

WEALDEN 3Rs
BCR 2.7A APPENDICES 4 AND 5 TO REBUTTAL PROOF
OF EVIDENCE OF CORINNA DEMMAR
Landscape and Visual Resources

On behalf of Britaniacrest Recycling Limited

In relation to an appeal against the decision of West Sussex County Council to refuse planning permission for a proposed Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure at Wealden Brickworks, Horsham

PINS Reference: APP/P3800/W/18/3218965

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Appendices 4 and 5 to
Rebuttal Landscape and
Visual Proof of Evidence
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Appendices

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(updated following Mr Coomes' Rebuttal Proof of Evidence)

APPENDICES

Appendix 4

RPS and EDCO Comparative Methodology Tables

Landscape Assessment

Landscape Sensitivity

Table 7: Comparison definitions of landscape sensitivity

Landscape sensitivity		
1	2	3
	EDCO	RPS
Very High	-	Very high importance and rarity, international designation and very limited potential for substitution
High	<p>Important/highly valued landscape of particularly distinctive character</p> <p>Highly susceptible to changes</p>	<p>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</p> <p>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</p>
Medium	<p>Landscape of moderately valued characteristics</p> <p>Reasonably tolerant of changes</p>	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

Landscape sensitivity		
		substitution
Low	<p>Relatively degraded or low value landscape</p> <p>Tolerant of changes</p>	<p>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</p>
Negligible		Very low importance and rarity, local scale

7.

Magnitude of Landscape Impact

Table 8: Comparison definitions of magnitude of landscape impact

Landscape impact		
	EDCO	RPS
High	Significant effect on the landscape	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
Medium	Moderate effect on the landscape	The proposed development forms a visible and recognisable feature in the landscape/townscape. The proposed development is

Landscape impact		
		within or adjacent to affected character area/type. Scale of development fits with existing features
Low	Minor effect on the landscape	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
Negligible	Negligible effect on the landscape	The amount of change in the perception of the landscape/townscape and the physical features or the character is barely discernible
No Change	-	No loss or alteration of characteristics, features or elements; no observable impact

Significance of Landscape Effects

Table 9: Comparison definitions of significance of landscape effects

Landscape significance		
Adverse	EDCO	RPS
Major	-	Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape or townscape
Moderate	-	Where some elements of the proposed changes would be out of scale or uncharacteristic of an area
Minor	-	Where the proposed changes would be at slight variance with the character of an area

Landscape significance		
Negligible	-	Where the proposed changes would be barely discernible within the landscape or 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

Visual Assessment

Visual Sensitivity

Table 10: Comparison definitions of visual sensitivity

Visual sensitivity		
	EDCO	RPS
Very High	-	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	Receptors with a high interest in/high expectation of the visual environment	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	Receptors with a moderate interest in/moderate expectation of the visual environment	Viewers' attention may be focused on landscape, such as users of secondary footpaths, and people

Visual sensitivity		
		engaged in outdoor sport or recreation. e.g. horse riding or golf. Occupiers of vehicles in scenic areas or on recognised tourist routes
Low	Relatively disinterested/low expectation of the visual environment	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	-	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 Visual Impact

Table 11: Comparison definitions of magnitude of visual impact

Visual impact		
	EDCO	RPS
High	Large scale changes that would alter the overall perception of the view	The change would be dominant for visual receptors and have a defining influence on view.
Medium	Changes to a view that would be readily noticeable but would not change the overall perception of the view	The change would be prominent and have an important, but not defining influence on view; is a key element in the view
Low	Small scale visual changes that may be missed by the	The change would be visible, but not prominent. Would

Visual impact		
	casual observer or receptor	comprise a minor component and no marked effect on view
Negligible	Changes that would be barely perceptible to the naked eye	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 change to views

Significance of Visual Effects

Table 12: Comparison definitions of significance of visual effects

Landscape sensitivity		
Adverse	EDCO	RPS
Major	-	Where the proposed changes would form a major part of the view, or would be uncharacteristic, and would alter valued views
Moderate	-	Where the proposed changes to views would be out of scale or uncharacteristic, and would alter valued views
Minor	-	Where the proposed changes to views would be at slight variance with the existing view
Negligible	-	Where the proposed changes would be barely discernible within the existing view
No Effect	-	Where the proposed changes would be imperceptible or would be in keeping with and would maintain the existing view or, where on balance, the proposals would maintain the quality of the views

Appendix 5

Table 6: Comparison of RPS and EDCO Significance of Visual Effects at Operational Phase (updated following Mr Coomes' Rebuttal Proof of Evidence)

Table 6: Comparison of RPS and EDCO Significance of Visual Effects at Operational Phase (updated following Mr Coomes' Rebuttal Proof of Evidence)

Visual Receptor	Significance of Visual Effects		
	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Residential Receptors			
Properties on the northern section of Langhurstwood Road, north-north-east of the site (EDCO Group 1)	RPS: High	RPS: Not assessed as given the amount and proximity of mature trees and the presence of the landfill the effects are unlikely to be significant	RPS: Not assessed as given the amount and proximity of mature trees and the presence of the landfill the effects are unlikely to be significant
Graylands Lodge and South Lodge, north-east of the site (EDCO Group 2)	RPS: High	RPS: Not assessed as given the amount and proximity of mature trees and the presence of the landfill the effects are unlikely to be significant	RPS: Not assessed as given the amount and proximity of mature trees and the presence of the landfill the effects are unlikely to be significant
Properties to the south of the access road to the Wealden Brickworks site, east of the site (EDCO Group 3)	RPS: High EDCO: High	RPS: Low to Medium EDCO: RPS assessment may underestimate the impact of the stack	RPS: Minor to Moderate adverse
Properties in and around Holbrook, east and south-east of the site (EDCO Group 4)	RPS: High	RPS: Negligible	RPS: Minor adverse
Group of Properties at Graylands Farm, Langhurstwood Road, south-east of the site (EDCO Group 5)	RPS: High	RPS: Negligible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Properties on the southern part of Langhurstwood Road, south-south-east of the site (EDCO Group 6)	RPS: High	RPS: Negligible	RPS: Minor adverse
Northern edge of Horsham, south-south-east of the site (EDCO Group 7)	RPS: High	RPS: Not assessed as given the amount of built development and mature trees the effects are unlikely to be significant	RPS: Not assessed as given the amount of built development and mature trees the effects are unlikely to be significant
Station Road Cottages and properties on Mercer Road, south of the site (EDCO Group 8) (EDCO references RPS Viewpoint 16 to assess visual impact on properties on Mercer Road) (CD030, Chapter 5, Figure 5.24)	RPS: High EDCO: High	RPS: Low (Station Road Cottages) to Medium (Mercer Road properties) EDCO: Properties on Mercer Road Medium or possibly Medium/High.	RPS: Minor adverse (Station Road Cottages) to Moderate adverse (Mercer Road properties)
Properties to the south-east of Great Daux roundabout, south of the site (EDCO Group 9)	RPS: High	RPS: Not assessed as given the amount mature trees within the golf course and either side of the A264 the impact would be insignificant	RPS: Not assessed as given the amount of mature trees the effects are unlikely to be significant
Warnham Court and properties at Goosegreen, south-west of the site (EDCO Group 10)	RPS: High	RPS: Negligible	RPS: Minor adverse
Group of properties at	RPS: High	RPS: Negligible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Westons Place and Westons Farm, south-west of the site (EDCO Group 11)			
Group of properties at Andrews Farm, Station Road, west-south-west of the site (EDCO Group 12) (EDCO references RPS Viewpoint 14 to assess impact) (CD030, Chapter 5, Figure 5.22)	RPS: High EDCO: High	RPS: Medium EDCO: Full view of stack - may be High	RPS: Moderate adverse to Major adverse
Properties at Knob Hill Corner, Warnham, west-south-west of the site (EDCO Group 13)	RPS: High EDCO: High	RPS: Low to Medium EDCO: Stack clearly visible - may be Medium	RPS: Minor adverse to Moderate adverse
Properties to the west of the A24, north of Warnham, west of the site (EDCO Group 14)	RPS: High EDCO: High	RPS: Long-term reversible EDCO: Stack visible – could be Medium	RPS: Minor adverse
Properties on high land to the east of the A24, west-north-west of the site (EDCO Group 15)	RPS: High EDCO: High	RPS: Long-term reversible EDCO: Stack likely to be visible - Medium	RPS: Minor adverse
Properties on either side of Mayes Lane, north west of the site (EDCO Group 16)	RPS: High	RPS: Long-term reversible	RPS: Minor adverse
Properties on either side of the A24, north-north-west of the site (EDCO Group 17)	RPS: High	RPS: Long-term reversible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Kingsfold, north of the site (EDCO Group 18)	RPS: High	RPS: Negligible	RPS: Minor adverse
Residents at Graylands	RPS: High EDCO: High	RPS: Not assessed as given the amount of built development and mature trees around the prospective units the effects are unlikely to be significant EDCO: Views of stack likely to be Moderate	RPS: Not assessed as given the amount of built development and mature trees around the prospective units the effects are unlikely to be significant
Residents on higher ground south of Horsham, e.g. Tower Hill	RPS: High EDCO: High	RPS: Not assessed as unlikely to be significant due to distance and intervening vegetation EDCO: Likely to have views of stack – not possible to assess impact	RPS: Not assessed as unlikely to be significant due to distance and intervening vegetation
Public Rights of Way			
Promoted Paths	RPS: High and Very High (South Downs National Trail)	RPS: Negligible	RPS: Minor adverse
Public footpaths 1574-1 and 1574-2 (EDCO references RPS Viewpoint 14 to assess impact) (CD030,	RPS: High	RPS: Negligible and Medium	RPS: Moderate adverse to Major adverse (1574-1) and Minor adverse (1574-2)

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Chapter 5, Figure 5.22)	EDCO: High	EDCO: High (building and stack)	
Public bridleways 1570-1 and 1570-2	RPS: High	RPS: Negligible	RPS: Minor adverse
Public footpaths 1425-2, 1489-2 and 1489-3	RPS: High	RPS: Negligible	RPS: Minor adverse
Public footpath 1573-1 (EDCO references RPS Viewpoint 20 to assess impact) (CD030, Chapter 5, Figures 5.28)	RPS: High EDCO: High	RPS: Negligible EDCO: High (stack)	RPS: Minor adverse
Public footpath 1421-2 (EDCO references RPS Viewpoints 23 to 26 to assess impact) (CD030, Chapter 5, Figures 5.31 to 5.34)	RPS: High EDCO: High	RPS: Low EDCO: High (stack)	RPS: Minor adverse
Public footpath 1575-1	RPS: High	RPS: Negligible	RPS: Minor adverse
Public footpaths 1577-2 and 1578-1 (EDCO references RPS Viewpoint 6 to assess impact) (CD030, Chapter 5, Figure 5.14)	RPS: High EDCO: High	RPS: Low EDCO: 1577-2 Medium/High (stack)	RPS: Minor adverse
Public footpaths 1420-1 and 1426-1	RPS: High	RPS: Negligible	RPS: Minor adverse
Roads and Railways			
Arterial Roads: A24 and A264 EDCO references RPS Viewpoint 29 to assess impact on south-bound A24) (CD030, Chapter 5, Figure 5.37)	RPS: Low	RPS: Low to Medium EDCO: High (south-bound on the A24) (day and night). Medium (on the north-bound A24)	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
(EDCO references RPS Viewpoint 13 to assess impact on north-bound A24) (CD030, Chapter 5, Figure 5.21) Note: RPS Viewpoint 12 (CD030, Chapter 5, Figure 5.20) should also be used to assess impact on north-bound A24)		(day) and Medium/High (night)	
Station Road and Mercer Road (EDCO references RPS Viewpoint 14 to assess impact on north-bound A24) (CD030, Chapter 5, Figure 5.22)	RPS: Low	RPS: Medium (Station Road) to Negligible (Mercer Road) EDCO: High (Station Road)	RPS: Minor adverse (Station Road) to Negligible adverse (Mercer Road)
Old Holbrook/Northlands Road and Rusper Road/Hurst Hill	RPS: Low	RPS: No Change to Negligible	RPS: No Effect to Negligible adverse
Knob Hill	RPS: Low	RPS: Low	RPS: Minor adverse
Mayes Lane and Threestiles Road	RPS: Low	RPS: Low	RPS: Minor adverse
Passengers using the Dorking to Horsham railway line	RPS: Medium	RPS: Medium	RPS: Moderate adverse
Industrial and Commercial Premises			
Weinerberger Brickworks and Biffa Waste Services	RPS: Low	RPS: Medium	RPS: Minor adverse
Graylands business units (employees and visitors)	RPS: Low and Medium	RPS: No Change to Negligible	RPS: No Effect to Negligible adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Fisher Clinical Services	RPS: Low	RPS: No Change	RPS: No Effect
Kam Trucking, Greens of Horsham and Panel2Paint employees and customers)	RPS: Low and Medium	RPS: Low	RPS: Negligible adverse to Minor adverse
Denhams Auction Site (employees and customers)	RPS: Low and Medium	RPS: Low	RPS: Negligible adverse to Minor adverse
Land North of Horsham			
Residential areas, cemetery, allotments and public open space (EDCO references RPS Viewpoint 21 to assess impact on the cemetery) (CD030, Chapter 5, Figure 5.29) (EDCO references RPS Viewpoint 22 to assess impact on the allotment) (CD030, Chapter 5, Figure 5.30) (EDCO references RPS Viewpoint 24 to assess impact on the school) (CD030, Chapter 5, Figure 5.32) (EDCO references RPS Viewpoint 3 to assess impact on the Greenway/community uses) (CD030, Chapter 5, Figure 5.11) (EDCO references RPS Viewpoint 23 to assess impact on the link road)	RPS: High (residential areas, cemetery, allotments and public open space)	RPS: Negligible and Low EDCO: High (cemetery, allotments, school). Medium (day) (community users and Green way) High (night). High (vehicles on link road) (stack)	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
(CD030, Chapter 5, Figure 5.31)			
Representative Viewpoints			
Viewpoint 1 – Public Footpath north of Friday Farm, 2.8 km to the north of site (ES Chapter 5, Figure 5.9)	RPS: High	RPS: Negligible EDCO: Lights at night would be visible	RPS: Minor adverse
Viewpoint 2 – Public Footpath south of Old Park Farm, 2.6 km to the north-east of site (ES Chapter 5, Figure 5.10)	RPS: High	RPS: No Change	RPS: No Effect
Viewpoint 3 – Public Footpath at Moathouse Farm, 1.6 km east of site (ES Chapter 5, Figure 5.11)	RPS: High EDCO: High	RPS: Negligible EDCO: Medium (day) and High (night) (stack)	RPS: Minor adverse EDCO: Moderate/Major (day) and Major/Substantial (night)
Viewpoint 4 – Public Footpath at Roffey Park, 3.9 km to the east of site (ES Chapter 5, Figure 5.12)	RPS: High EDCO: High	RPS: Low EDCO: Medium (day) and High (night) (stack)	RPS: Minor adverse EDCO: Moderate/Major (day) and Major/substantial (night)
Viewpoint 5 – Public Footpath at Ashlands Farm, 4.9 km to the south-west of site (ES Chapter 5, Figure 5.13)	RPS: High	RPS: No Change	RPS: No Effect
Viewpoint 6 – Public Footpath at Warnham Court RPaG, 1.1 km to the south-east of site	RPS: High EDCO: High	RPS: Low EDCO: Medium/High (day) and High (night)	RPS: Minor adverse EDCO: Moderate/Major, Major/Substantial (day)

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
(ES Chapter 5, Figure 5.14) (EDCO photograph O is from the same footpath)			and Major/Substantial (night)
Viewpoint 7 – Churchyard of St. Margaret’s Church, Church Street, Warnham, 1.3 km to the south-west of the site (ES Chapter 5, Figure 5.15)	RPS: High EDCO: High	RPS: Negligible EDCO: Medium/High (day) and High (night) (stack)	RPS: Minor adverse EDCO: Moderate/Major, Major/Substantial (day) and Major/substantial (night)
Viewpoint 8 – Warnham Conservation Area at the Cricket Ground, 1.6 km south-west of the site (ES Chapter 5, Figure 5.16)	RPS: High	RPS: No Change	RPS: No Effect
Viewpoint 9 – Public Footpath at Mayes Park Farm, 1.5 km to the west of site (ES Chapter 5, Figure 5.17)	RPS: High	RPS: Negligible EDCO: Lights at night would be visible	RPS: Minor adverse
Viewpoint 10 – Horsham Road, 4.7 km to the west of site (ES Chapter 5, Figure 5.18)	RPS: Low	RPS: Negligible	RPS: Negligible adverse
Viewpoint 11 – Leith Hill Tower, Surrey Hills AONB, 9.2 km to the north of site (ES Chapter 5, Figure	RPS: Very High	RPS: Negligible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
5.19)			
Viewpoint 12 – Great Daux Roundabout, 1 km to the south-west of site (ES Chapter 5, Figure 5.20)	RPS: Low	RPS: Negligible EDCO: Lights at night would be visible	RPS: Negligible adverse
Viewpoint 13 – Layby on the A24, 1.3 km to the south-south-west of the site (ES Chapter 5, Figure 5.21)	RPS: Low EDCO: Low	RPS: Medium EDCO: Medium (day) In text of Mr Coomes' proof - Medium/High (night) (buildings and stack)	RPS: Minor adverse EDCO: Minor/Moderate
Viewpoint 14 – Station Road/footpath 1574-1, 650 m to the south west of the site (ES Chapter 5, Figure 5.22)	RPS: High (pedestrians) and Low (vehicles) EDCO: High (pedestrians, cyclists, horse riders and people in vehicles)	RPS: Medium EDCO: High (pedestrians, cyclists, horse riders and people in vehicles) (building and stack)	RPS: Moderate adverse to Major adverse (pedestrians) and Minor adverse (vehicles) EDCO: Major/Substantial (pedestrians and Moderate Major people in vehicles)
Viewpoint 15 – Rear of Station Road Cottages, 270 m to the south of the site (ES Chapter 5, Figure 5.23)	RPS: High (residents) and Low (employees)	RPS: Low	RPS: Minor adverse (residents) to Negligible adverse (employees)
Viewpoint 16 – Entrance to Warnham Station/footpath 1574-2, Mercer Road, 330 m to	RPS: High (pedestrians and residents) and Low	RPS: Low	RPS: Minor adverse (pedestrians) and Negligible adverse (people in vehicles and

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
the south of the site (ES Chapter 5, Figure 5.24)	(people in vehicles and employees) EDCO: High (pedestrians and residents) and Low (people in vehicles and employees)	EDCO: Medium (day) and High (night) (residents and pedestrians) (proposed development). Low (day) and Medium (night) (people in vehicles and employees) (stack)	employees) EDCO: Moderate/Major (day) and Major/Substantial (night) (pedestrians). Negligible Minor (day) and Minor/Moderate (night) (people in vehicles and employees)
Viewpoint 17 – Mercer Road/footpath 1574-2, 330 m to the south-south-east of the site (ES Chapter 5, Figure 5.25)	RPS: High (pedestrians) and Low (people in vehicles) EDCO: High (pedestrians) and Medium (people in vehicles)	RPS: Low EDCO: Low (day) and Medium (night) (pedestrians and people in vehicles) (stack)	RPS: Minor adverse to Moderate adverse (pedestrians) and Negligible adverse people in vehicles and employees) EDCO: Minor/Moderate (day) and Moderate/Major (night) (pedestrians). Minor/Moderate (day) and Moderate/Major (night) (people in cars and employees)
Viewpoint 18 – Moated site to the east of Langhurstwood Road (POS within LNoH) 270 m to the east of the site (ES Chapter 5, Figure 5.26)	RPS: High	RPS: Negligible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Viewpoint 19 – Southern entrance drive to Graylands, 480 m to the north-east of the site (single carriage way, one-way, easterly direction, no pavements) (ES Chapter 5, Figure 5.27)	RPS: Low EDCO: High (pedestrians and cyclists) and Medium (people in vehicles)	RPS: Low EDCO: High (pedestrians and cyclists) and Low (people in vehicles) (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial (pedestrians and cyclists). Negligible Minor (people in vehicles)
Viewpoint 20 – Northern exit drive from Graylands, 560 m to the north-east of the site (single carriage way, one-way, westerly direction, public footpath 1573-1) (ES Chapter 5, Figure 5.28)	RPS: High (pedestrians) and Low (vehicles) EDCO: High (pedestrians and cyclists) and Medium (people in vehicles)	RPS: Negligible EDCO: High (pedestrians and people in vehicles) (day and night) (stack)	RPS: Minor adverse (pedestrians) and Negligible adverse (vehicles) EDCO: Medium Major/Substantial (pedestrians). Moderate/ Major (people in vehicles)
Viewpoint 21 – Field south of Graylands (cemetery within LNoH) 610 m north-east of the site (ES Chapter 5, Figure 5.29)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial
Viewpoint 22 – Field east of moated site (close to land proposed as allotments within LNoH) 600 m east of the site (ES Chapter 5, Figure 5.30)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial

Visual Receptor	Significance of Visual Effects		
	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Viewpoint 23 – Footpath 1421-2 (edge of residential/landscape buffer within LNoH) 800 m to the south-east of the site (ES Chapter 5, Figure 5.31)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial
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 (ES Chapter 5, Figure 5.32)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial
Viewpoint 25 – Footpath 1421-2 west of Morris' Farm, 840 m to the east of the site (ES Chapter 5, Figure 5.33)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial
Viewpoint 26 – Footpath 1421-2 north west of Morris' Farm, 900 m to the east-north-east of the site (ES Chapter 5, Figure 5.34)	RPS: High EDCO: High	RPS: Low EDCO: High (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial
Viewpoint 27 – Rusper Road/Hurst Hill, 2 km to the east of the site (ES Chapter 5, Figure 5.35)	RPS: Low	RPS: No Change	RPS: No Effect
Viewpoint 28 – Footpath 1489-2, east of	RPS: High	RPS: Negligible	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Kingsfold, 2.1 km north of the site (ES Chapter 5, Figure 5.36)	EDCO: High	EDCO: High (day and night) (building and stack)	EDCO: Major/Substantial
Viewpoint 29 – View from A24, immediately to the south of Kingsfold, 2 km from the site (ES Chapter 5, Figure 5.37)	RPS: Low EDCO: High (cyclists) and Medium (people in vehicles)	RPS: Low EDCO: High (for cyclists and people in vehicles) (day and night) (stack)	RPS: Minor adverse EDCO: Major/Substantial (cyclists). Moderate/Major (people in vehicles)
Viewpoint 30 – Private view from group of properties at Andrew’s Farm, 530 m to 570 m to the west of the Appeal Site (RPS proof of evidence, Figure P3)	RPS: High EDCO: High	RPS: Negligible to Medium EDCO: High (day and night) (building and stack)	RPS: Minor to Moderate adverse (revised significance after gaining access to these properties) EDCO: Major adverse
Viewpoint 31 – View from track to the waste water treatment works and Station Road, 428 m to the south-west of the Appeal Site (RPS proof of evidence, Figure P4)	RPS: Low	RPS: Low EDCO: Medium or High (stack)	RPS: Minor adverse
Viewpoint 32 – View from within a field on Knob Hill Road, 913 m to the west-south-west of the Appeal Site (RPS proof of evidence, Figure P4)	RPS: Low	RPS: Low EDCO: Medium or High (building and stack)	RPS: Minor adverse
Viewpoint 33 – View	RPS: High	RPS: No Change	RPS: No Effect

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
from Warnham Common (north) 1.19 km to the west-south-west of the Appeal Site (RPS proof of evidence, Figure P5)			
Viewpoint 34 – View from Warnham Common (central) 1.22 km to the west-south-west of the Appeal Site (RPS proof of evidence, Figure P5)	RPS: High	RPS: Negligible EDCO: High (proposed development)	RPS: Minor
Viewpoint 35 – View from junction of Cider Mill Farm entrance and Threestiles Road, 1.47 km from the Appeal Site (RPS proof of evidence, Figure P6)	RPS: Low	RPS: Negligible	RPS: Negligible
Viewpoint 36 – View from Tillets Lane south of the junction with Threestiles Road, 1.58 km from the Appeal Site (RPS proof of evidence, Figure P6)	RPS: Low	RPS: Negligible	RPS: Negligible
Viewpoint 37 – View from Pound Corner, 1.63 km to the west of the Appeal Site (RPS proof of evidence, Figure P7)	RPS: Low	RPS: No Change	RPS: No Effect
Viewpoint 38 – View from junction of drive to Mayes Park House and	RPS: Low	RPS: No Change	RPS: No Effect

Visual Receptor	Significance of Visual Effects		
	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Mayes Lane, 1.56 km to the west-north-west of the Appeal Site (RPS proof of evidence, Figure P7)			
Ni4H Viewpoints			
Ni4H Viewpoint 1 – Field gate on the A24, south of Kingsfold, 1.8 km north-north-west of the Appeal Site	RPS: Low	RPS: Negligible	RPS: Negligible adverse
Ni4H Viewpoint 2 – Private view from the eastern boundary of the garden at Old Manor, Warnham adjacent to solar panels) 1.1 km west of the Appeal Site	RPS: High	RPS: Low	RPS: Moderate adverse
Ni4H Viewpoint 3 – View from junction of drive to Old Manor and Threestiles Road, 1.2 km west of the Appeal Site (EDCO photograph J)	RPS: Low	RPS: Low	RPS: Minor adverse
Ni4H Viewpoint 4 – View from the north-bound platform at Warnham Station, 173 m to the south of the Appeal Site	RPS: Low (employees) Medium (passengers)	RPS: Low	RPS: Minor adverse
Ni4H Viewpoint 5 – View from 7 th fairway of Rookwood golf course, 1 km to the south of the	RPS: Medium	RPS: Low	RPS: Minor adverse

Significance of Visual Effects			
Visual Receptor	Visual Receptor Sensitivity	Magnitude of Visual Impact (all Long-term Reversible)	Significance of Visual Effect
Appeal Site			
Ni4H Viewpoint 6 – View from junction of Pondtail Drive and Chaffinch Close, 900 m to south-east of the Appeal Site	RPS: Medium (pedestrians using the pavement)	RPS: Low	RPS: Minor adverse
Ni4H Viewpoint 7 – View from field gate west of junction of Parthings Lane and Tower Hill, 4.6 km to the south-south-west of the Appeal Site	RPS: Low	RPS: No Change	RPS: No Effect
Ni4H Viewpoint 8 – View from field gate east of junction of Parthings Lane and Tower Hill, 4.6 km to the south-south-west of the Appeal Site (EDCO photograph A)	RPS: Medium (pedestrians using a small section of pavement)	RPS: Negligible	RPS: Minor adverse
Ni4H Viewpoint 9 – View from public right of way 1663 at Denne Hill, 4.5 km to the south-south-west of the Appeal Site	RPS: High	RPS: Negligible	RPS: Minor adverse
Night Time Views			
All receptors	RPS: Various	RPS: Negligible to Low	RPS: Negligible adverse to Minor adverse