facility would be visible. Lower parts of the building would be screened by the mature woodland that lies between the viewpoint location and the site. The view closes as the road curls to the east and south east and descends towards Boldings Brook. High hedgerows and woodland helping to screen views. The magnitude of impact on the existing view would be medium. For those low sensitivity receptors, travelling in vehicles there would be a **Minor adverse effect** on views. For the high sensitivity pedestrians, there would be a **Moderate to Major adverse effect** on views.

Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site (Figure 5.23)

- 5.8.69 Employees working in this yard and people accessing the rear gardens of Station Cottages would have no views of the 3Rs building, but would be able to see the stack, in the context of many other vertical elements in the landscape. The impact on views would be low, receptors are considered to be both high sensitivity (residents) and low sensitivity (employees). The residents would experience a **Minor adverse effect** on views and the employees, focussed on their work, would experience a **Negligible adverse effect**.

Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to the south of the site (Figure 5.24)

- 5.8.70 Views of the 3Rs Facility from Viewpoint 16 are similar to, but a little more open to those gained at Viewpoint 15. There are three types of receptors using Mercer Road: residents of the two properties to the south of Mercer Road; pedestrians using the footpath that runs along Mercer Road; and, employees at Kam Trucking, Greens of Horsham and Panel2Paint. Only the stack would be visible from this location. The impact on

views would be low, receptors are considered to be both high sensitivity (residents and pedestrians) and low sensitivity (employees). Although the views are generally more open, the residential properties are well-screened and would experience a **Minor adverse effect** on views, as would pedestrians. Employees, focussed on their work, would experience a **Negligible adverse effect**.

Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south east of the site (Figure 5.25)

- 5.8.71 Views towards the site are gained from Mercer Road by pedestrians (high sensitivity) and small numbers of people in vehicles (low sensitivity). Lower parts of the facility would be screened by the Weinerberger Brickworks, hedgerows and the mature woodland to the south, except through the gateways of the industrial units east of Warnham station. The stack would be visible above the woodland. The impact on views would be low. Pedestrians would experience a **Minor/Moderate adverse effect** and people in vehicles would experience a **Negligible adverse effect**.

Viewpoint 18 – Moated site to the east of Langhurstwood Road (within Land North of Horsham public open space) 270 m to the east of the site (Figure 5.26)

- 5.8.72 Views experienced by people using the Land North of Horsham public open space would have views towards the site screened by new planting within the public open space. As it is, the existing views of 3Rs Facility would be barely discernible through the dense woodland. However, the upper part of the stack would be visible. The users of the public open space would have a high sensitivity, but the proposed planting would provide further screening. The impact is considered to be negligible and the resulting effect on views would be a **Minor adverse effect**.

Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north east of the site (Figure 5.27)

and Viewpoint 20 – Northern Entrance drive to Graylands, 560 m to the north east of the site (Figure 5.28)

- 5.8.73 People travelling in vehicles along the southern entrance road are moving away from the Wealden Brickworks site. However, should vehicles stop, people would only see the stack, as the building is screened by mature woodland. The magnitude of impact on these low sensitivity receptors would be low, resulting in a **Minor adverse effect**.
- 5.8.74 Views from the northern access road are more restricted and the magnitude of the impact on receptors travelling in vehicles, or walking along PRow 1573-1 would be negligible. The low sensitivity travellers in cars would experience a **Negligible adverse effect** and the high sensitivity pedestrians would experience a **Minor adverse effect** to existing views.

Viewpoint 21 – Field south of Graylands (land proposed as a cemetery within Land North of Horsham development) 610 m north east of the site (Figure 5.29) and Viewpoint 22 – Field east of moated site

(close to land proposed as allotments within Land North of Horsham development) 600 m east of the site (Figure 5.30)

- 5.8.75 People visiting the cemetery when it is eventually developed and using the allotments would have different views to those that are currently available, as there would be significant amounts of planting associated with the cemetery and the public open space that lies to the west of the allotments. Views of the 3Rs Facility would be limited to the stack, above dense woodland which prevents views of the building. The receptors are deemed to have a high sensitivity. The magnitude of impact would be low, and people in these areas would experience a **Minor adverse effect** on existing views.

Viewpoint 23 – Footpath 1421-2 (land planned as edge of residential/landscape buffer within Land North of Horsham development) 800 m to the south east of the site (Figure 5.31)

- 5.8.76 Views would be different to those that now exist, as there would be much more planting between the site and this viewpoint, within the western landscape buffer of the Land North of Horsham development. However, views of the 3Rs Facility would be restricted to the stack as the building would be screened by intervening vegetation. People using the PRow have a high sensitivity and the magnitude of impact is considered to be low. This would result in a **Minor adverse effect** on views.

Viewpoint 24 – Footpath 1421-2 (land planned to be a green way, adjacent to a school site within Land North of Horsham development) 740 m to the east-south east of the site (Figure 5.32)

- 5.8.77 Views would be of the stack only, as the 3Rs building would be screened by the dense woodland either side of Langhurstwood Road. The receptors have a high sensitivity and the magnitude of impact would be low. The resulting significance would be a **Minor adverse effect**.

Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site (Figure 5.33) and Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north east of the site (Figure 5.34)

- 5.8.78 Views of the 3Rs Facility from these public footpaths would be of the stack only, as the 3Rs building would be screened by the dense woodland either side of Langhurstwood Road. The receptors have a high sensitivity and the magnitude of impact would be low. The resulting significance would be a **Minor adverse effect**.

Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site (Figure 5.35)

- 5.8.79 The 3Rs Facility would not be visible from Rusper Road, due to the amount of dense vegetation. There would be **No Effect** on existing views.

Viewpoint 28 – Footpath 1489-2, east of Kingsfold, 2.1 km north of the site (Figure 5.36)

- 5.8.80 There would be occasional views of the 3Rs Facility from the footpath to the west of Kingsfold. The high sensitivity receptors would experience glimpses of the top of the facility and the stack. However, from this distance the impact on views would be negligible in the context of the other activity on the Wealden Brickworks site, resulting in a **Minor adverse effect**.

Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site (Figure 5.37)

- 5.8.81 This would be an open view of the 3Rs Facility from the stretch of the A24 immediately south of Kingsfold. It would afford the low sensitivity receptors travelling in vehicles, glimpses of the upper parts of the building and the stack. However, the building would be seen in the context of the other activities within the Wealden Brickworks site. The magnitude of impact in these views would be low, resulting in a **Minor adverse effect**.

Plume Visibility

- 5.8.82 Under certain meteorological conditions, representing less than 5% of the hours in the year, a visible plume of water vapour would be seen as an extension to the stack, which is typical of combustion processes. Where the visible plume forms, typically during cooler weather conditions, it would sometimes be seen against the backdrop of a clear sky or high cloud and sometimes it would be seen against the backdrop of cloud, when it would be less discernible. When the plume is visible, it would increase the perception of the development for visual receptors within the study area but would not make any of the effects that are likely to arise significant.

Night Time Views

- 5.8.83 The lighting proposed during operation is described above in Section 5.6. In summary the lighting would comply with safety regulations, but would be low level lighting with downlighters where necessary to reduce light spill. The stack would have red aviation warning lights. However, the lighting would be seen in the context of the existing lighting at the other businesses on the Wealden Brickworks site and the lights used on aircraft landing and taking off from Gatwick. It is anticipated that there would be a negligible to low impact from the increase in the amount of lighting on the Wealden Brickworks site and the various sensitivity receptors would experience a **Negligible adverse to Minor adverse effect**.

5.9 Assessment of Decommissioning Effects

- 5.9.1 Planning permission is sought for permanent development on the site and therefore it is not considered necessary to consider the impacts of the decommissioning phase within the ES.
- 5.9.2 However, in the event of decommissioning becoming necessary, any decommissioning phase would be a temporary phase and considered to be short to medium term and would be similar in nature and impact to the construction phase but would be a much shorter duration. The works would be subject to a decommissioning environmental management plan closer to the time of the proposed decommissioning of the facility. It is therefore considered that the potential landscape and visual effects of the decommissioning phase would be equivalent to those assessed for the construction phase of the development and as such they have not been reported separately.

5.10 Assessment of Cumulative Effects

- 5.10.1 A review of proposed or possible future third party projects that may have a cumulative impact with the development proposals has been undertaken and used to inform this Environmental Statement. The projects identified are summarised in Appendix 4.4.
- 5.10.2 In relation to Landscape and Visual impacts, those developments that have the potential to introduce new sensitive receptors into the study area have been identified and are considered to be part of the future baseline and have therefore been examined as part of the assessment in section 5.8.

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- 5.10.3 A resolution has been made to grant outline planning permission with all matters reserved except access, for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.
- 5.10.4 The Landscape and Visual Resources chapter of the Land North of Horsham Mixed Use Strategic Development Environmental Statement (July 2016) did not assess future baseline scenarios and did not mention the allocation of the site in the cumulative section of the chapter. It did state that "of the listed committed development proposals [in chapter 3] in the area surrounding the application site none would result in additional cumulative landscape and visual impacts arising from the proposed development" (paragraph 11.6.1).
- 5.10.5 The Land North of Horsham Mixed Use Strategic Development Environmental Statement Addendum (ESA) (March 2017) considered the potential cumulative impact of the proposed 3Rs Facility (then higher than is now proposed).

- 5.10.6 With regards to the cumulative landscape effects of both the Land North of Horsham development and the 3Rs Facility, the Land North of Horsham ESA concluded that there would be minimal change to the character of Local LCA No. 15, but that due to the height of the scale and massing of the development and the height of the stack they would have an effect on adjacent LCAs further (in addition to the Land North of Horsham) urbanising the area (paragraph 11.5.36). The Land North of Horsham ESA did not consider the cumulative impact of the two projects to be significant (paragraph 11.5.37).
- 5.10.7 Regarding cumulative visual effects, the Land North of Horsham ESA noted that the ZTV of the 3Rs Facility (then higher than now proposed) indicated that there was potential extensive visibility between the two developments (paragraph 11.5.38). However, it explains that visual receptors close to the 3Rs Facility would only get glimpsed/partial views due to the extent of mature vegetation around the Wealden Brickworks. It also notes that in medium and more distant views vegetation in the foreground and other intervening vegetation would assist in limiting and restricting the extent of views of the 3Rs Facility, with the stack being the more noticeable change in views (paragraph 11.5.40). Since this assessment, the height of the 3Rs Facility has been reduced to just below 36 m in height. Therefore, there would be a reduction in the impact compared to that assessed in the Land North of Horsham ESA.

5.11 Residual Effects

- 5.11.1 The proposed development includes a landscape strategy and the design has taken measures to reduce impact as far as possible. Therefore, no further mitigation is required. Therefore, the residual effects are as described in the assessment (Sections 5.8 and 5.9) above.
- 5.11.2 Table 5.6 summarises the significance of effects for the construction and the operational phase for the project taking into account the mitigation measures incorporated into the development proposals (the 'designed in' mitigation).

Table 5.6: Summary of Likely Environmental Effects on Landscape and Visual

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Construction Phase									
<i>Landscape Receptors and Resources</i>									
<i>Designated Landscapes</i>									
South Downs NP	High	Indirect	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
High Weald AONB	High	Indirect	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Surrey Hills AONB	High	Indirect	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Warnham Court RPaG	High	Indirect	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
<i>Landscape Character Areas</i>									
National Character Area 121: Low Weald	Medium	Direct	Short to medium term	Negligible	Negligible adverse	None	Negligible	Negligible adverse	Not significant
West Sussex Character Area LW8: Northern Vales	Medium	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Horsham Character Area P1: Upper Arun Valleys	Medium	Direct	Short to medium term	Medium	Moderate adverse	None	Medium	Moderate adverse	Not significant
Horsham Character Area K2: Faygate and Warnham Vale	Low	Direct	Short to medium term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
Local Landscape Character Area 15	Low	Direct	Short to medium term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
<i>Visual Receptors and Resources</i>									
<i>Residential Receptors</i>									
Properties to the south of the access road to the Wealden Brickworks site, east of the site	High	Direct	Short to medium term	Medium	Moderate adverse	None	Medium	Moderate adverse	Not significant
Properties in and around Holbrook, east and south east of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Group of Properties at Graylands Farm, Langhurstwood Road, south east of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on the southern part of Langhurstwood Road, south-south east of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Station Road Cottages and properties on Mercer Road, south of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Warnham Court and properties at Goosegreen, south west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Group of properties at Westons Place and Westons Farm, south west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Group of properties at Andrews Farm, Station Road, west-south west of the site	High	Direct	Short to medium term	Medium to High	Moderate to Major adverse	None	Medium to High	Moderate to Major adverse	Significant
Properties at Knob Hill Corner, Warnham, west-south west of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Properties to the west of the A24, north of Warnham, west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on high land to the east of the A24, west-north west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on either side of Mayes Lane, north west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on either side of the A24, north-north west of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Kingsfold, north of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
<i>Public Rights of Way</i>									
Promoted Paths and National Trail	High and Very High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1574-1 and 1574-2	High	Direct	Short to medium term	Medium (1574-1) and Negligible (1574-2)	Moderate adverse (1574-1) and Minor adverse (1574-2)	None	Medium (1574-1) and Negligible (1574-2)	Moderate adverse (1574-1) and Minor adverse (1574-2)	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Public bridleways 1570-1 and 1570-2	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1425-2, 1489-2 and 1489-3	High	Direct	Short to medium term	No Change (1425-2 and 1489-3) and Negligible (1489-2)	No Effect (1425-2 and 1489-3) and Minor adverse (1489-2)	None	No Change (1425-2 and 1489-3) and Negligible (1489-2)	No Effect (1425-2 and 1489-3) and Minor adverse (1489-2)	Not significant
Public footpath 1573-1	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpath 1421-2	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Public footpath 1575-1	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1577-2 and 1578-1	High	Direct	Short to medium term	Low (1577-2) and No Change (1578-1)	Minor adverse (1577-2) and No Effect (1578-1)	None	Low (1577-2) and No Change (1578-1)	Minor adverse (1577-2) and No Effect (1578-1)	Not significant
Public footpaths 1420-1 and 1426-1	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
<i>Roads and Railways</i>									
Arterial Roads: A24 and A264	Low	Direct	Short to medium term	Medium to Low	Minor adverse	None	Medium to Low	Minor adverse	Not significant
Station Road and Mercer Road	Low	Direct	Short to medium term	Medium (Station Road) to Negligible (Mercer Road)	Minor adverse	None	Medium (Station Road) to Negligible (Mercer Road)	Minor adverse	Not significant
Old Holbrook/Northlands Road and Rusper Road/Hurst Hill	Low	Direct	Short to medium term	No Change (Old Holbrook/Northlands Road) and Negligible (Rusper Road/Hurst Hill)	No Effects (Old Holbrook/Northlands Road) and Negligible adverse (Rusper Road/Hurst Hill)	None	No Change (Old Holbrook/Northlands Road) and Negligible (Rusper Road/Hurst Hill)	No Effects (Old Holbrook/Northlands Road) and Minor adverse (Rusper Road/Hurst Hill)	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Knob Hill	Low	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Mayes Lane and Threestiles Road	Low	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Passengers using the Dorking to Horsham railway line	Medium	Direct	Short to medium term	Medium	Moderate adverse	None	Medium	Moderate adverse	Not significant
<i>Industrial and Commercial Premises</i>									
Weinerberger Brickworks and Biffa Waste Services	Low	Direct	Short to medium term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
Graylands business units	Low and Medium	Direct	Short to medium term	No Change to Negligible	No Effect to Negligible adverse	None	No Change	No Effect to Negligible adverse	Not significant
Fisher Clinical Services	Low	Direct	Short to medium term	No Change	No Effect	None	No Change	No Effect	Not significant
Kam Trucking, Greens of Horsham and Panel2Paint	Low and Medium	Direct	Short to medium term	Negligible (Kam Trucking) and Low (Greens of Horsham and Panel2Paint)	Negligible adverse (Kam Trucking) and Minor adverse (Greens of Horsham and Panel2Paint)	None	Negligible (Kam Trucking) and Low (Greens of Horsham and Panel2Paint)	Negligible adverse (Kam Trucking) and Minor adverse (Greens of Horsham and Panel2Paint)	Not significant
Denhams Auction Site	Low and Medium	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
<i>Land North of Horsham</i>									
Residential areas, cemetery, allotments and POS	High	Direct	Short to medium term	Negligible and Low	Minor adverse	None	Negligible and Low	Minor adverse	Not significant
<i>Representative Viewpoints</i>									

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 2 – Public Footpath south of Old Park Farm, 2.6 km to the north east of site	High	Direct	Short to medium term	No change	No Effect	None	No change	No Effect	Not significant
Viewpoint 3 – Public Footpath at Moathouse Farm, 1.6 km east of site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 4 – Public Footpath at Roffey Park, 3.9 km to the east of site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south west of site	High	Direct	Short to medium term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 6 – Public Footpath at Warnham Court RPaG, 1.1 km to the south east of site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 7 – Churchyard of St. Margaret's Church, Church Street, Warnham, 1.3 km to the south west of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south west of the site	High	Direct	Short to medium term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 10 – Horsham Road, 4.7 km to the west of site	Low	Direct	Short to medium term	Negligible	Negligible adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site	Very High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 12 – Great Daux Roundabout, 1 km to the south west of site	Low	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 13 – Layby on the A24, 1.3 km to the south-south west of the site	Low	Direct	Short to medium term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
Viewpoint 14 – Station Road/footpath1574-1, 650 m to the south west of the site	High (pedestrians) and Low (vehicles)	Direct	Short to medium term	Medium	Moderate adverse (pedestrians) and Minor adverse (vehicles)	None	Medium	Moderate adverse (pedestrians) and Minor adverse (vehicles)	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site	High (residents) and Low (employees)	Direct	Short to medium term	Low	Minor adverse (residents) and Negligible adverse (employees)	None	Low	Minor adverse (residents) and Negligible adverse (employees)	Not significant
Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to the south of the site	High (pedestrians and residents) and Low (vehicles and employees)	Direct	Short to medium term	Low	Minor adverse (pedestrians and residents) and Negligible adverse (vehicles and employees)	None	Low	Minor adverse (pedestrians and residents) and Negligible adverse (vehicles and employees)	Not significant
Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south east of the site	High (pedestrians) and Low (vehicles)	Direct	Short to medium term	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	None	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	Not significant
Viewpoint 18 – Moated site to the east of Langhurstwood Road (POS within LNoH) 270 m to the east of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north east of the site	Low	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 20 – Northern Entrance drive to Graylands, 560 m to the north east of the site	High (pedestrians) and Low (vehicles)	Direct	Short to medium term	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	None	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 21 – Field south of Graylands (cemetery within LNoH) 610 m north east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 22 – Field east of moated site (close to land proposed as allotments within LNoH) 600 m east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 23 – Footpath 1421-2 (edge of residential/landscape buffer within LNoH) 800 m to the south east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 24 – Footpath 1421-2 (a green way, adjacent to a school site within LNoH) 740 m to the east-south east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north east of the site	High	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site	Low	Direct	Short to medium term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 28 – Footpath 1489-2, east of Kingsfold, 2.1 km north of the site	High	Direct	Short to medium term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site	Low	Direct	Short to medium term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Night Time Views									
All receptors	Various	Direct	Short to medium term	Negligible to Low	Negligible to Minor Adverse	None	Negligible to Low	Negligible to Minor Adverse	Not significant
Operational Phase									
<i>Landscape Receptors and Resources</i>									
South Downs NP	High	Indirect	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
High Weald AONB	High	Indirect	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Surrey Hills AONB	High	Indirect	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Warnham Court RPaG	High	Indirect	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
National Character Area 121: Low Weald	Medium	Direct	Long term	Negligible	Negligible adverse	None	Negligible	Negligible adverse	Not significant
West Sussex Character Area LW8: Northern Vales	Medium	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Horsham Character Area P1: Upper Arun Valleys	Medium	Direct	Long term	Medium	Moderate adverse	None	Medium	Moderate adverse	Not significant
Horsham Character Area K2: Faygate and Warnham Vale	Low	Direct	Long term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
Local Landscape Character Area: 15	Low	Direct	Long term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
<i>Visual Receptors and Resources</i>									
<i>Residential Receptors</i>									
Properties to the south of the access road to the Wealden Brickworks site, east of the site	High	Direct	Long term	Low to Medium	Minor to Moderate adverse	None	Low to Medium	Minor to Moderate adverse	Not significant
Properties in and around Holbrook, east and south east of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Group of Properties at Graylands Farm, Langhurstwood Road, south east of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on the southern part of Langhurstwood Road, south-south east of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Station Road Cottages and properties on Mercer Road, south of the site	High	Direct	Long term	Low (Station Road Cottages) to Medium (Mercer Road properties)	Minor adverse (Station Road Cottages) to Moderate adverse (Mercer Road properties)	None	Low (Station Road Cottages) to Medium (Mercer Road properties)	Minor adverse (Station Road Cottages) to Moderate adverse (Mercer Road properties)	Not significant
Warnham Court and properties at Goosegreen, south west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Group of properties at Westons Place and Westons Farm, south west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Group of properties at Andrews Farm, Station Road, west-south west of the site	High	Direct	Long term	Medium	Moderate adverse to Major adverse	None	Medium	Moderate adverse to Major adverse	Significant
Properties at Knob Hill Corner, Warnham, west-south west of the site	High	Direct	Long term	Low to medium	Minor adverse to Moderate adverse	None	Low to medium	Minor adverse to Moderate adverse	Not significant
Properties to the west of the A24, north of Warnham, west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on high land to the east of the A24, west-north west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Properties on either side of Mayes Lane, north west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Properties on either side of the A24, north-north west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Kingsfold, north of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
<i>Public Rights of Way</i>									
Promoted Paths	High and Very High (South Downs National Trail)	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1574-1 and 1574-2	High	Direct	Long term	Negligible and Medium	Moderate adverse to Major adverse (1574-1) and Minor adverse (1574-2)	None	Negligible and Medium	Moderate adverse to Major adverse (1574-1) and Minor adverse (1574-2)	Significant
Public bridleways 1570-1 and 1570-2	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1425-2, 1489-2 and 1489-3	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpath 1573-1	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpath 1421-2	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Public footpath 1575-1	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Public footpaths 1577-2 and 1578-1	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Public footpaths 1420-1 and 1426-1	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
<i>Roads and Railways</i>									
Arterial Roads: A24 and A264	Low	Direct	Long term	Low to Medium	Minor adverse	None	Low to Medium	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Station Road and Mercer Road	Low	Direct	Long term	Medium (Station Road) to Negligible (Mercer Road)	Minor adverse (Station Road) to Negligible adverse (Mercer Road)	None	Medium (Station Road) to Negligible (Mercer Road)	Minor adverse (Station Road) to Negligible adverse (Mercer Road)	Not significant
Old Holbrook/Northlands Road and Rusper Road/Hurst Hill	Low	Direct	Long term	No Change to Negligible	No Effect to Negligible adverse	None	No Change to Negligible	No Effect to Negligible adverse	Not significant
Knob Hill	Low	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Mayes Lane and Threestiles Road	Low	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Passengers using the Dorking to Horsham railway line	Medium	Direct	Long term	Medium	Moderate adverse	None	Medium	Moderate adverse	Not significant
<i>Industrial and Commercial Premises</i>									
Weinerberger Brickworks and Biffa Waste Services	Low	Direct	Long term	Medium	Minor adverse	Yes	Medium	Minor adverse (reducing over time as the planting matures)	Not significant
Graylands business units (employees and visitors)	Low and Medium	Direct	Long term	No Change to Negligible	No Effect to Negligible adverse	None	No Change to Negligible	No Effect to Negligible adverse	Not significant
Fisher Clinical Services	Low	Direct	Long term	No Change	No Effect	None	No Change	No Effect	Not significant
Kam Trucking, Greens of Horsham and Panel2Paint employees and customers)	Low and Medium	Direct	Long term	Low	Negligible adverse to Minor adverse	None	Low	Negligible adverse to Minor adverse	Not significant
Denhams Auction Site (employees and customers)	Low and Medium	Direct	Long term	Low	Negligible adverse to Minor adverse	None	Low	Negligible adverse to Minor adverse	Not significant
<i>Land North of Horsham</i>									
Residential areas, cemetery, allotments and POS	High	Direct	Long term	Negligible and Low	Minor adverse	None	Negligible and Low	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
<i>Representative Viewpoints</i>									
Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 2 – Public Footpath south of Old Park Farm, 2.6 km to the north east of site	High	Direct	Long term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 3 – Public Footpath at Moathouse Farm, 1.6 km east of site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 4 – Public Footpath at Roffey Park, 3.9 km to the east of site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south west of site	High	Direct	Long term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 6 – Public Footpath at Warnham Court RPaG, 1.1 km to the south east of site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 7 – Churchyard of St. Margaret's Church, Church Street, Warnham, 1.3 km to the south west of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south west of the site	High	Direct	Long term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 10 – Horsham Road, 4.7 km to the west of site	Low	Direct	Long term	Negligible	Negligible adverse	None	Negligible	Negligible adverse	Not significant
Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site	Very High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 12 – Great Daux Roundabout, 1 km to the south west of site	Low	Direct	Long term	Negligible	Negligible adverse	None	Negligible	Negligible adverse	Not significant
Viewpoint 13 – Layby on the A24, 1.3 km to the south-south west of the site	Low	Direct	Long term	Medium	Minor adverse	None	Medium	Minor adverse	Not significant
Viewpoint 14 – Station Road/footpath1574-1, 650 m to the south west of the site	High (pedestrians) and Low (vehicles)	Direct	Long term	Medium	Moderate adverse to Major adverse (pedestrians) and Minor adverse (vehicles)	None	Medium	Moderate adverse to Major adverse (pedestrians) and Minor adverse (vehicles)	Significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site	High (residents) and Low (employees)	Direct	Long term	Low	Minor adverse (residents) to Negligible adverse (employees)	None	Low	Minor adverse (residents) to Negligible adverse (employees)	Not significant
Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to the south of the site	High (pedestrians and residents) and Low (people in vehicles and employees)	Direct	Long term	Low	Minor adverse (pedestrians) and Negligible adverse (people in vehicles and employees)	None	Low	Minor adverse (pedestrians) and Negligible adverse (people in vehicles and employees)	Not significant
Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south east of the site	High (pedestrians) and Low (people in vehicles)	Direct	Long term	Low	Minor adverse to Moderate adverse (pedestrians) and Negligible adverse (people in vehicles and employees)	None	Low	Minor adverse to Moderate adverse (pedestrians) and Negligible adverse (people in vehicles and employees)	Not significant
Viewpoint 18 – Moated site to the east of Langhurstwood Road (POS within LNoH) 270 m to the east of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north east of the site	Low	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 20 – Northern Entrance drive to Graylands, 560 m to the north east of the site	High (pedestrians) and Low (vehicles)	Direct	Long term	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	None	Negligible	Minor adverse (pedestrians) and Negligible adverse (vehicles)	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 21 – Field south of Graylands (cemetery within LNoH) 610 m north east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 22 – Field east of moated site (close to land proposed as allotments within LNoH) 600 m east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 23 – Footpath 1421-2 (edge of residential/landscape buffer within LNoH) 800 m to the south east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 24 – Footpath 1421-2 (a green way, adjacent to a school site within LNoH) 740 m to the east-south east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant

Receptor / Resources	Sensitivity of receptor	Potential impact	Duration	Magnitude of impact	Significance of effect	Mitigation	Magnitude of Residual Impact	Significance of Residual Effect	Significant
Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north east of the site	High	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site	Low	Direct	Long term	No Change	No Effect	None	No Change	No Effect	Not significant
Viewpoint 28 – Footpath 1489-2, east of Kingsfold, 2.1 km north of the site	High	Direct	Long term	Negligible	Minor adverse	None	Negligible	Minor adverse	Not significant
Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site	Low	Direct	Long term	Low	Minor adverse	None	Low	Minor adverse	Not significant
<i>Night Time Views</i>									
All receptors	Various	Direct	Long term	Negligible to Low	Negligible adverse to Minor adverse	None	Negligible to Low	Negligible adverse to Minor adverse	Not significant

5.12 Conclusions

- 5.12.1 The site is situated within the context of the existing Brookhurst Wood Landfill site and existing industrial development to the north, south and east. The site is afforded a high level of enclosure by the mature vegetation and woodland that surrounds it and by the local topography.
- 5.12.2 The site is allocated to meet identified shortfalls in transfer, recycling and recovery capacity for a throughput of the scale proposed, as a strategic waste allocation that is acceptable in principle for the development of waste management facilities of the type proposed (Policy W10 (a), West Sussex Waste Local Plan, 2014).
- 5.12.3 The proposed development would not encroach on any farmland or woodland in the surrounding area. The proposed development would not give rise to any significant landscape effects at the local or wider scale and would not cause any significant effects upon the designated landscapes of the South Downs National Park, the High Weald AONB or the Surrey Hills AONB.
- 5.12.4 The proposed development would comprise a number of large elements but the scale and form of existing development such as the Brookhurst Wood Landfill Site and other industrial scale operations in the immediate vicinity of the site means that the LCAs within which the site sits and adjacent LCAs would be able to absorb the 3Rs Facility without compromising the key characteristics. The gently undulating landscape and high level of mature woodland that is present amongst the rural farmland provides a generally simple landscape when seen from more distant and elevated viewpoints that contributes to the ability of the surrounding landscape to remain uncompromised by the addition of the proposed development. The proposed development would not result in any significant effects upon the receiving landscape.
- 5.12.5 The main building of the facility would be of a large scale and the stack would be tall, but the building would be enclosed by a significant amount of existing screening when viewed from close range visual receptors. The surrounding landform and the substantial existing hedgerow vegetation, tree-belts and woodland in the local area mean that visibility of the proposed development would be very well screened. There are very few viewpoints that would see any more than the stack. From Station Road to the west and from a viewpoint on the A24 to the south more of the building would be visible. Having lowered the building, reduced the height of the technology and changed the design of the building to break up its massing and using muted colours from the approved High Weald AONB colour palette, the visibility of the proposed development has been minimised. Planting within the site would assist in screening low level elements from views within the Wealden Brickworks site and the planting to the north and west would create additional ecological habitats. Significant visual effects would be limited to a small number of local views.
- 5.12.6 In longer range views, the proposed development would be barely visible from some of the more elevated parts of the study area such as from the edge of the South Downs National Park, the Surrey Hills AONB and the High Weald AONB. If noticed it would be seen as a small part of expansive views that are predominantly of an undulating, wooded and farmland landscape and it would not compromise the special qualities of these designated landscapes or the purpose of the designations.
- 5.12.7 Under certain meteorological conditions, representing less than 5% of the hours in the year, a visible plume of water vapour would be seen as an extension to the stack, which is typical of combustion processes. Where the visible plume forms, typically during cooler weather conditions, it would sometimes be seen against the backdrop of a clear sky or high cloud and sometimes it would be seen against the backdrop of cloud, when it would be less discernible. When the plume is visible, it would increase the perception of the development for visual receptors within the study area but would not make any of the effects that are likely to arise significant.
- 5.12.8 Since the original application for the 3Rs facility was submitted, the Land North of Horsham development has been subject to a resolution to grant outline consent. When considered together with the Land North of Horsham site, the proposed 3Rs Facility would sit to the west of the urban extension into the currently rural

landscape north of Horsham. It would have less effect on the rural character than the urban extension and it would be well screened from it. Within the urban extension, elements of that development would dominate the local context and would further screen views of the proposed 3Rs Facility.

- 5.12.9 The proposed development would give rise to very limited effects during its construction and operation, consistent with the policies set out in the West Sussex Waste Local Plan, by WSCC, by HDC and in relevant national energy policy.

5.13 References

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