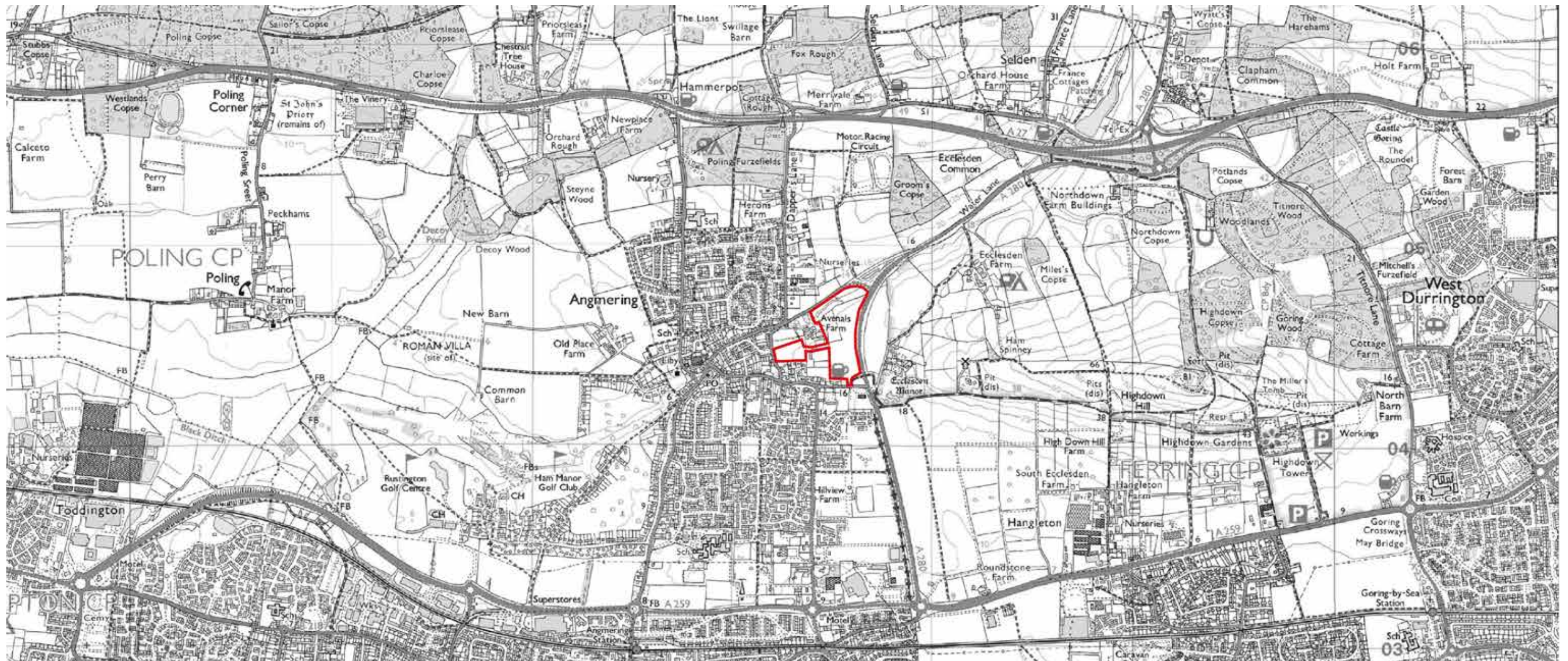


Land at Water Lane, Angmering

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

On behalf of **Barratt David Wilson Homes**
March 2020



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1. INTRODUCTION

1.1 Background

1.1.1 James Blake Associates Ltd. (JBA) has been instructed by Barratt David Wilson Homes to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany a reserved matters application for 175 no. residential dwellings, infrastructure, open space and landscaping on land at Water Lane, Angmering, West Sussex.

1.1.2 Angmering is located to the north-east of Littlehampton and Rustington, to the north of East Preston and to the south of the A27 corridor. It is situated on gently rising ground at the foot of the Ecclesden Hills.

1.1.3 This report reviews information regarding the site and its surrounding area to identify potential landscape and visual constraints and opportunities and to develop a landscape-led strategy. This has been used to inform the site masterplan for residential development.

1.2 Scope

1.2.1 The aims and objectives of this assessment are:

- To describe and evaluate the current landscape character of the site and its surroundings, and identify potential landscape receptors with reference to published character types / areas and their characteristic landscape elements;
- To identify potential visual receptors (i.e. people who would be able to see the site and the proposed development) and their representative views;
- To evaluate the sensitivity of landscape and visual receptors to the type of development proposed;
- To describe and assess any impacts of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change and the scale of effect; and
- To identify any specific mitigation or monitoring measures that are required to reduce residual landscape and visual effects.

1.2.2 The methodology for undertaking the assessment is in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3)¹ and best practice.

1.2.3 The assessment has been carried out as an integral part of the design process. The initial evaluation (baseline) was used to identify the landscape and visual constraints as well as opportunities of both the site and its surrounding landscape. The potential landscape and visual effects subsequently informed a landscape strategy that was incorporated into the development masterplan as primary / embedded mitigation through an iterative design approach.

1 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013

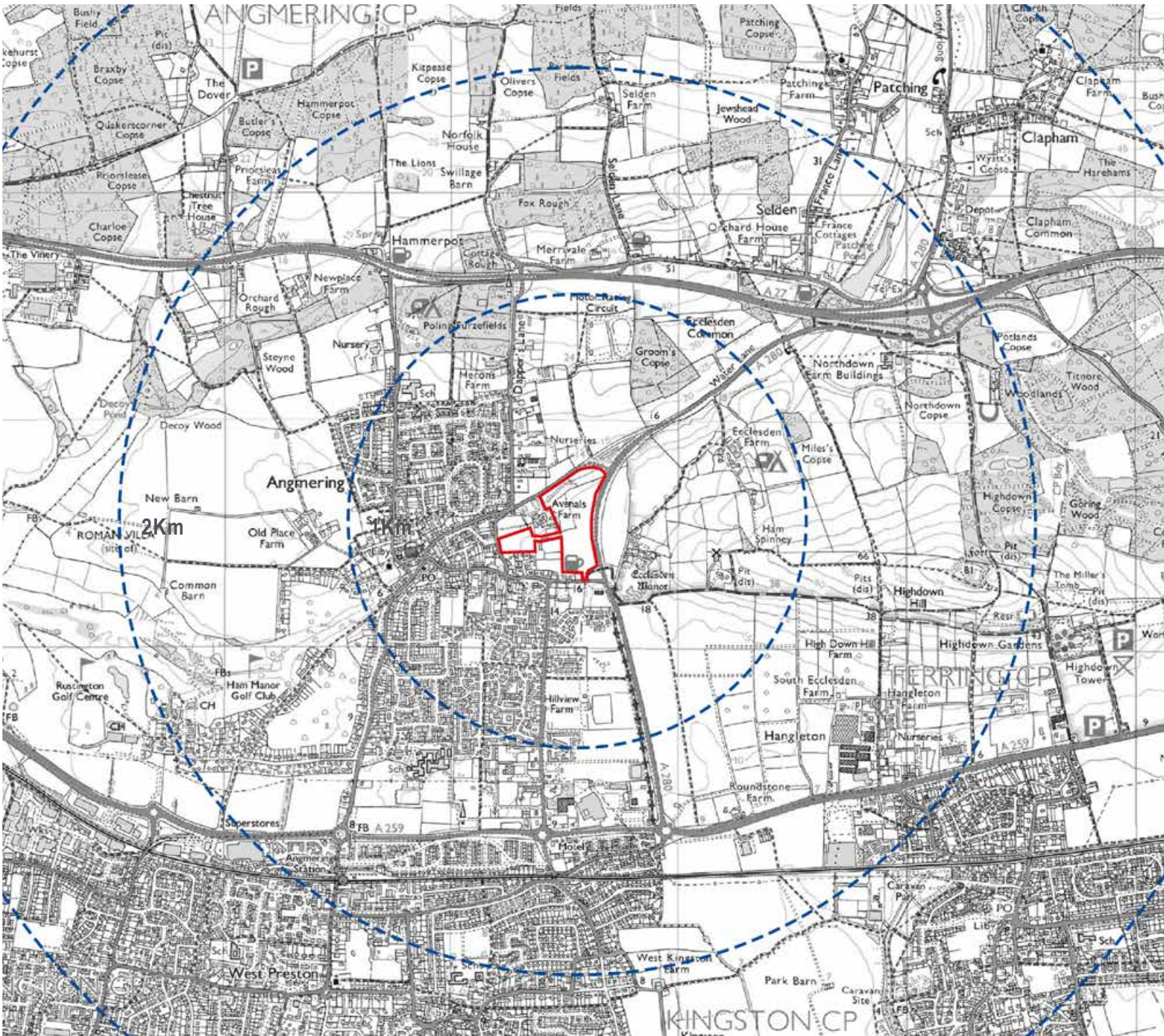


Figure 1: Site Location and Study Area. Scale 1:20,000@A3
Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432



1.2.4 As such the assessment and design process aims to ensure that:

- Aspects which make an essential contribution to landscape character are maintained and managed;
- The development and associated change can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

2. METHODOLOGY

2.1 Background

- 2.1.1 This report identifies and assesses the landscape and visual effects of the proposed development over the course of the project from construction through to its completion.
- 2.1.2 Throughout the report a clear distinction is made between landscape (the landscape as a resource) and visual:
 - **Landscape Assessment (Section 5.0):** The landscape resource incorporates the physical characteristics or elements of the urban and rural environment which together establish the character of each area e.g. geology, soils, topography, hydrology, land cover, land use, vegetation and settlement and the way it is experienced. Landscape effects can arise from changes to individual landscape components, landscape character and sense of place. This includes effects on areas recognised for their landscape value.
 - **Visual Assessment (Section 6.0):** The visual assessment considers the nature of existing views and visual amenity including the extent of visibility of the site and the proposed development, and the people who might experience them. Visual effects considers how the views of individuals and how they are perceived will change.
- 2.1.3 The assessment of the site, the surrounding landscape character and visibility are based on a period of desk study and field survey carried out in February 2020.

2.2 Assessment Approach

- 2.2.1 The assessment of landscape and visual effects is based on the following good practice guidelines:
 - An Approach to Landscape Character Assessment¹; and
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA3)².
- 2.2.2 In accordance with the guidelines and best practice, LVIA uses a combination of quantitative and qualitative information including informed and reasoned professional judgement. The assessment of the scale of landscape and visual effects follows a systematic and consistent step-by-step process so that rational and transparent conclusions can be drawn. In accordance with GLVIA3 the approach and methodology used is proportional to the scale of the project and the nature of the likely effects; the emphasis being on those

1 An Approach to Landscape Character Assessment, Natural England, October 2014.

2 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management & Assessment, Third Edition 2013

that are likely to be important.

- 2.2.3 The process of LVIA is based on the following process:
 - Baseline appraisal including desk based and field surveys to identify the nature of the existing resource. Sources of information for the desk study are listed in **Appendix A**;
 - Identification of the individual receptors likely to experience change from the proposal and a description of the effects, both negative and positive;
 - An assessment of the scale of the effects identified; and
 - Identification of the mitigation or monitoring measures that may be required.
- 2.2.4 For the purposes of this report, the term ‘impact’ refers to the cause of the change and ‘effects’ are the results or changes on the landscape and visual context.
- 2.2.5 It is recognised that the scale and nature of the change will vary throughout the course of the project. To provide an indication of the changes that will occur through the various stages, the magnitude of change and scale of effect is assessed at the following key points:
 - Construction Phase – estimated duration of 3 - 4 years. Parts of the development may be completed and occupied within this time;
 - Completion Year 1 – to represent the worst case scenario, where planting has been implemented, but before any planted mitigation can take effect. This commences on the full practical completion of the proposed development; and
 - Completion Year 15 – to represent the best case scenario, where planting mitigation measures can be expected to be effective. These are considered to be the residual effects.
- 2.2.6 In terms of the description of visual effects it is acknowledged that this will vary according to the season based on the extent of vegetation cover. The assessment at all stages is based on the worst case scenario when vegetation is not in leaf.
- 2.2.7 The LVIA process is an integral part of the design process. Following an initial assessment of the baseline, primary mitigation measures (for example the retention of vegetation, the location of buildings / open space, building heights and new planting) were embedded into the design of the development proposals as part of an iterative approach. These measures are identified in the description of the development. The assessment of landscape effects is based on the final submitted illustrative scheme.

2.3 Landscape Assessment

- 2.3.1 The assessment of landscape effects addresses the effects of change and development on landscape as a resource i.e:
 - The landscape components within the site that contribute to the landscape

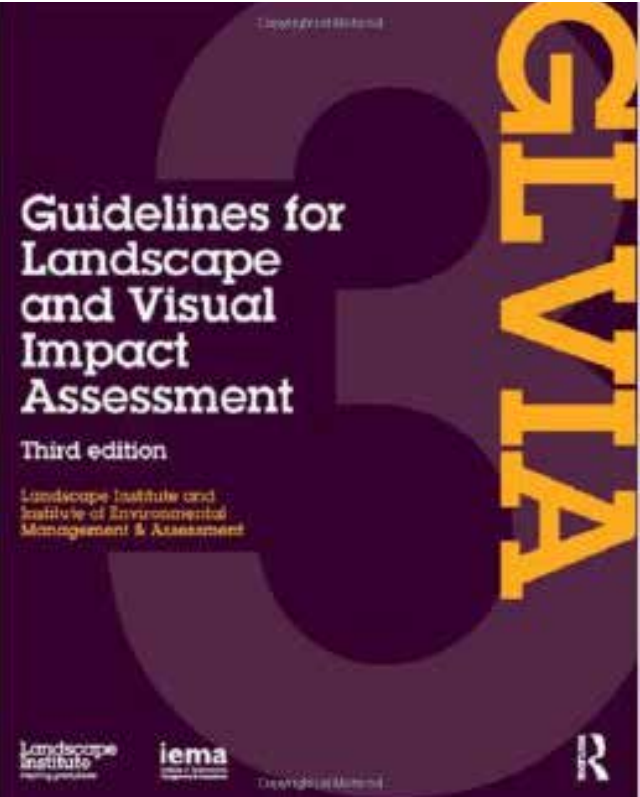


Plate 1: LVIA3

- topography, land cover, land use, vegetation, settlement and buildings for example; and
- Landscape character and the key characteristics that contribute to it including aesthetic and perceptual aspects.

Landscape Baseline

- 2.3.2 The baseline study includes a combination of desk and fieldwork in order to identify the existing character of the landscape, and the elements, features and aesthetic and perceptual aspects that contribute to it. Landscapes that share similar components and characteristics can be classified into generic Landscape Character Types (LCTs) and/or locational specific Landscape Character Areas (LCAs) at a range of scales from national through to local.
- 2.3.3 Within the study area a hierarchy of Landscape Character Assessments has been undertaken. The study of the assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape components that may be present at different scales.
- 2.3.4 Published assessments at the national and county level were reviewed to provide a broad landscape context; the West Sussex Landscape Character Assessment was reviewed in detail. These existing documents were used to determine the extent of different LCTs and LCAs within the study area, along with their key characteristics, condition and inherent sensitivity to change along with any applicable management or development recommendations.
- 2.3.5 Field work was used to record the specific characteristics within the study

area to determine the extent to which the site and its immediate surroundings are representative of the wider area, and to identify other characteristics potentially not identified in published documents, but which are important when considering the effects of the proposed development at a local level.

2.3.6 Following the baseline study, the potential landscape receptors (landscape components and character areas) were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B1**).

2.3.7 The value of each receptor is assessed taking into account the presence of statutory and non-statutory designations and the reasons for their designation, in conjunction with published Landscape Character Assessments and the findings of the baseline assessment including:

- The condition and overall strength of character of the site and its surrounding area;
- The importance, value or special qualities placed on the receptor; and
- The objectives of landscape strategies and guidance.

2.3.8 The susceptibility to the proposed development is assessed on:

- The capacity of the landscape to accommodate the proposed development;
- The extent of the proposals being in accordance with management or policy objectives; and
- The potential for mitigation.

2.3.9 The sensitivity of landscape components is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3**.

2.3.10 Those landscape components which make a notable contribution to the area and can not accommodate the proposed development without affecting the baseline situation and/or achievement of landscape planning strategies are of high sensitivity, while those which are replaceable or contribute little to the overall character of the landscape and can accommodate the change without affecting the baseline situation are of low sensitivity.

Identification and Description of Landscape Change

2.3.11 For each landscape receptor, the likely changes arising from the development during the construction and following its completion were identified and described. Such interactions include changes to or loss of existing elements, the introduction of new elements and the combined effect of these changes on the overall character of the area.

2.3.12 The magnitude of landscape impacts is classified on a sliding word based scale as set out **Appendix C: Table C1** from high to negligible. High is described as a prominent and notable change, while low or negligible applies where changes are small and/or localised. The nature of the impact can be positive or negative; however, there may be instances where an effect is neither. These effects are considered to be neutral in nature.

2.4 Visual Assessment

2.4.1 The visual assessment considers the direct effect of changes to existing views and the visual amenity arising from the proposed development.

Visual Baseline

2.4.2 The baseline for assessing visual effects establishes the area from which the site and proposed development may be visible and the nature and number of different groups of people who are likely to experience change.

2.4.3 For visual effects the receptors may include:

- Users of properties: such as residents, employees or visitors;
- Users of public rights of way: public footpaths, bridleways, byways and permissive paths;
- Users of transport routes: main roads and residential streets; and
- Places accessible to the public including open space areas, public gardens and other destinations.

2.4.4 The area from which the site and proposed development will be visible i.e. the Visual Envelope (VE) was determined by manual analysis of topographical data combined with aerial images. As the extent of the VE is locally influenced by landform, vegetation and existing built development, fieldwork was used to verify the views actually available using publicly accessible locations.

2.4.5 A number of viewpoints were selected for inclusion in the assessment to demonstrate the extent of visibility of the site and the future development as well as the visual amenity currently experienced. At each viewpoint, baseline photographs were taken to record the existing view. The viewpoints and supporting photographs do not provide continuous coverage of all locations within the vicinity, but provide a sample of the following:

- Representative: illustrating views from within a wider area e.g. views representative of a group of houses or a street or along a public right of way;
- Specific: demonstrating views from key locations such as visitor destinations or recognised viewpoints, views from protected landscapes or with particular cultural associations; and
- Illustrative: demonstrating a particular effect or specific issue e.g. restricted visibility in an area where views might be anticipated.

2.4.6 As such all views and visual amenity are best experienced in the field.

2.4.7 All photographs were taken during the day with a digital camera at a focal length of 35mm on a cropped frame sensor (equivalent to 50mm on a fuall frame sensor); and an eye height of 1.65m in accordance with technical guidance and best practice. To achieve a wider field of view, a series of overlapping photographs were taken, and later joined together to form panoramic images with minor retouching to eliminate slight variations in colour tone. For ease of reference, visible elements within the site and surrounding area, including the approximate extent of the site are identified.

2.4.8 Following the baseline study, the potential visual receptors were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B2**).

2.4.9 The value of existing views was identified taking into account the presence of statutory and non-statutory designations and with reference to other indicators such as their appearance in guidebooks or maps and the frequency of use.

2.4.10 The susceptibility of visual receptors is dependent on the location and context of the view, the number of people likely to be affected by the change, the expectations and the occupation/activity of the receptor.

2.4.11 The sensitivity of visual receptors is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3**.

2.4.12 Those receptors which are classified as being of high sensitivity may include users of rights of way or nearby residents, while those of low sensitivity may include people in their place of work or travelling through the landscape in cars or other modes of transport. The assessment of views from private residences, particularly those bordering the site, is based on representative views from groups of dwellings or streets based on the nearest possible publicly accessible location.

Identification and Description of Visual Change

2.4.13 Changes to views identified during the baseline study and the subsequent effect on visual receptors were identified and described with reference to the following:

- The nature of the view of the development e.g. a full or partial view, or only a glimpse;
- The proportion of the development or particular features that would be visible;
- The distance of the viewpoint from the site and whether the viewer would focus on the development due to its scale and/or proximity or whether it would comprise a small, minor element in a panoramic view;
- Whether the view is stationary/fixed, transient, or one of a sequence of views experienced along a route or moving vehicle; and

- The nature of the change resulting from the development through the removal or introduction of features (both natural and man-made) and any associated changes to the profile of the skyline, visual simplicity/complexity, enclosure/openness and scale.

2.4.14 The magnitude of visual effects is classified on a sliding scale as set out in **Appendix C: Table C2** from high to negligible where high is a prominent and notable change in the view to low or negligible where changes are small and/or barely perceptible. The nature of the impact can be either positive or negative; however, there may be instances where an impact results in an effect that is neither. These effects are considered to be neutral in nature.

2.5 Scale of Effects

- 2.5.1
- The importance of landscape and visual effects is a function of the sensitivity of the landscape resource and visual receptors against the magnitude of change that they would experience. In accordance with GLVIA3, importance is not absolute and whilst a judgement is made on both the overall sensitivity of each identified receptor and the magnitude of change, the conclusion is based on the professional judgement of the assessor.
- 2.5.2
- The nature and relative importance of the effects depends on the degree to which the development:
 - Complements, respects and fits into the existing landscape and views;
 - Enables the retention, enhancement or restoration of landscape character and visual amenity and delivers landscape guidelines and/or policy aspirations; and
 - Influences the visual context and in particular strategic and important views.
- 2.5.3
- The importance or scale of landscape and visual effects is determined by combining the sensitivity of the receptor and the magnitude of the change likely to occur. The scale effect is described as Major, Moderate, Minor or Negligible as set out in **Appendix C: Table C3**. Effects can be either adverse or beneficial.
- 2.5.4
- The final assessment of the scale of effects can be summarised as:
 - **Major adverse:** The development would cause a total permanent loss or major alteration to key elements or features of the landscape and/or introduce elements that are totally uncharacteristic of the surrounding area. The development would be visually intrusive and would result in a substantial deterioration to visual amenity;
 - **Moderate adverse:** The development would cause a substantial permanent loss or alternation to one or more key elements or features of the landscape and/or introduce elements that are prominent but may not be substantially characteristic of the surrounding area. The development would be visually intrusive and would result in a noticeable deterioration to visual amenity.
 - **Minor adverse:** The development would cause a minor permanent and/ or temporary loss or alteration to one or more key elements or features of the landscape and/or introduce elements that may not be uncharacteristic of the surrounding area. The development would cause limited visual intrusion and would result in a barely perceptible deterioration to visual amenity;
 - **Negligible:** The development would result in very limited change to the existing landscape resource or visual amenity.
 - **Minor beneficial:** The development would complement the key elements or features of the landscape and/or introduce elements that are characteristic of the surrounding area maintaining landscape character. The development would visually complement the existing view and would result in a barely

perceptible improvement to visual amenity;

- **Moderate beneficial:** The development would fit in well with and enhance the key elements or features of the landscape and/or introduce elements that maintain and/or enhance landscape character. The development would visually integrate into the existing view and would result in a noticeable improvement to visual amenity;
- **Major beneficial:** The development would entirely fit in well with and substantially enhance the key elements or features of the landscape and/ or introduce elements that substantially enhance landscape character. The development would visually integrate into the existing view and would result in a substantial improvement to visual amenity.

2.6 Limitations and Assumptions

- 2.6.1
- The visual survey and baseline photographs were completed in February 2020. The images represent a time when deciduous trees and hedgerows were not in leaf, representing a worst case scenario in terms of the extent of visibility likely to be experienced.
- 2.6.2
- The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented following the substantial completion of each phase and fully implemented by Year 1 with an average growth rate of 300-400mm/year.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 Background

- 3.1.1 This section provides an overview of planning policy as relevant to landscape. The assessment includes the identification of both statutory and non-statutory designations within the study area (including protected landscapes, historical and ecological assets).
- 3.1.2 The assessment considers the following:
 - The National Planning Policy Framework (NPPF), February 2019;
 - Arun Local Plan, 2018; and
 - Angmering Neighbourhood Plan, 2015.

3.2 Statutory and Non-Statutory Designations

- 3.2.1 The wider study area incorporates a number of statutory and non-statutory designations. These are shown on **Figure 2 - Policy Context** and are described below:
- 3.2.2 The South Downs National Park lies to the north and east of the Site. In accordance with the NPPF, National Parks are afforded the highest level of protection. The Site is considered to form part of the setting of the National Park.
- 3.2.3 Angmering has a designated Conservation Area incorporating numerous Grade II Listed Buildings, the nearest of to the application site are The Spotted Cow Public House (approximately 13m south), Cressingham Cottage and the Cressingham Cottage Outbuilding (approximately 16m west), Littleworth Cottage (approximately 18m south), Malt Barn Cottage and Malt House (approximately 40m south), Bay Tree Cottage and Thatchers White House Cottage (approximately 60m south), The White House (approximately 80m south), Wayside Cottage (approximately 95m south) and Pound House (approximately 118m south). All these Listed Buildings fall within the Angmering Conservation area and have been assessed as part of the Conservation Area within **Section 5.4 - Landscape Effects**.
- 3.2.4 Outside of the designated Conservation Area there are several individual Listed Buildings including the Grade II* Ecclesden Manor and the adjacent Grade II Dovecote at Ecclesden Manor, both approximately 170m east of the Site across the A280; Grade II Listed Avenals Farmhouse, which is situated between the eastern and western parcels of the Site, Weaver Cottage, approximately 95m north west of the site and Ecclesden Farmhouse, approximately 500m east of the Site.
- 3.2.5 There are two Scheduled Ancient Monuments (SAM) located within the study area. The Romano-British Villa is located approximately 1. 7km west of the application site and is separated from the Site by the settlement of Angmering. Due to the distance and intervening landform the Romano-British

Villa has been excluded from further assessment.

- 3.2.6 Highdown Hill Camp SAM is located at the top of Highdown Hill approximately 1.5km east of the application site. Although the A280 separates the SAM from the Site it is situated at the high point and has open views across the National Park in all directions including towards the application site.
- 3.2.7 Within the study area there is one Registered Park and Garden. Highdown is located approximately 2km east of the application site. As well as significant distance the park is also separated from the Site by the A280 and Highdown Hill. It is therefore for considered that due to the distance from the Site and intervening landform Highdown can be excluded from further assessment.

3.3 The National Planning Policy Framework

- 3.3.1 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a ‘golden thread’ running through plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.
- 3.3.2 NPPF Section 7: Requiring Good Design sets out that good quality and inclusive design is a key aspect of sustainable development. As such all new developments should *‘function well and add to the overall quality of the area...;’ ‘establish a strong sense of place...;’ ‘optimise the potential of the site to accommodate development, creating and sustaining an appropriate mix of uses (including green and other public space);’ ‘respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;’* and *‘be visually attractive as a result of good architecture and landscaping’*. These principles are supported by NNPG 26: Design.
- 3.3.3 NPPF Section 11: Conserving and Enhancing the Natural Environment sets out that the planning system should contribute to and enhance the environment by protecting and enhancing valued landscapes. This includes designated landscapes but also the wider countryside. In this respect Local planning authorities should *‘set criteria based policies against which development on or affecting protected.... landscape areas will be judged.’* Distinctions should be made between *‘the hierarchy of international, national and locally designated sites, so that the protection is commensurate with their status...’*. The highest level of protection should be given to areas of National importance (National Parks and Areas of Outstanding Natural Beauty). These principles are supported by NNPG 8: Natural Environment including landscape, biodiversity and green infrastructure.
- 3.3.4 NPPF Section 12: Conserving and Enhancing the Historic Environment places emphasis on the conservation and enjoyment of the historic environment, recognising that *‘heritage assets are an irreplaceable resource’* and seeking to *‘conserve them in a manner appropriate to their significance’*. These principles are supported by NPPG 18a: Conserving and Enhancing the Historic Environment.

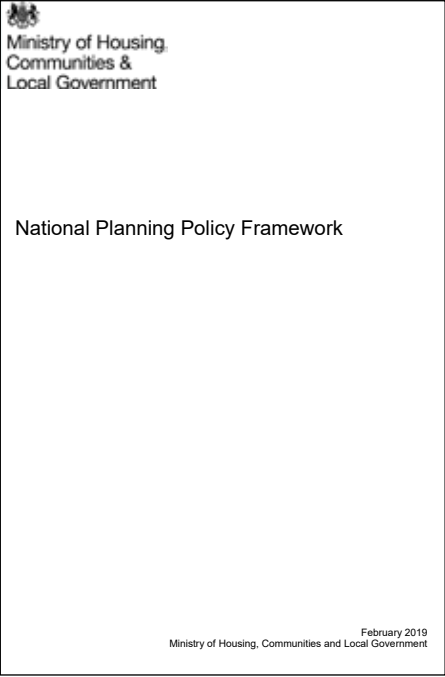
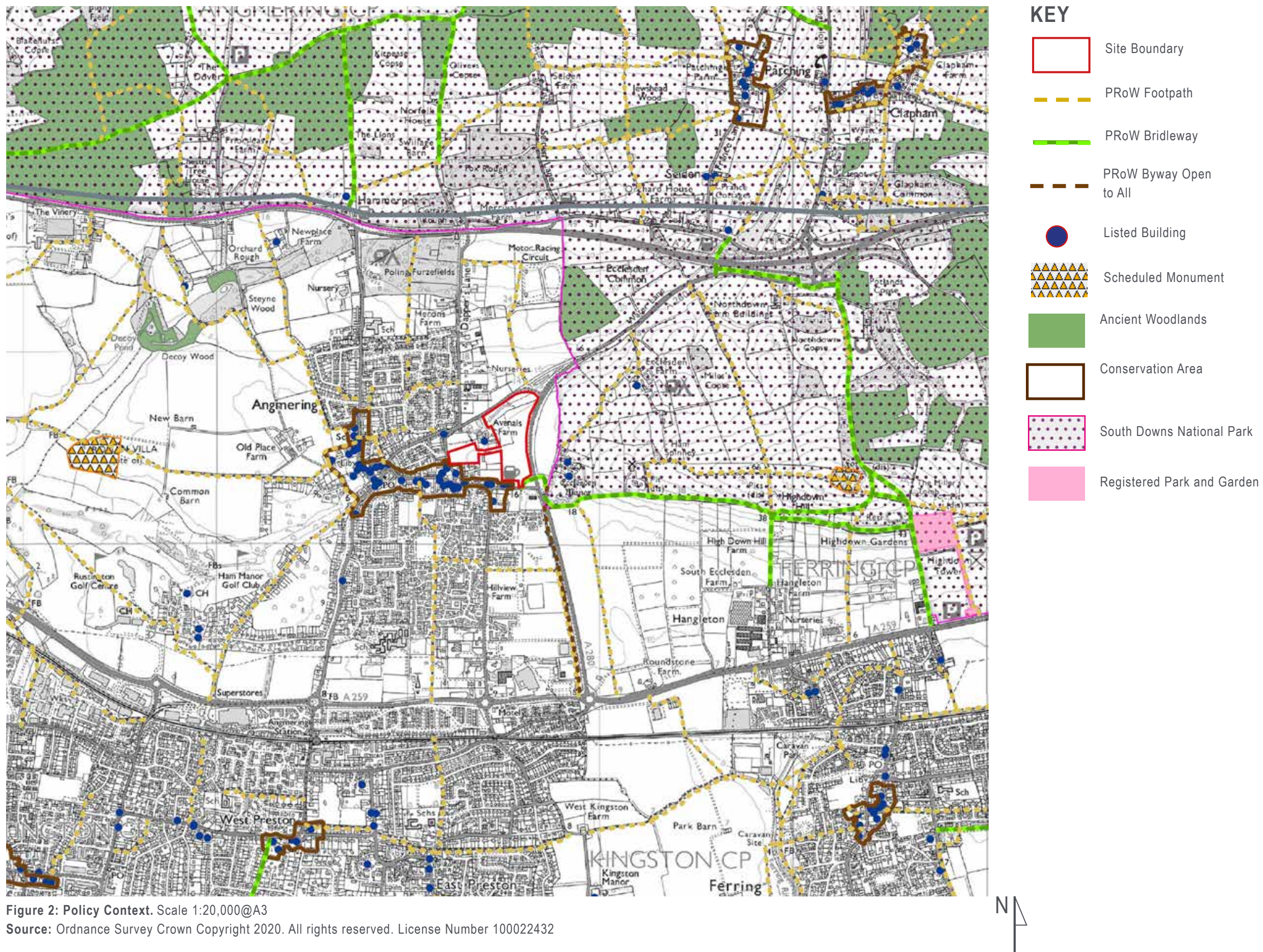


Plate 2: The National Planning Policy Framework

3.4 Arun Local Plan (2018)

- 3.4.1 At the district level the Site lies within the jurisdiction of Arun District Council. The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018. The Local Plan forms the basis for making planning decisions within the District alongside the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance.
- 3.4.2 Policies of relevance to landscape and visual matters are outlined below:

Policy GI SP1: Green Infrastructure and Development
- 3.4.3 *‘The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.*
- 3.4.4 *All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.*
- 3.4.5 *Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District’s inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based*



upon those opportunities set out in the supporting text’.

Policy LAN DM1: Protection of Landscape Character

- 3.4.6
- ‘Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.*
- 3.4.7
- Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas*
- 3.4.8
- The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting’.*

Policy H SP2c

- 3.4.9
- The Site is allocated for development under policy Policy H SP2c , Angmering North (SD9). This states:

‘Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

a. *explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,*

b. *extend the existing local village health facilities in the locality,*

c. *accommodation for nursery places, linked to the primary school provision,*

d. *primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11), either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,*

e. *be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal, and*

f. *Incorporate planned new employment provision in conjunction with EMP SP3’*
- Policy HER SP1: The historic environment**
- 3.4.10

‘The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance’.
- Policy HER DM1: Listed Buildings**
- 3.4.11

‘Proposals affecting statutory Listed Buildings will be required to:

a. *Preserve or enhance the historic character, qualities and special interest of the buildings;*

b. *Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building’s exterior;*

c. *Protect the architectural and historical integrity and detailing of a Listed Building’s interior;*

d. *Protect the special interest of buildings of architectural or historic interest; and*

e. *Protect, and where possible enhance the setting of the building’.*

Policy HER DM3: Conservation Areas

3.4.12

‘In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

a. *New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*

b. *Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*

c. *Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*

d. *Unsympathetic features are removed and missing features are restored or reinstated;*

e. *It retains historically significant boundaries, important open spaces and other elements of the area’s established pattern of development, character and historic value, including gardens, roadside banks and verges;*

f. *It does not harm important views into, out of or within the Conservation Area’.*

Policy ENV DM4: Protection of trees

3.4.13

‘Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. *Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall*

be submitted, in writing, as part of a planning application; or

b. *Would enhance the survival and growth prospects of other protected trees;*

c. *The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.*

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Policy ENV DM5: Development and biodiversity

3.4.14

‘Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement’.

3.5 Angmering Neighbourhood Plan (2015)

3.5.1

The Angmering Neighbourhood Plan provides particular consideration to the landscape setting of the National Park and identifies key areas where the landscape setting in the Plan area plays an important role in maintaining views in to and out of the National Park. The identified viewpoints have all been considered as part of the Visual Assessment in **Section 6.0**.

3.5.2

As highlighted within the Neighbourhood Plan ‘*screening development from the National Park is not always appropriate and is not a substitute for high quality design. Where screening is appropriate and desirable it should form part of an overall site-wide approach to green infrastructure which is consistent with local landscape character and be seamless with it’.* This approach has been carried forward into the proposed development framework which seeks to create high quality Green Infrastructure which is complimentary to the setting of the National Park.

3.5.3

Policy EH2: Protect the Landscape setting of the South Downs National Park states that ‘*new Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design’.*

8 | Land at Water Lane, Angmering

ARUN DISTRICT COUNCIL A/109/20/RES

4. APPLICATION SITE AND PROPOSED DEVELOPMENT

4.1 Site Description

- 4.1.1 The area (approximately 9ha) is located adjacent to the existing settlement edge of Angmering and is currently in agricultural use.
 - 4.1.2 The Site, which is irregular in shape comprises two principal areas which are divided by Avenals Farm.
 - 4.1.3 The Site lies outside of the current settlement boundary and in planning terms is classified as 'countryside'. There is no built development on any part of the Site.
 - 4.1.4 The main features of the application site are shown on **Figure 4: Site Features.**
- Context**
- 4.1.5 The Site comprises two principal areas. The eastern field lies to the direct south of Water Lane with the A280 running parallel to the eastern site boundary. The western edge of the South Downs National Park lies beyond the A280 to the east. To the south the parcel is bound by a number of properties associated with Angmering High Street, including residential dwellings and The Spotted Cow Public House.
 - 4.1.6 The western parcel comprises a smaller area of agricultural land with some tree planting to the northern, eastern and southern boundaries. A field access gate provides access onto Weavers Hill.

Physical Influences

- 4.1.7 The Site generally slopes from east to north-west, falling from approximately 18m AOD along the eastern boundary with the A280 to approximately 13.5m AOD in the north-western corner of the western field, adjacent to Weavers Hill.
- 4.1.8 The existing stream to the north of the eastern parcel drops further to approximately 9.5m AOD.
- 4.1.9 Within the wider landscape the landform rises more steeply to the east up to a high point of 81m at Highdown Hill.

Landuse, Landcover and Vegetation

- 4.1.10 The Site comprises wholly agricultural land and there is currently no built development on site.
- 4.1.11 The vegetation within and adjacent to the site has been the subject of an arboricultural walkover in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction'. All existing vegetation is assessed as being of moderate to low arboricultural and landscape value (BS Categories 'B' and 'C'). A number of existing trees are subject to a Tree Preservation Order (TPO) (refer to Tree Survey prepared by James Blake Associates).

- 4.1.12 The eastern site boundary to the A280 is formed of a mixed-species native hedge approximately 4m in height. This comprises species such as *Crataegus monogyna* (Common Hawthorn) and *Acer campestre* (Field Maple).
- 4.1.13 Other notable vegetation within the site boundary includes a mature *Quercus robur* (Common Oak) in the north-eastern corner of the Site which has some landscape value and is visible from Water Lane to the north; a row of *Tilia cordata* (Small-leaved Lime) along the northern boundary of the western parcel; and some smaller areas of mixed-species planting along the southern boundary of the western parcel, and the access corridor between the two parcels.

4.2 Proposed Development

- 4.2.1 The proposed residential development is for to 175 residential dwellings with associated infrastructure, open space and landscaping. The proposed development includes:
 - 175 no. dwellings;
 - Primary vehicular access from Water Lane to the north, with secondary pedestrian/cycle links onto Angmering High Street and Weavers Hill;
 - Areas of Public Open Space, including equipped areas for play; and
 - Landscaping and structural planting.

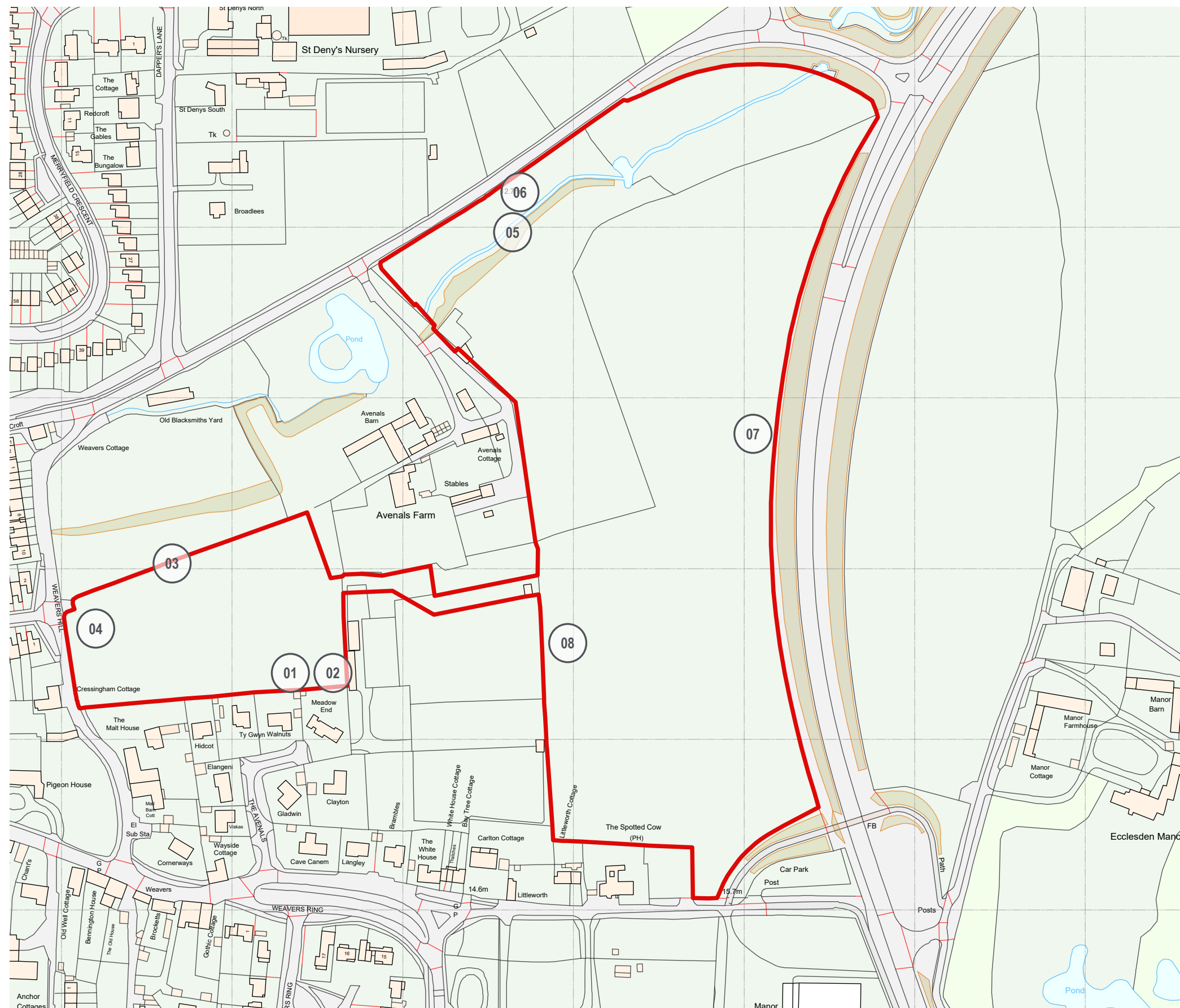
4.3 Characteristics and Opportunities

- 4.3.1 Landscape sensitivities / characteristics and opportunities for potential development, taking into account planning policy context, published landscape character guidance and observations during the site visit are set out below:
 - Landform: the landform within the Site is complex and falls to the stream in the northern part of the eastern parcel. There may be some need for cut and fill works;
 - PRoW network: PRoW 3692, a public bridleway, lies beyond the south-eastern site boundary and connects Angmering High Street to the South Downs National Park. There is potential to enhance footpath connectivity from within the Site to the wider landscape.
 - Visibility and Views: Visibility is generally confined to the local road network and a limited number of PRoWs. Any proposed development on Site would be seen in conjunction with the existing built up area of Angmering;
 - Woodland structure including ancient woodlands: The eastern parcel includes a number of strong tree belts. Most of the existing site boundaries are well vegetated although gappy in places. These features should be retained, enhanced and reinforced with a stand off distance of at least 5m from all existing hedgerows and 10-15m from any hedgerow trees.
 - Tranquillity of the Site: The sense of tranquillity within the Site is limited, the A280 creates audible intrusion into the Site; and

- Listed Buildings: There are a number of Listed Buildings within close proximity to the Site, particularly along Weavers Hill and Angmering High Street. In accordance with planning policy, any development would need to be in keeping with their scale, character and surroundings.

4.4 Evolution of Detailed Design

- 4.4.1 The landscape and visual constraints and opportunities outlined above informed the principles of the Landscape Masterplan. The principles of the scheme have been developed from the landscape baseline and the above opportunities and constraints as part of a landscape led approach.
- 4.4.2 The overall vision is to establish a sustainable new community with a distinctive and high quality sense of place which maximises, respects and enhances the existing qualities of the Site and Angmering as a whole. The key landscape principles of the Site include:
 - A mix of detached, terraced and semi-detached dwellings, predominantly two storeys in height. The built form is to reflect the settlement edge location and minimise visual impact with building materials sympathetic to location and reflective of the local vernacular;
 - Development to be set back from the southern/south-western boundaries in order to respect the setting of the existing Conservation Area and associated Listed Buildings.
 - Strategic planting along the eastern boundary to incorporate species-rich native tree planting in order to provide an improved relationship with the surrounding countryside, break up views of the new settlement edge and visually screen any required acoustic mitigation measures;
 - A wide green infrastructure corridor which runs east-west through the Site will create permeability through the development, strengthen the existing pattern of vegetation, break up the built form into discrete areas, improve ecological connectivity and provide opportunities for informal recreation and play in the central village green;
 - Existing vegetation is to be retained where possible and enhanced with new soft landscape including trees and shrub planting to maintain screening and provide an attractive entrance to the development; and
 - Trees, hedges and planting along the street and within plot frontages will create a landscape dominated, rural character and attractive environment. Planting, including native species indigenous to the locality, will soften the appearance of the development in localised views and enhance biodiversity.
- 4.4.3 These measures are embedded into the final submitted planning application as primary mitigation to minimise landscape and visual effects and provide enhancement.



KEY



Site boundary



Site Features (refer to Figure 4)

Figure 3: Site Features/View Locations. Scale NTS@A3

Source: JBA, February 2020



Looking west towards Weavers Hill



Looking north-west towards Weavers Hill/Water Lane



Existing Category B Lime trees



Looking east towards Avenals Farm

Figure 4: Site Features. Scale NTS@A3

Source: JBA, February 2020.



Looking at the existing stream



Looking north towards Water Lane, from north of the stream



Looking north towards Water Lane



Looking east towards the eastern site boundary

Figure 4: Site Features. Scale NTS@A3
Source: JBA, February 2020.

5. LANDSCAPE ASSESSMENT

5.1 Scope

- 5.1.1 In accordance with National and Local guidance, this section considers the existing landscape character of the site and its environs.
- 5.1.2 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Factors used to assess landscape character include:
- Physical – geology, land-form, climate, soils, fauna and flora;
 - Cultural and Social – land-use, settlement, enclosure & history;
 - Aesthetics – colour, texture, pattern, form and perception.
- 5.1.3 It should be noted that landscape is a continuum and character does not generally change abruptly on the ground. More commonly, the character of the landscape will change gradually and therefore the boundaries between both Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) should be considered to reflect zones of transition.
- 5.1.4 The published LCTs and LCAs from the national to local level within the study area are shown on **Figure 5** and are summarised in **Table 1** below:

Table 1: Hierarchy of Landscape Character Types and Character Areas

National: National Character Area Profiles, Natural England, 2012
National Character Area (NCA 126) South Coast Plain
County: West Sussex Landscape Character Assessment
LCA SC12 Angmering Upper Coastal Plain
District: Arun Landscape Character Assessment
LCA 43 - Ecclesden Hills

5.2 Landscape Baseline

National: National Character Area Profiles

- 5.2.1 At the national level (Natural England, 2012) the study area lies within the South Coast Plain (NCA 126).
- 5.2.2 The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.
- 5.2.3 Key characteristics of the South Coast Plain (NCA 126) include:

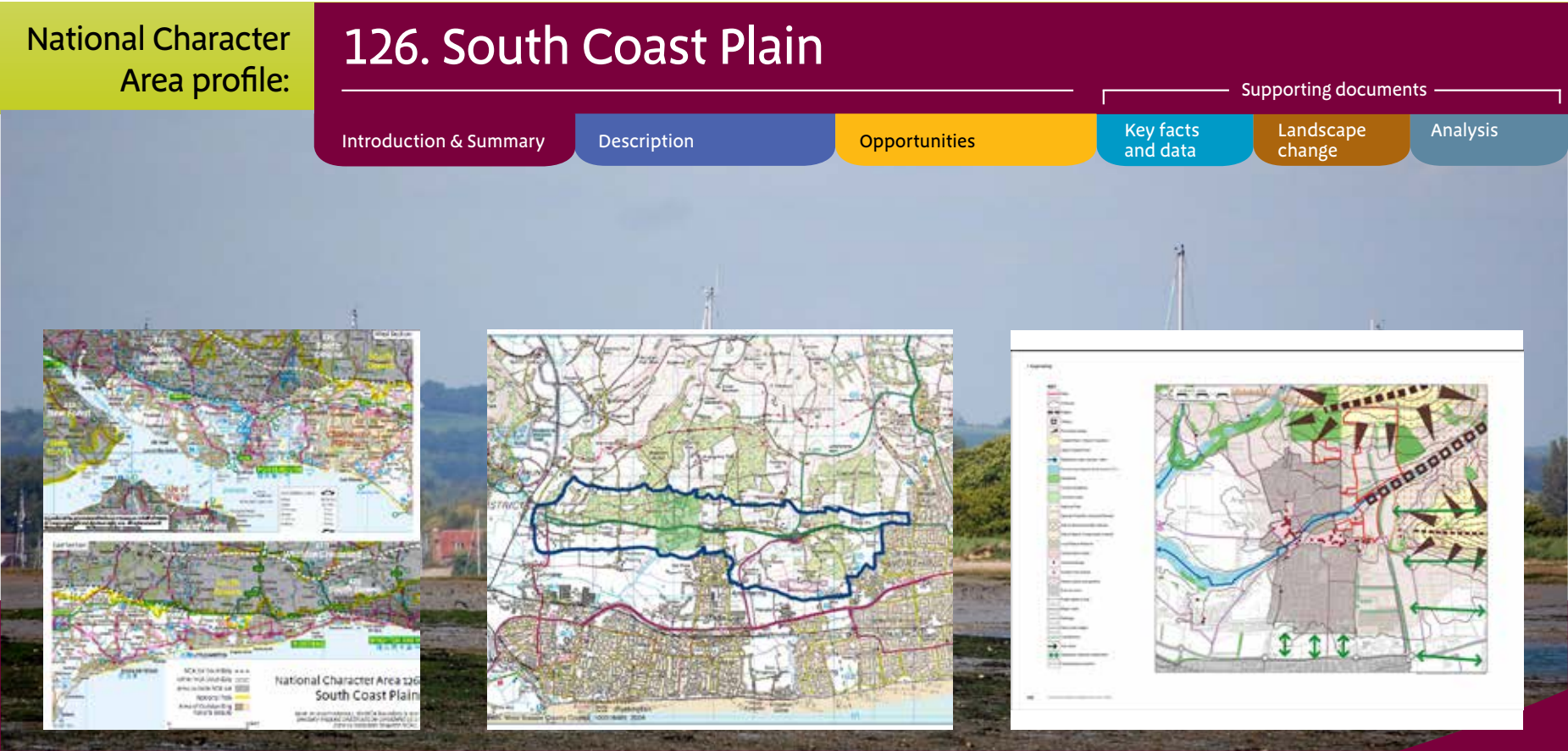


Plate 3: Hierarchy of Landscape Character Assessments

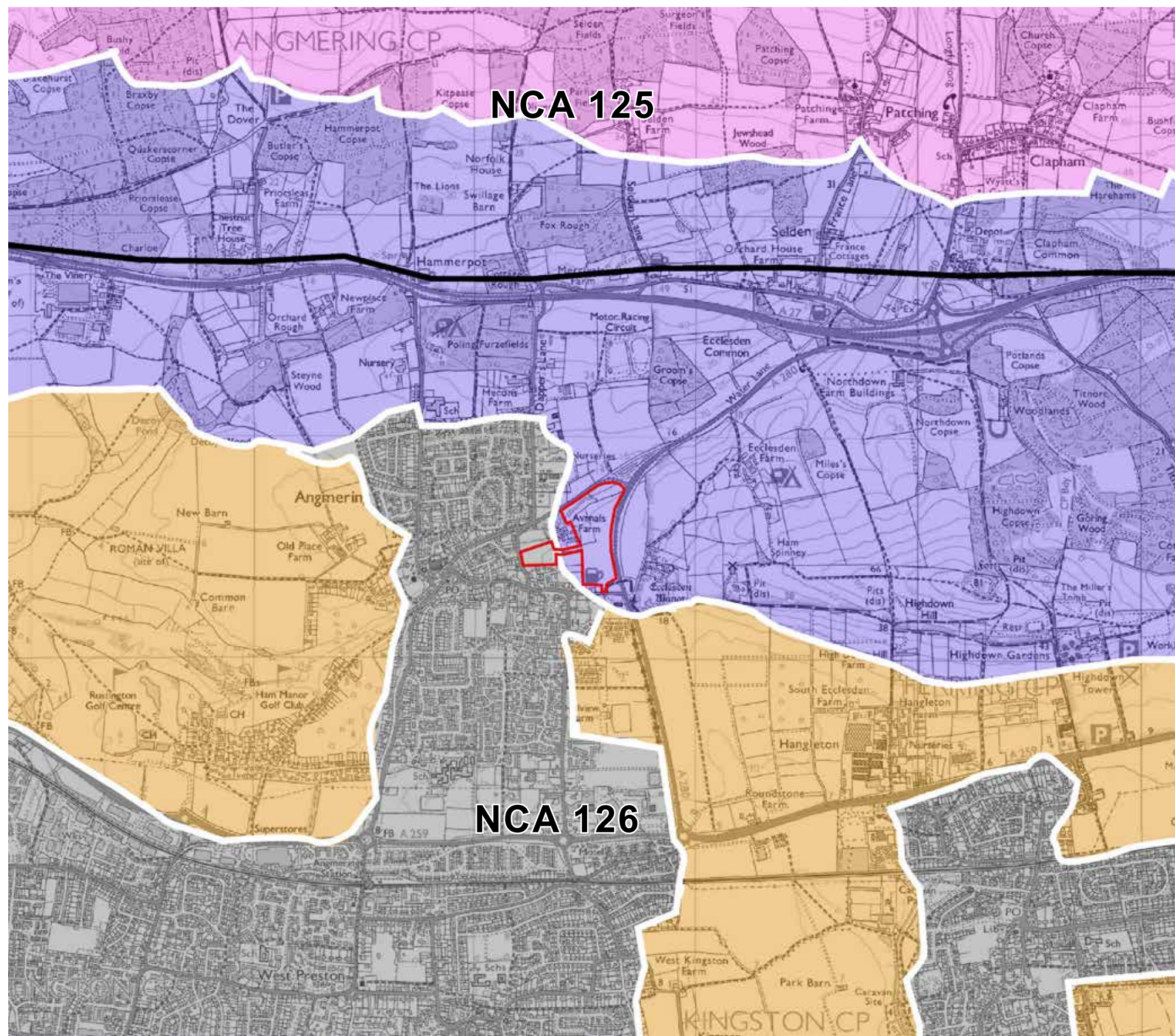
- ‘The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and ‘harbours’ contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected

populations of overwintering waders and wildfowl and is also extensively used for recreation.

- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.’

County: West Sussex Landscape Character Assessment

- 5.2.4 The West Sussex Landscape Character Assessment was carried out in 2003 and identifies 42 distinct areas of landscape character within the county. The Site lies within LCA SC12: Angmering Upper Coastal Plain. This Character Area lies in the south of the County between Crossbush to the west and Highdown Hill in the east. It forms a transition between the open lower Coastal Plain to the south and the wooded downs to the north. Whilst the busy A27 trunk road cuts through the middle, there are few urban influences in much of the area. As a result it retains a mostly undeveloped, rural character.



KEY

 Site Boundary

National: National Character Area Profiles

NCA 125 South Downs

NCA 126 South Coast Plain

County: West Sussex Landscape Character Assessment

 Urban Area

 LCA SC12: Angmering Upper Coastal Plain

 LCA SC1: South Coast Shoreline

 LCA SD4: Angmering Park

Figure 5: Landscape Character. Scale 1:20,000@A3

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5.2.5 Key characteristics of SC12: Angmering Upper Coastal Plain include:

- ‘Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown Hill (an isolated chalk hill).
- Mainly gently undulating farmland enclosed by woods with frequent hedgerows.
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands.
- Pattern of small to medium-sized pastures and arable fields.
- Intimate hidden wooded valleys containing narrow water bodies, notably at Hammerpot and Patching.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west.
- Apart from the busy A27, roads are mostly winding hedged or wooded lanes.
- Criss-crossed by numerous rural tracks, byways and rights of way’.

5.2.6 Key historic features of the landscape identified within the Landscape Character Assessment include Highdown Hill, which has a late Bronze Age enclosure with an Anglo Saxon cemetery - Scheduled Ancient Monument (SAM) - in the middle. A specific viewpoint from Highdown Hill is included within **Section 6.0** of this assessment. Other historic features include the mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries; and ancient tracks and byways.

5.2.7 Potential development pressure from the extension of existing settlements to the south and east is identified as a key force for change within the landscape. Furthermore, key landscape and visual sensitivities include:

- ‘Loss of undeveloped rural character of the area.
- Loss of extent and diversity of woodland cover, much of which is ancient woodland.
- Changes in farming practices leading to changes in field size, loss of hedgerows, and loss of chalk grassland.
- Loss of historic landscape features due to changes in land management practices and estate fragmentation.
- Changes to the scattered low key settlement pattern. Cumulative impact of small scale development either through inappropriate scale or unsympathetic design.
- Inappropriate design and scale of road improvements. Apart from the main A27, roads are rural in character, often leading on to historic trackways

Plate 3: Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
43	Ecclesden Hills	Moderately intact hedgerow network with some woodland.	Distinctive setting to east of Angmering.	Rising ground beyond settlement.	Predominantly arable and pasture. Part of wider foothills to Downs.	No separation function except wider separation with Worthing.		SUBSTANTIAL

Plate 4: Landscape Value

No	Landscape Character Area	Landscape Designation ²⁶ low high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of ‘outstanding assets’ (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
43	Ecclesden Hills	Adjacent to AONB	Ancient Woodland, LBs, RSI, Setting to CA	Setting to Downs		Moderate scenic beauty		MODERATE

and byways.

- Loss of rural quality of rights of way network of tracks and byways, through inappropriate development’.

District: Landscape & Visual Amenity Aspects of Development Choices in Arun District, 2006

5.2.8 Arun District Council commissioned the Arun Landscape Study to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development.

5.2.9 The Site lies within the Ecclesden Hills LCA. The LCA is described as a mixed agricultural landscape on rising ground, adjacent to the AONB. The hills are prominent when viewed from nearby villages.

5.2.10 A summary of Landscape Value and Sensitivity (as per the Arun Landscape Study) are shown in **Plates 3 and 4** above.

District: Landscape Capacity of Strategic Sites in Arun District, 2017

5.2.11 The 2017 Arun Landscape Study draws on the 2006 Landscape & Visual Amenity Aspects of Development Choices in Arun District report and provides a fine grain of analysis appropriate for site scale capacity assessment.

5.2.12 The Site lies within two of the identified site parcels. The eastern parcel of land comprises parcel 12d, whilst the western parcel of land comprises parcel 12e.

5.2.13 A summary of the Landscape Value and Sensitivity (as per the Landscape Capacity of Strategic Sites in Arun District) are shown in **Plates 5, 6, 7 and 8** overleaf.

Settlement Character

5.2.14 Angmering is located south of the A27 corridor towards the south-east of the district, to the northeast of Littlehampton. The National Park is within close proximity, with the dip slope of the South Downs approximately 1km to the north of the village, and Highdown Hill close by to the east.

5.2.15 Angmering is situated on gently rising ground at the foot of the Ecclesden Hills. Agricultural fields, a golf course, playing fields and horticultural enterprises occupy a narrow belt of land north of the A259 which separates Angmering from Littlehampton to the south. There are significant urban influences on the landscape between the two settlements which limit the rural quality of the landscape. This narrow belt of agricultural land does however maintain clear separation between the two settlements.

Plate 5: Landscape Sensitivity (Parcel 12d)

Inherent landscape quality (Intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	4	1	4	5	3	23
Includes pastoral fields with northern section grazed by horses. Internal structure is provided by outgrown and gappy hedgerows on the northern edge of the main field, and intermittent vegetation along the stream edge. Historic field boundary on the eastern edge has been lost due to the A280. Trimmed hedgerow with semi-mature trees creates a robust boundary along Water Lane (northern edge). The western boundary is a robust hedgerow, which is trimmed on the field side. Boundary to the A280 embankment holds fragmented shrub cover and grasses, with a group of semi-mature trees at south east corner.	Stream along the northern edge of the site. Naturalised shrub and tree cover in the northern area in addition to hedgerows and improved grassland provides wildlife connectivity.	Detached from the main settlement. This site is higher than the main settlement. It abuts a boundary of single row of housing (listed buildings) and farm.	No contribution to separation between settlements.	Forms part of the wider rural setting to Angmering and the National Park. The site contributes to the wider rural setting of the conservation area and listed buildings to the south west.	Visible from the National Park, conservation area and listed buildings. Open views across the whole site from the footbridge which crosses the A280.	Screening any development from the footbridge would be difficult. Screening from the A280 could be enhanced. Internal structure through the site should be retained. Southern and north-east boundary vegetation to could be enhanced to mitigate views. The loss of amenity to the public right of way.	SUBSTANTIAL

Plate 6: Landscape Value (Parcel 12d)

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	3	3	2	4	3	3	20
Close to the National Park Boundary.	Adjacent to the conservation area. The north part of the site is within the flood zone.	Pastoral fields are common to the local area. The northern section of the site around the stream is distinctive due to the sloping topography, stream and mosaic of naturalised shrub, tree groups and pasture.	Adjoins the conservation areas.	Forms part of the setting to the National Park both visually and physically. Forms rural setting to the conservation areas and listed buildings.	No formal or informal public access to the site. The public right of way runs along the outside of the southern site edge for a short distance. This path is heavily used as a link between the National Park and Angmering. The site is highly visible from the public right of way.	Minimal sense of tranquillity due to the busy roads both north and east of the site. Sense of enclosure across the majority of the site. Bird song can be heard across the site. Visual links with the wider National Park landscapes enhance scenic quality of the landscape.	MODERATE

Inset A: Parcel Locations

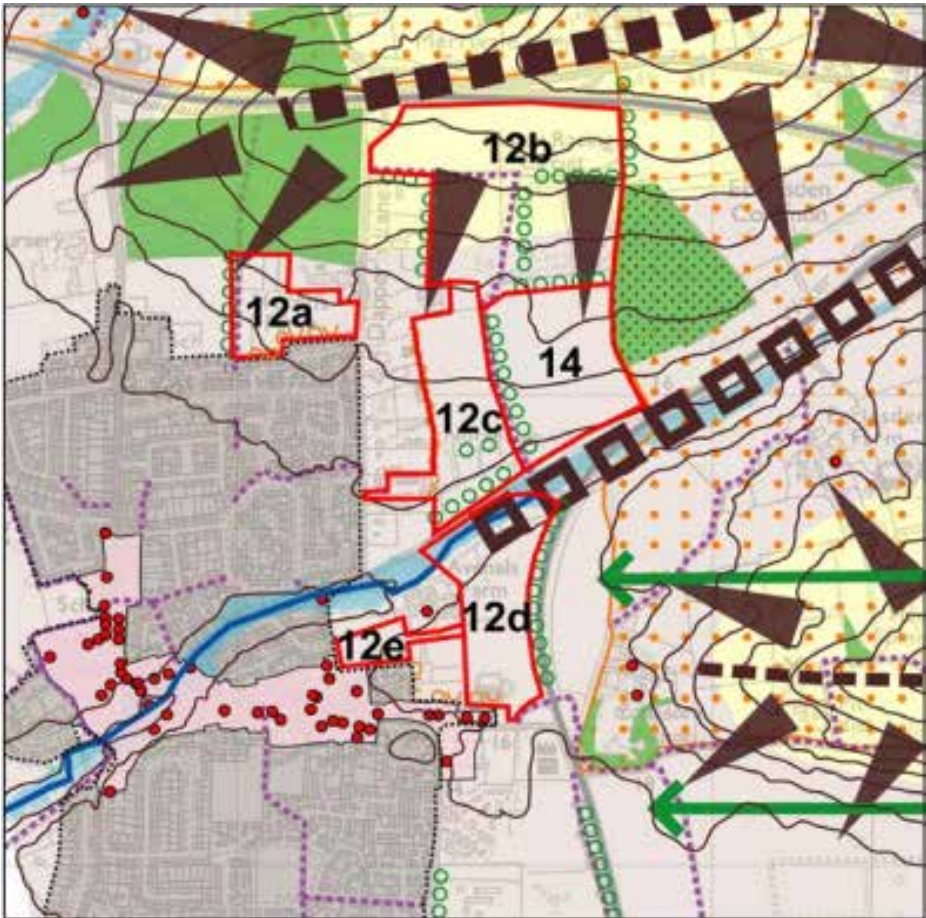


Plate 7: Landscape Sensitivity (Parcel 12e)

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	1	1	4	3	3	18
This site is one of two small fields with historic field boundaries. The northern boundary is a wooden fence with occasional low tree along it. To the west of the field is a low flint wall along Weavers Hill. There are some small trees along this such as elder. To the north is a mixed boundary with settlement including brick walls and garden trees. To the east there is a well developed hedge line separating the site from Avenals Farm. There is a small amount of tree cover at the entrance to the site from Water Lane. Grade 1 Agricultural Land.	Green field site with some tree cover within site.	The site is attached to settlement on two sides and is consistent with the north-south settlement pattern of Angmering.	No contribution to separation.	The site contributes to the retained rural character of the historic part of Angmering village which is designated as a Conservation Area. The site and edge of settlement is visible from Weavers Hill and Water Lane to the north. The site contributes to the rural setting of Avenals Farm, Malt Barn Cottage, Weaver Cottage, and Cressingham Cottage and its outbuilding which are all Grade II listed.	The site is visible from the edge of the conservation area which abuts it to the south east. The site has localised views from the houses on Cumberland Road and the Avenals as well as the adjacent listed buildings. There are longer distance glimpses from residential areas to the north and from Water Lane. The site is well enclosed to the east. There are glimpsed views of the hills of the South Downs National Park but it is unlikely to be detectable in the view.	In order to mitigate effects on views from sensitive locations, boundary vegetation would need to be put in place to the north. It would be necessary to mitigate effects on the conservation area and setting to the listed buildings. The small area of the site reduces the possibility for development and mitigation.	MODERATE

Plate 8: Landscape Value (Parcel 12e)

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	3	2	3	1	3	16
None.	The site is adjacent to the Conservation Area to the south.	The site is a distinctive rural edge to the historic part of the village.	The site and the neighbouring field are in the historic field pattern and are a remnant of the original small scale field pattern around the village.	The site makes a contribution to the setting of the Conservation Area and adjacent listed buildings. There is no contribution to the setting of the National Park.	There is no formal or informal public access to the site.	The views to the south and east of the site are rural in character. There is an urbanising effect from housing along Cumberland Road, Weavers Hill and the housing estate north of Water Lane. There is some noise from local roads to the north and east at times.	MODERATE

- 5.2.16 Landscape to the north of Angmering is predominantly pasture and arable agricultural land with woodland blocks and scattered farmsteads. The land rises steeply affording views towards the coast and South Downs.
- 5.2.17 The historic core is recognised as a Conservation Area, but the village is much expanded by later suburban development which reflects the period of construction.

South Downs National Park

- 5.2.18 The South Downs National Park encompasses over 1600 square kilometres of England’s most valued lowland landscapes. This is a nationally important and highly valued landscape.
- 5.2.19 The purposes of National Parks are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public. The Site is considered to form part of the setting to the National Park.
- 5.2.20 The following seven Special Qualities were agreed by the South Downs National Park Authority in 2011:
 - Diverse, inspirational landscapes and breathtaking views;
 - A rich variety of wildlife and habitats including rare and internationally important species;
 - Tranquil and unspoilt places;
 - An environment shaped by centuries of farming and embracing new enterprise;
 - Great opportunities for recreational activities and learning experiences;
 - Well-conserved historical features and a rich cultural heritage;
 - Distinctive towns and villages, and communities with real pride in their area.

5.3 Landscape Management Guidelines

National: NCA Statements of Environmental Opportunity

- 5.3.1 Statements of Environmental Opportunity for the South Coast Plain (NCA 126) of relevance to the proposal include:
 - ‘SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment. For example, by:
 - Developing a comprehensive framework of green infrastructure throughout the NCA and the creation/improvement of other green spaces that link into the heart of urban areas and contribute to urban greening, meeting Accessible Natural Green Space Standards (ANGSt) where possible.

- Seeking to maintain and enhance areas of open countryside in this heavily urbanised NCA, to preserve the distinct settlement pattern and ensure that local communities have access to greenspace for their wellbeing and enjoyment.
- Ensuring that development and its associated infrastructure (including light, noise and air pollution) does not intrude on the special qualities of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the South Downs National Park; and ensuring that the landscape character within these areas and their settings is conserved, restored, reinforced or created as appropriate to reflect the ambitions of their respective management plans.
- Promoting and enhancing the rights of way network throughout the area, especially along the coast and linking to the South Downs, while developing new permissive access that links towns and settlements to quality greenspace and other areas of interest as part of a cohesive network of inspiring access provision for all’.

County: West Sussex Landscape Character Assessment

- 5.3.2 The key landscape management guideline for the Angmering Upper Coastal Plain (SC12) is to ‘conserve and enhance the quiet rural qualities and environment of the small villages and rural road and lane network, encourage landscape restoration and woodland management and ensure that new development is well integrated within the landscape’. For example by:
 - ‘Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
 - Conserve and manage distinctive habitats including chalk grassland, stream sides, lakes, ponds and woodland especially those which are under pressure from development on the edges of settlements.
 - Conserve and enhance the character and setting of small villages and hamlets. Consider the cumulative impact on landscape character of small developments and land use change.Avoid the introduction of suburban styles and materials.
 - Ensure any new development, including any associated with the A27 trunk road, is well integrated into the wider landscape. Pay particular attention to edge of development. Use new woodland and hedgerow planting as appropriate.
 - Ensure that new large agricultural buildings are not obtrusive in the landscape. Avoid placing them on slopes from which they would be highly visible from long range views.
 - Retain small scale low key road networks. Conserve hedgerows, banks and road verges associated with existing track and byways to retain their significance in the landscape and their nature conservation importance.
 - Carry out a full assessment of existing woodland and tree cover. Encourage strong design principles in felling and replanting woodlands and copses to ensure they are integrated into the landscape.

- Encourage sympathetic woodland management, and prioritise the restoration of neglected or damaged woodland, except where there is a nature conservation interest in managing the present created habitat.
- Conserve, manage and enhance hedgerows. Plant and link hedgerow trees where areas have been cleared.
- Plant and replant single tree features and copses throughout arable areas wherever they will create significant landscape features and can be accommodated.
- Extend existing areas of woodland, reflecting the existing scale and structure of the landscape in their design, except where this conflicts with archaeological or nature conservation interests.
- Conserve and manage chalk grassland, clearing and managing scrub where necessary in irregular shaped patches to avoid hard edges, and to provide habitat edges and shelter. Target Environmental Stewardship schemes to ensure retention of existing chalk downland and reversion of arable land’.

District: Landscape & Visual Amenity Aspects of Development Choices in Arun District, 2006

- 5.3.3 No Landscape Management Guidelines are provided for the Ecclesden Hills LCA.

District: Landscape Capacity of Strategic Sites in Arun District, 2017

- 5.3.4 No Landscape Management Guidelines are provided for parcels 12d and 12e.

5.4 Landscape Receptors

- 5.4.1 The following landscape elements and characteristics (in no particular order) have been identified as potential receptors of landscape effects of the Site at Water Lane, Angmering:
 - The Site incorporating:
 - Topography;
 - Land use;
 - Existing watercourses;
 - On-site vegetation; and
 - The overall character of the site.
 - The setting of Angmering Conservation Area;
 - The setting of Grade II Listed Avenals Farmhouse;
 - The character of the Angmering Coastal Plain LCA;
 - The setting of the South Downs National Park; and
 - The settlement character of Angmering.
- 5.4.2 An assessment of Landscape Receptor sensitivity is described in **Table 2** below. The table should be read in conjunction with **Tables B1 and B3** in **Appendix B** setting out the criteria used to determine sensitivity to change.

Table 2: Summary of Landscape Receptors and Sensitivity

Receptor	Value	Susceptibility	Description	Sensitivity
Site features				
Topography	Medium	Medium	The Site generally slopes from east to north-west, falling from approximately 18m AOD along the eastern boundary with the A280 to approximately 13.5m AOD in the north-western corner of the western field, adjacent to Weavers Hill. The existing stream to the north of the eastern parcel drops further to approximately 9.5m AOD. Within the wider landscape the landform rises more steeply to the east up to a high point of 81m at Highdown Hill. The topography of the Site is fairly typical of the wider landscape.	Medium
Land use	Medium	Medium	The Site comprises two agricultural fields which are currently laid to grass, typical of the wider landscape. The Site is greenfield land and is not currently in use. As an allocated site the change in land use has been accepted in principle.	Medium
On-site Vegetation	Medium	Medium	Throughout the Site there are a range of trees and groups that contribute to the wider landscape character; however the overall quality varies. The majority of on-site vegetation is assessed as being of moderate to low arboricultural and landscape value (BS Categories 'B' and 'C'). Some existing vegetation is subject to a Tree Preservation Order. Given that vegetation is limited to the site boundaries and had good potential for retention/mitigation, on-site vegetation is considered to be of Medium sensitivity.	Medium
Existing watercourses	Medium	Medium	Watercourses and drainage channels are characteristic features of the area. A stream lies to the northern end of the eastern parcel which provides suitable habitat for a range of species. The watercourse is generally in good condition and contributes to the rural character of this part of the Site where it adjoins Water Lane. There is opportunity to enhance this area for ecology and biodiversity as part of the proposed development. Proposed development areas are set well back from the stream with much of the existing grassland surrounding it to be retained. As such the overall sensitivity to change is considered to be Medium.	Medium
The overall Character of the Site	Medium	Medium	The proposed development site is greenfield land to east of the built up area of Angmering. The Site lies in close proximity to, and directly abuts the Angmering Conservation Area. The Site is fairly characteristic of the wider landscape.	Medium
Designations				
The setting of Angmering Conservation Area	High	Medium	Angmering has a designated Conservation Area encompassing a number of Listed Buildings and other non-Listed Buildings of architectural merit. This includes The Spotted Cow Public House (Grade II). The Site lies outside of the Conservation Area, however the Site is still considered to form part of its setting. Given the proximity to the Conservation Area and the susceptibility of townscape character, the overall sensitivity to change is considered to be High.	High

Table 2: Summary of Landscape Receptors and Sensitivity Continued,

Receptor	Value	Susceptibility	Description	Sensitivity
The setting of Avenals Farmhouse	High	Medium	Avenals Farmhouse, a Grade II Listed Building, lies immediately adjacent to the Site. The farmhouse is contained within a larger complex of buildings and areas of garden vegetation. Its setting is insular in nature with the farmhouse and outbuildings associated with each other, rather than the wider site area.	High
Landscape Character				
The character of the Angmering Upper Coastal Plain LCA	Medium	Medium	The West Sussex Landscape Character Assessment provides the best level of detail for this assessment. At the county level the Site lies within the Angmering Upper Coastal Plain LCA. The Angmering Upper Coastal Plain LCA is characterized by an undulating landform of farmland and scattered woodland. In the context of the limited Site constraints the sensitivity is considered to be Medium.	Medium
The setting of the South Downs National Park	High	Medium	The western edge of the South Downs National Park lies beyond the A280 to the east. The South Downs National Park is of national importance and holds statutory protection under Planning Policy. The purposes of National Parks are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public. As such, the landscape is considered to be of High value but with Medium susceptibility as there is some capacity to accommodate change without affecting the baseline situation. The overall sensitivity to change is considered to be High.	High
Settlement Character of Angmering	Medium	Medium	With the exception of the designated Conservation Area the overwhelming character of Angmering is in the form of post-war residential development, offering relatively little in terms of consistency or quality in architecture and urban design. The Site lies outside of the current settlement boundary.	Medium

5.5 Landscape Effects

- 5.5.1 The assessment of landscape effects during construction and after completion (Year 1 and Year 15) on the landscape resource identified in the baseline study is set out in **Table 3** and are described below.
- 5.5.2 The tables should be read in conjunction with the criteria for determining the magnitude of change in **Appendix C: Table C1**, the matrix of scale of importance in **Appendix C: Table C3** and the methodology described in **Section 2.0** of this report.
- Construction and Temporary Effects
- 5.5.3 During the construction phase, impacts on landscape components within the site will result from direct changes in land use, vegetation clearance for access and alterations to the existing topography. This will occur alongside the provision of temporary infrastructure such as access, site compounds and parking; the storage of materials; erection of temporary fencing/hoardings; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but will generally be temporary and short-term. All construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of effects as far as possible.
- 5.5.4 Throughout the Site there will be a temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services and sustainable drainage. The scale of the effect on the topography of the site during construction will be temporary **Moderate Adverse**.
- 5.5.5 The proposed development will result in a permanent change in land use. The existing greenfield land will be replaced with a temporary construction site. There will be a localised extent of change to land use within the Site boundary which partially alters the character or nature of the wider landscape. This change will result in a permanent **Moderate Adverse** scale of effect at the site level.
- 5.5.6 Existing vegetation on the boundaries of the Site is to be retained where possible and protected during construction. The majority of tree cover within the Site will be retained. Only tree works which are essential or necessary for the health of the trees will be undertaken and any trees removed will be replaced where possible, resulting in a temporary **Minor Adverse** scale of effect during construction. The TPO trees will be unaffected by the proposed development and suitably protected during the construction phase.
- 5.5.7 The existing stream within the eastern parcel of land will be retained and protected during construction works. New drainage features including SUDs ponds will be will be incorporated into the Site. The significance of effect on watercourses and drainage systems during the construction phase will be **Negligible**.
- 5.5.8 The overall character of the Site will temporarily change from greenfield land to a construction site. Uncharacteristic components will be introduced alongside characteristic features or elements. There will be a noticeable,

temporary and localised temporary **Moderate Adverse** scale of effect on the Site and its immediately surrounding area.

- 5.5.9 The Site lies in close proximity to the Angmering Green Conservation Area. During the construction phase there will be some localised disturbance with glimpsed views towards construction activity from within the Conservation Area. Construction traffic may temporarily detract from the tranquillity of the Conservation Area, but will use alternative routes where possible. The overall scale of effect during the construction phase will be temporary **Minor Adverse**.
- 5.5.10 The Grade II Listed Building Avenals Farmhouse is located immediately adjacent to the Site. Its setting is insular in nature with the farmhouse and outbuildings associated with each other, rather than the wider site area. The effects of construction will be localized and there will be limited intervisibility between construction activity and the heritage asset. As such the key characteristics of these Listings will be unaffected by construction activity. Given the localised extent of change, the scale of effect during construction will be **Negligible**.
- 5.5.11 The Site falls within the Angmering Upper Coastal Plain LCA. The Angmering Upper Coastal Plain LCA is characterized by an undulating landform of farmland and scattered woodland. Sensitive characteristics and landscape elements within this character area include hedgerows, tree belts, woodland blocks and copses which frame views across the valley. The Site is fairly characteristic of this LCA. Construction activities including the location and arrangement of access, compounds and parking; storage of materials; temporary fencing and hoardings; operational plant; and construction of buildings and hard landscape will be noticeable having a localised temporary **Moderate Adverse** scale of effect on the Landscape Character Area as a whole. The eventual residential land use is considered appropriate in the context of the surrounding landscape.
- 5.5.12 The Site forms part of the setting to the South Downs National Park and forms part of key views into/out of the park as defined in the Angmering Neighbourhood Plan. Construction activity will have a localized effect but will adversely affect the character and setting of this sensitive designated National Park landscape and its setting. As such, the scale of effect during the construction phase will be **Moderate Adverse**.
- 5.5.13 Construction activities will be a noticeable change to the eastern settlement edge of Angmering, but will be seen in context with existing residential development to the west. The presence of temporary hoardings and associated construction works will have a localised effect to Water Lane and Weavers Hill with an overall **Minor Adverse** scale of effect on the settlement character of Wymondham.
- Permanent Development and Effects at Year 1 / Year 15
- 5.5.14 The principles of the Landscape Strategy have been developed from the key constraints and opportunities of the site and its surrounding landscape context and are inherently landscape led. The key aspects of this approach include the retention and enhancement of the existing landscape structure;

key green infrastructure corridors, the spatial layout of residential areas and open space; and the density and scale of buildings.

- 5.5.15 There will be a permanent change to the topography of the Site however this will not alter once the development has been completed resulting in a permanent scale of effect of **Negligible** at Year 1 with no further change. The red line boundary has been informed by a landscape and visual survey with the prominent, steeply sloping ground adjacent to the west of the Site retained in agricultural use.
- 5.5.16 There will be a permanent change in land use to a high quality development including residential dwellings, open space, and strategic landscape. The proposals adjoin the existing settlement edge of Angmering and therefore residential land use is considered appropriate on the Site. There will be a permanent **Moderate Adverse** scale of effect on land use at the site level.
- 5.5.17 The retained boundary vegetation will provide a mature landscape setting to the new development. Existing on-site vegetation will be complemented by significant new strategic planting. The effect of new planting will initially be limited resulting in a **Negligible** scale of effect. By Year 15 as this planting matures, improving both landscape and ecological diversity there will be a residual **Minor Beneficial** scale of effect by Year 15.
- 5.5.18 The new SUDs ponds will become a feature of the development and a key part of the green infrastructure network. Ponds will be planted with native marginal planting. The effect on watercourses and drainage will be **Negligible** at Year 1 with no further change.
- 5.5.19 Although the Site will permanently change from greenfield land to a residential development, the design, scale, layout and landscape of the proposed development respects the character of the surrounding landscape and the existing settlement edge of Angmering. Existing vegetation on the site boundaries will help to contain the development from the wider rural landscape to the west. The scale of effect on the overall character of the site will be **Moderate Adverse** decreasing to **Minor Adverse** by Year 15 as proposed planting matures, helping to integrate the development into the wider landscape.
- 5.5.20 The proposed development has been carefully designed to retain key views into/out of the Conservation Area with built development set back from the western and southern site boundaries beyond areas of Public Open Space. As a result of pre-application discussions the southernmost part of the Site was redesigned in order to accommodate additional Public Open Space and play provision. New tree and hedgerow planting will serve to filter views of the proposed development from within the Conservation Area. At Year 1 post-completion proposed planting will have little effect and the scale of effect will remain **Minor Adverse**, the long-term scale of effect with mature planting will be **Negligible**.
- 5.5.21 Avenals Farmhouse, a Grade II Listed Building, lies between the eastern and western parcels. The completion of construction works will remove detracting vertical elements within the landscape setting of the farmhouse. The proposed development layout includes suitable setback distances to Avenals Farm and building heights within this area are limited to two storeys. The Site

will remain physically separated from the farmhouse by areas of public open space. Existing mature trees and shrubs would be retained where possible while proposed tree planting along the road corridor, the north west boundary of the eastern area and the north east boundary of the western area would further reduce views between the building and the proposed development. The scale of effect upon completion has been assessed as **Minor Adverse** at Year 1, decreasing to reach **Negligible** by Year 15.

- 5.5.22 The Site will permanently change from greenfield land to a residential development. The design, scale, layout and landscape of the proposed development respects the character of the surrounding landscape. Vegetation to the site boundaries, within residential areas and open space areas will incorporate locally appropriate native species, with a mix of native and ornamental species to complement and integrate the built form. The effect on the character of the Angmering Upper Coastal Plain LCA will initially be **Moderate Adverse** decreasing to **Minor Adverse** over time as vegetation matures and the proposals integrate into the surrounding landscape.
- 5.5.23 A landscape buffer, 5.5m to 9m wide, is proposed along the eastern boundary of the site, adjacent to the A280. This, as well as planting along the existing stream in the north of the site, would provide screening and separation of the proposed development from the South Downs National Park. The development would have no direct effect on the National Park and once planting within the proposed landscape buffer has matured the development would be significantly screened in views from the east. It is therefore considered that the proposed development would have a **Negligible** scale of effect on the setting of the South Downs National Park at Year 15.
- 5.5.24 Proposed built development extends no further than the Swanbourne Park development to the south, and therefore will not extend beyond the existing eastern settlement boundary of Angmering. Implementation of the landscape mitigation will yield a net increase in tree cover which will help to integrate the Site into the wider landscape. The effect of new planting on settlement character will initially be limited. By Year 15 there will be a net gain of tree planting throughout the proposed development providing a more intimate character and integrating the development to adjoining areas through its green infrastructure strategy. The scale of effect on the settlement character of Angmering will be **Negligible**.

Table 3: Summary of Landscape Effects

Receptor	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Importance
Site features				
Topography	Medium	Construction	Medium Negative	Moderate Adverse
		Completion Year 1	Negligible	Negligible
		Completion Year 15	Negligible	Negligible
Land use	Medium	Construction	Medium Negative	Moderate Adverse
		Completion Year 1	Medium Negative	Moderate Adverse
		Completion Year 15	Medium Negative	Moderate Adverse
On-site Vegetation	Medium	Construction	Low Negative	Minor Adverse
		Completion Year 1	Negligible	Negligible
		Completion Year 15	Low Positive	Minor Beneficial
Existing watercourses	Medium	Construction	Negligible	Negligible
		Completion Year 1	Negligible	Negligible
		Completion Year 15	Negligible	Negligible
The overall Character of the Site	Medium	Construction	Medium Negative	Moderate Adverse
		Completion Year 1	Medium Negative	Moderate Adverse
		Completion Year 15	Low Negative	Minor Adverse

Table 3: Summary of Landscape Effects continued

Receptor	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Importance
Designations				
The setting of Angmering Conservation Area (incorporating various Listed Buildings)	High	Construction	Low Negative	Minor Adverse
		Completion Year 1	Low Negative	Minor Adverse
		Completion Year 15	Negligible	Negligible
The setting of Grade II Listed Avenals Farmhouse	High	Construction	Low Negative	Minor Adverse
		Completion Year 1	Low Negative	Minor Adverse
		Completion Year 15	Negligible	Negligible
Landscape Character				
The character of the Angmering Upper Coastal Plain LCA	Medium	Construction	Medium Negative	Moderate Adverse
		Completion Year 1	Medium Negative	Moderate Adverse
		Completion Year 15	Low Negative	Minor Adverse
The setting of the South Downs National Park	High	Construction	Low Negative	Moderate Adverse
		Completion Year 1	Low Negative	Moderate Adverse
		Completion Year 15	Negligible	Negligible
Settlement Character of Angmering	Medium	Construction	Low Negative	Minor Adverse
		Completion Year 1	Negligible	Negligible
		Completion Year 15	Negligible	Negligible

6. VISUAL ASSESSMENT

6.1 Scope

- 6.1.1 The following section examines the visibility of the site from the surrounding area. This appraisal is based on a manual assessment of topography and aerial images which have then been refined by the field survey.
- 6.1.2 The visual envelope demonstrates the extent of potential visibility to or from a specific area. The approximate visibility of the Site at Water Lane, Angmering, is demonstrated in **Figure 7** and **Representative Views 1-16**.

6.2 Visual Baseline

- 6.2.1 The topography of the Site and the surrounding area provides an extensive visual envelope extending from the near to long distance to the north, east and south-east of the Site. Views from the west are restricted to the near to middle distance by the existing settlement edge and existing vegetation.
- 6.2.2 The visual envelope comprises open countryside which contains an extensive network of Public Rights of Way. This includes areas within the South Downs National Park to the east of the Site.
- 6.2.3 The principal views from the road network are along Weavers Hill and Water Lane (see **Figure 7** - Visual Analysis). The primary visual envelope extends approximately 500m to in all directions. The secondary visual envelope on the other hand extends approximately 2.5km into the South Downs National Park in the east, however the Site is barely discernible amongst layers of intervening vegetation and the existing settlement of Angmering.

6.3 Visual Receptors

- 6.3.1 The visual receptors and an assessment of their sensitivity are described in **Table 4** below. The table should be read in conjunction with **Section 2.0** and **Tables B1 and B4** in **Appendix B** which set out the criteria used to determine sensitivity to change.
- 6.3.2 Within the visual envelope, visual receptors i.e. those individuals who will see the site and may experience a change in their view as a result of the proposed development have been identified as follows:
 - Users of Public Rights of Way
 - Users of PRoW 3692;
 - Users of PRoW 2148;
 - Users of PRoW 2143;
 - Users of PRoW 2149;
 - Users of PRoW 2137;
 - Users of PRoW 2139; and
 - Users of PRoW 2136.
 - Users of Roads

- Users of Angmering High Street;
- Users of Weavers Hill;
- Users of Water Lane;
- Users of the A280;
- Users of Cumberland Road; and
- Users of Dapper’s Lane.

- Residents of Properties
 - Residents of Angmering High Street;
 - Residents of Weavers Hill;
 - Residents of Cumberland Road;
 - Residents of The Avenals;
 - Residents of Avenals Farm; and
 - Residents of Merryfield Crescent.

- Other Users
 - Visitors to The Spotted Cow Public House.

6.3.3 This includes receptors within the secondary visual envelope where views are predominantly glimpsed or filtered by intervening vegetation and development and as such the proposal is likely to form a minor aspect of the views currently experienced.

6.3.4 GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than individual private residential properties; however, it is acknowledged that residents may be particularly sensitive to changes in their visual amenity. As part of this assessment, the combined effects on a number of different groups of residential properties within the visual envelope have been considered to assess the effect on the community as a whole. When considering views from groups of properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered to be the most sensitive. It should be noted that in planning terms there is not a private right to a view.

6.4 Representative Views

- 6.4.1 Within the study area, a number of representative and illustrative views of the site have been selected to demonstrate the existing visual amenity and the change likely to be experienced. The viewpoint locations have been chosen based on distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors. Views are classified as either:
 - Near Distance (0-0.5km)
 - Middle Distance Views (0.5-1km)
 - Long Distance Views (1-2km)
- 6.4.2 All photographs were taken in February 2020 and demonstrate a worst case scenario in terms of visual screening when deciduous vegetation was not in leaf.

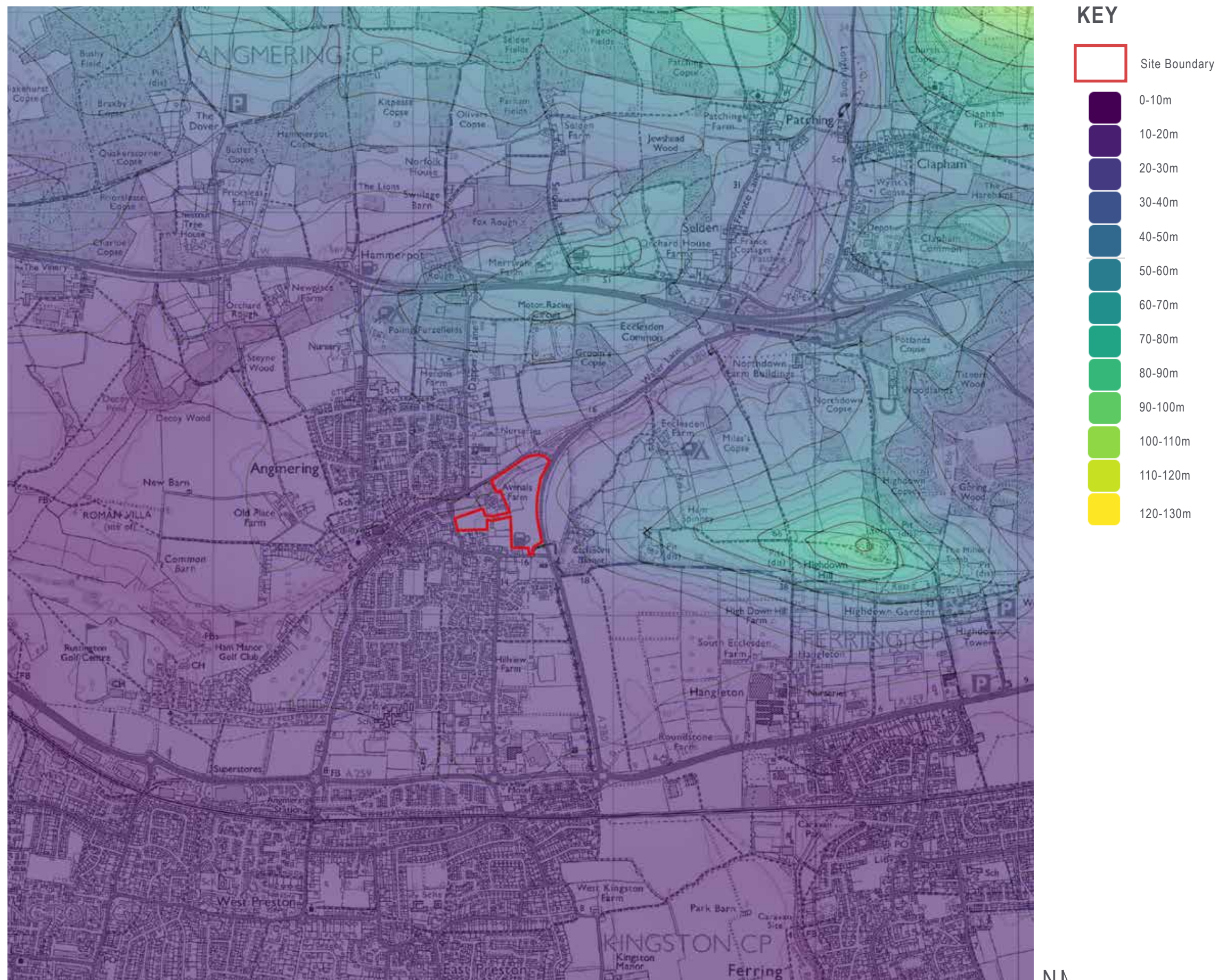
6.4.3 For each viewpoint the visual receptors are identified and their sensitivity assessed. The effects of the proposed development are then subsequently described and assessed.

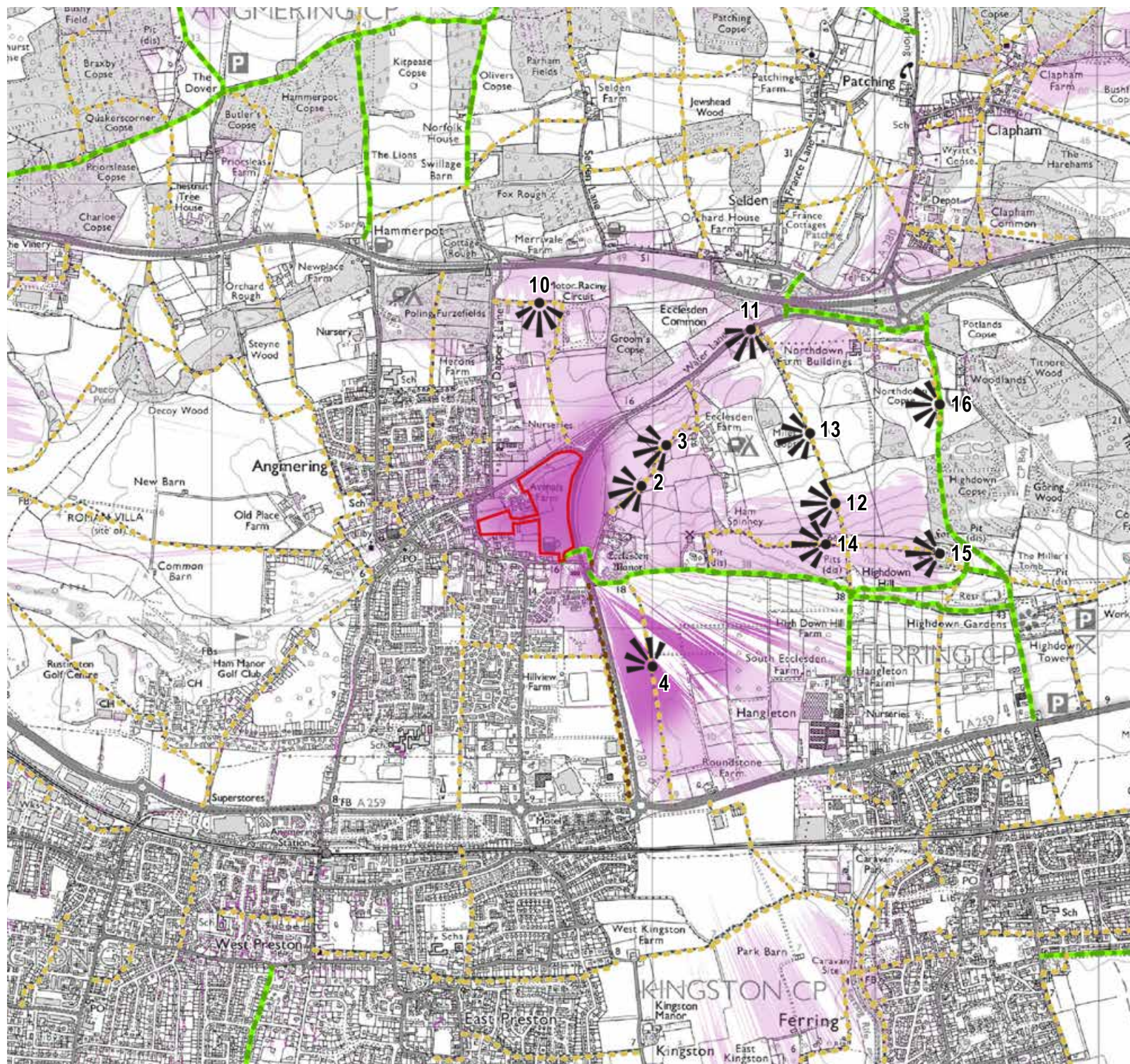
Table 4 - Summary of Visual Receptors and Assessment of Sensitivity

Visual Receptor	VP	Value	Susceptibility to proposed development	Description	Sensitivity
Users of Public Rights of Way					
Users of PRoW 3692	1	Medium	High	Recreational users of the footpaths around the site are likely to be enjoying views across the countryside. As their attention will be focused on the landscape, the people using these PRoW will have a High sensitivity to visual change.	High
Users of PRoW 2148	2, 3	Medium	High		High
Users of PRoW 2143	4	Medium	High		High
Users of PRoW 2149	10	Medium	High		High
Users of PRoW 2137	12, 13	Medium	High		High
Users of PRoW 2139	14, 15	Medium	High		High
Users of PRoW 2136	16	Medium	High		High
Users of roads:					
Users of Angmering High Street	5	Medium	Medium	Users include both motorists and pedestrians who will be accessing the wider PRoW network. Users are traveling at a low speed and have glimpsed views towards the Site along the existing field access point. Given that the route passes through the Conservation Area and is considered rural in nature the overall sensitivity to change is considered to be Medium.	Medium
Users of Weavers Hill	7	Medium	Medium	Users of Weavers Hill include both motorists and pedestrians. Users are traveling at a low speed and have glimpsed views over the western parcel of land. Given that the route passes through the Conservation Area and is considered rural in nature the overall sensitivity to change is considered to be Medium.	Medium
Users of Water Lane	8, 9, 11	Medium	Medium	Users are predominantly motorists who will be focused on the road ahead. There is no footpath along this route. Views towards the Site vary depending on angle and levels of intervening vegetation. There are some views towards the Conservation Area and agricultural setting around Avenals Farm. The overall sensitivity to change is considered to be Medium.	Medium
Users of the A280	Not Available	Medium	Low	With a 60 mph speed limit, the focus of motorists will be on the road ahead. Vegetation along the roadside restricts most views towards the site with glimpsed views possible in places through gaps in the vegetation. The overall sensitivity to change is considered to be Low.	Low
Users of Cumberland Road	Not Available	Medium	Medium	Users of Cumberland Road are in close proximity to the Site and will be a mixture of pedestrians and motorists. Views towards the Site are possible from the junction with Weavers Hill. Given the rural nature of the view, the overall sensitivity is considered to be Medium.	Medium

Table 4 - Summary of Visual Receptors and Assessment of Sensitivity Continued

Visual Receptor	VP	Value	Susceptibility to proposed development	Description	Sensitivity
Users of Dapper's Lane	Not Available	Medium	Medium	Dapper's Lane lies to the north of the Site, beyond Water Lane. From Dapper's Lane there are clear, elevated views across the eastern parcel of land.	Medium
Residential and other properties:					
Residents of Angmering High Street	Not Available	Medium	Medium	Residents of Angmering High Street will have varying views of the Site depending on distance and levels of intervening vegetation. Views are broadly limited to upper storey windows. The views will be important to the individuals concerned and appreciated on a daily basis. As such visual receptors in these locations have a Medium sensitivity to change.	Medium
Residents of Weavers Hill	Not Available	Medium	Medium	There are some scattered residential properties along Weavers Hill. Residents of these properties will have varying views towards the Site depending on levels of intervening vegetation. The views will be important to the individuals concerned and appreciated on a daily basis. The overall sensitivity to change is considered to be Medium.	Medium
Residents of Cumberland Road	Not Available	Medium	Medium	Cumberland Road lies to the west of the Site, beyond Weavers Hill. Residents of some of these properties will have oblique views towards the Site from upper storey windows, although partially screened by existing roadside vegetation. The overall sensitivity to change is considered to be Medium.	Medium
Residents of The Avenals	Not Available	Medium	Medium	Residents of The Avenals will have varying views towards the Site depending on distance and levels of intervening vegetation. Views are limited to upper storey windows. The views will be important to the individuals concerned and appreciated on a daily basis. As such visual receptors in these locations have a Medium sensitivity to change.	Medium
Residents of Avenals Farm	Not Available	Medium	High	Residents of Avenals Farm are in close proximity to the Site with development areas located to the east and west. Residents of the dwellings within the farm have glimpsed to clear views of the Site from various windows. The overall sensitivity to change is considered to be High.	High
Residents of Merryfield Crescent	Not Available	Medium	Medium	Merryfield Crescent lies to the north of the Site beyond Water Lane. Residents of these properties will have glimpsed views towards the Site from rear windows, although partially screened by back garden vegetation. The overall sensitivity to change is considered to be Medium.	Medium
Other users:					
Visitors to The Spotted Cow Public House	6	Medium	Medium	From pub garden at The Spotted Cow there are clear views across the eastern parcel of land due to a lack of intervening vegetation along the southern site boundary. There are glimpsed views from the car park area where views are partially screened by an existing evergreen hedge.	Medium





Inset A: Near distance views

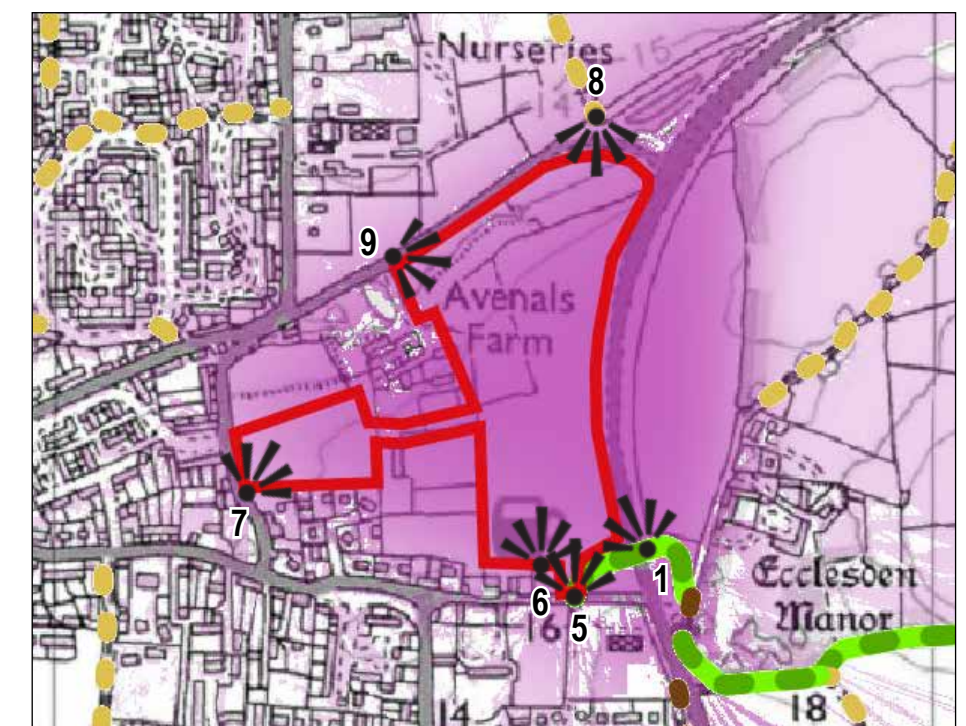


Figure 7: Visual Analysis Plan. Scale 1:20,000@A3

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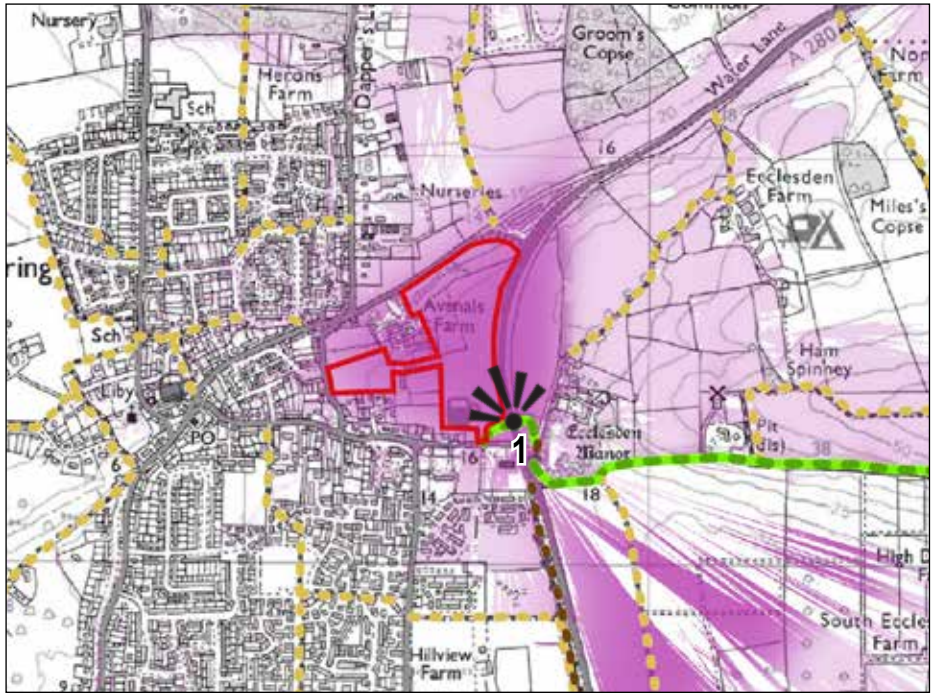
Panorama for context only

6.4.4 VIEWPOINT 1

View north-west towards the Site from PRoW 3692

Baseline Description

There is an extensive PRoW network to the west of the Site which connects the Site to the wider landscape via Angmering High Street. In this view from PRoW 3692, which lies to the west of the Site, there are clear open views across the Site from the elevated position of the footbridge.



Camera make + model: NIKON D3200

Date of photograph: 11.02.2020

OS grid reference: 507665, 104353

Viewpoint height (AOD): 18m

Distance from site: 25m

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Visual Receptors

- Users of PRoW 3692

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

From this locally elevated location, there will be open and close views overlooking the proposed development, in particular the eastern parcel of land. The proportion of the view affected will be extensive due to the close proximity of the viewer at this location. The proposed development will, however, be seen in context with the urbanising influence of the A280. The magnitude of change at this point on PRoW 3692 during construction will be **High Negative**.

Visual Effects of Permanent Development and Specific Mitigation

There will be a noticeable change to the view as the Site changes from greenfield land to a residential development with clear views over the rooftops of the completed development. Initially the effects of the landscape mitigation will be small and the magnitude of change to users of PRoW 3692 will remain **High Negative**. As proposed vegetation within the site boundaries matures, it will help to soften and screen views of the built development, however the completed development will remain clearly noticeable from this viewpoint. The magnitude of change will decrease to reach **Medium Negative** at this point by Year 15.



Visualization Type: Type 1	Enlargement Factor: 100% @ A3	Camera Model and Sensor Format: Nikon D3200, CFS	Presented FOV (HxV): 44° x 27°
Projection: Planar	Photograph Date and Time: 11.02.2020, 12:14	Camera Lens: Nikon 35mm	

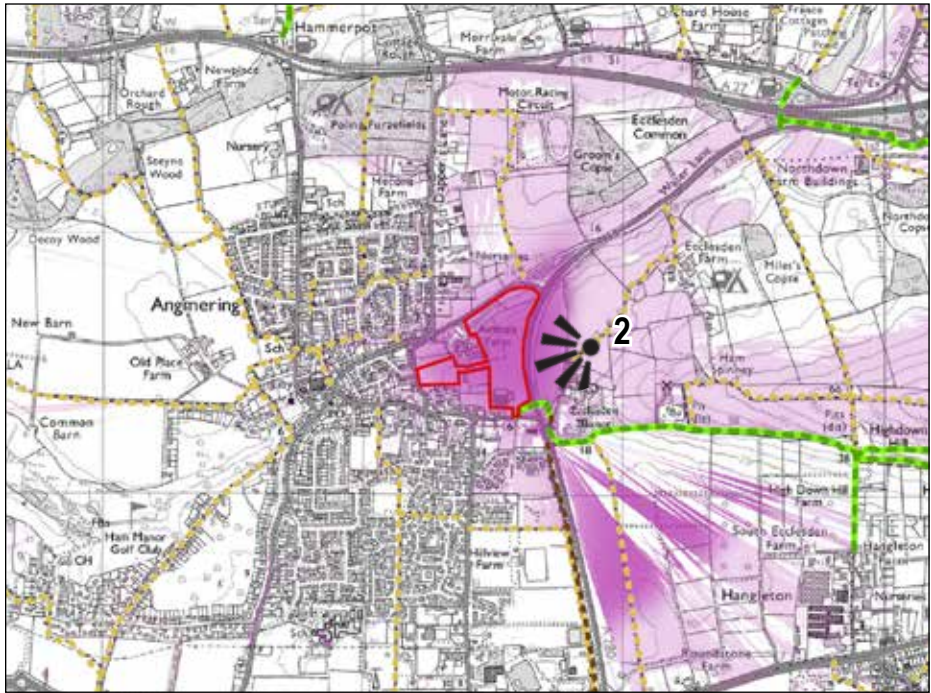


Panorama for context only

6.4.5 **VIEWPOINT 2**
View west towards the Site from PRoW 2148

Baseline Description

Viewpoint 2 is representative of users of PRoW 2148, a local footpath which lies to the east of the Site. Users of this footpath are at a slight distance from the Site with physical separation provided by the A280. This viewpoint lies within the South Downs National Park.



Camera make + model: NIKON D3200
Date of photograph: 11.02.2020
OS grid reference: 507887, 104555
Viewpoint height (AOD): 20m
Distance from site: 255m
Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRoW 2148

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

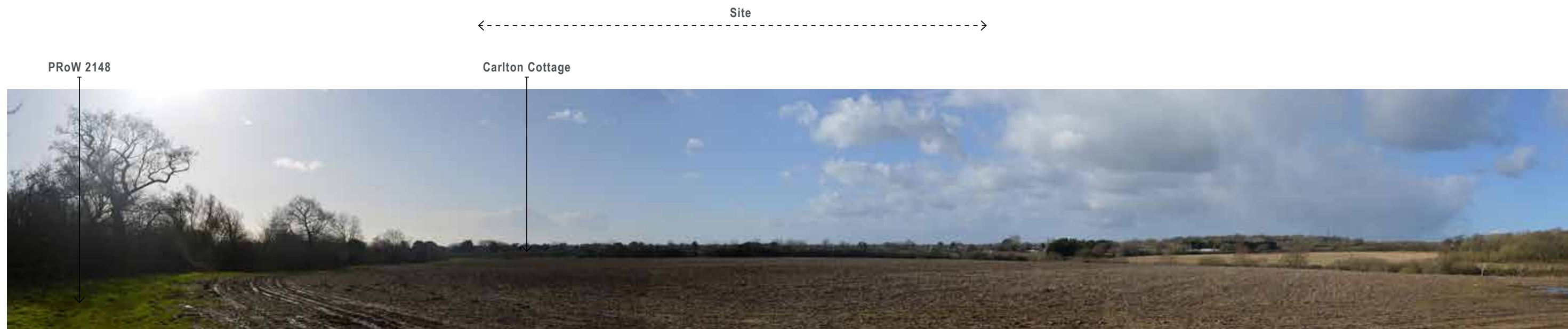
Construction activities will be visible from this point, although at some distance and heavily screened by layers of intervening vegetation. During the later stages of construction there may be glimpsed views towards rooftops of the completed development. Overall there will be a slight change to the view as the Site, changes from agricultural land to a construction site. The magnitude of change at this point on PRoW 2148 will be **Low Negative**.

Visual Effects of Permanent Development and Specific Mitigation

There will be a slight change to the view as the Site changes from greenfield land to a residential development with distant views possible towards the completed development. Initially the effects of the landscape mitigation will be small and the magnitude of change to users of PRoW BR 2148 will remain **Low Negative**. As proposed vegetation within the site boundaries matures, it will help to soften and screen views of the built development. The magnitude of change will decrease to reach **Negligible** at this point by Year 15.



Visualization Type: Type 1	Enlargement Factor: 100% @ A3	Camera Model and Sensor Format: Nikon D3200, CFS	Presented FOV (HxV): 44° x 27°
Projection: Planar	Photograph Date and Time: 11.02.2020, 13:41	Camera Lens: Nikon 35mm	



6.4.6 **VIEWPOINT 3** Panorama for context only

View south east towards the Site from PRow 2148

Baseline Description

Similarly to Viewpoint 2, Viewpoint 3 is representative of users of PRow 2148. The Site is at some distance and is barely discernible from this point due to distance and layers of intervening vegetation. This viewpoint lies within the South Downs National Park.

Visual Receptors

- Users of PRow 2148
- Recreational users of the PRow whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point. During the construction phase there will be a **Negligible** magnitude of change from this point on PRow 2148.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation. The magnitude of change post-completion will be **Negligible**.



Camera make + model: NIKON D3200
 Date of photograph: 11.02.2020
 OS grid reference: 508015, 104796
 Viewpoint height (AOD): 20m
 Distance from site: 350m
 Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 13:45

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°

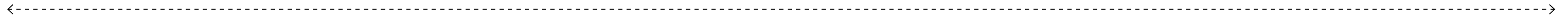


Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 12:22

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°



The Spotted Cow PH Car Park



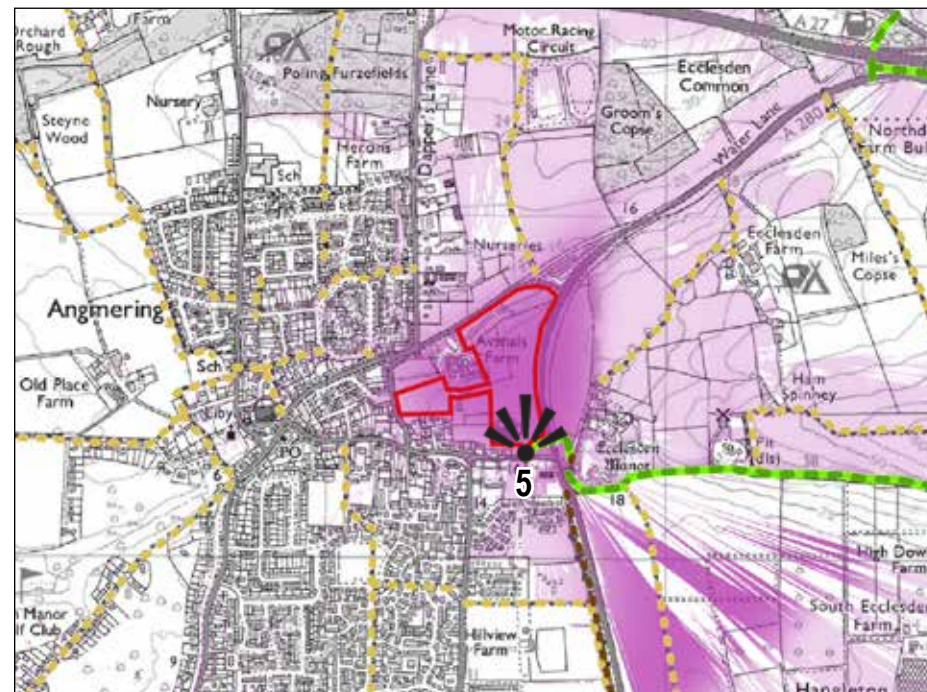
Panorama for context only

6.4.8 VIEWPOINT 5

View north from Angmering High Street

Baseline Description

View 5 is taken looking over the existing field gate along Angmering High Street. From this point there are clear views across the western parcel of land, only partially screened by existing vegetation surrounding the Spotted Cow Public House.



Camera make + model: NIKON D3200

Date of photograph: 11.02.2020

OS grid reference: 507576, 104307

Viewpoint height (AOD): 12m

Distance from site: 0m

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of Angmering High Street

Visual Effects during Construction

Construction activities will be clearly visible from this point on Angmering High Street. In the short term, there will be site wide disturbance of existing ground levels arising from removal/storage of topsoil, excavation for foundations, roads, services and drainage. A footpath/cycleway will utilize this existing site access point. Overall there will be a noticeable change to the whole view as the site, which is in close proximity, changes from greenfield land to a construction site. The magnitude of change will be **High Negative**.

Visual Effects of Permanent Development and Specific Mitigation

There will be a noticeable change to the view as the site changes from greenfield land to built development. The proposed residential dwellings will be clearly visible from this point along Angmering High Street, although set beyond an area of Public Open Space within the development framework; and the built form generally following the line of the existing evergreen hedge surrounding the pub car park. As such, the primary focus of the view from this point will be the new attenuation basin and areas of structural planting with proposed dwellings beyond. Initially the effects of the landscape mitigation will be small and the magnitude of change will remain **High Negative**.

Tree planting will break up the built form and soften the edge of the proposed development. Over time, as the planting matures, this will integrate the development into the wider landscape, decreasing the magnitude of change to **Medium Negative**.



Visualization Type: Type 1 Projection: Planar	Enlargement Factor: 100% @ A3 Photograph Date and Time: 11.02.2020, 14:06	Camera Model and Sensor Format: Nikon D3200, CFS Camera Lens: Nikon 35mm	Presented FOV (HxV): 44° x 27°
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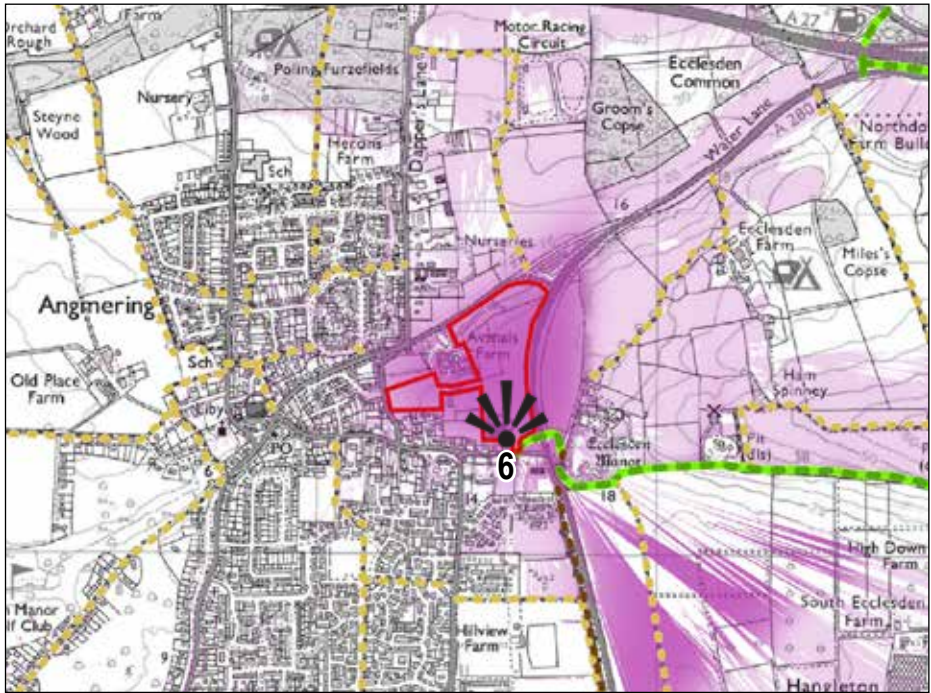


Panorama for context only

6.4.9 **VIEWPOINT 6**
View north from The Spotted Cow PH Car Park

Baseline Description

View 6 is representative of visitors to the Spotted Cow Public House. In this view from the car park there are clear, unrestricted views across the full extent of the eastern parcel due to a lack of intervening vegetation.



Camera make + model: NIKON D3200
Date of photograph: 11.02.2020
OS grid reference: 507545, 104335
Viewpoint height (AOD): 15m
Distance from site: 0m
Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Visitors to The Spotted Cow

Visual Effects during Construction

Construction activities will be clearly visible from this point within the grounds of The Spotted Cow PH. In the short term, there will be site wide disturbance of existing ground levels arising from removal/storage of topsoil, excavation for foundations, roads, services and drainage. Overall there will be a noticeable change to the view as the site, which is in close proximity, changes from greenfield land to a construction site. The magnitude of change will be **High Negative**.

Visual Effects of Permanent Development and Specific Mitigation

There will be a noticeable change to the view as the site changes from greenfield land to built development. The proposed residential dwellings will be clearly visible from this point within the grounds of The Spotted Cow PH, although set beyond an area of Public Open Space within the development framework. Initially the effects of the landscape mitigation will be small and the magnitude of change will remain **High Negative**.

The proposed native hedgerow along the southern boundary to The Spotted Cow will break up the built form and soften the edge of the proposed development. Over time, as the planting matures, this will integrate the development into the wider landscape, decreasing the magnitude of change to **Medium Negative**. It is anticipated that this hedgerow will be managed to an eventual height of approximately 1.6-1.8m. Whilst this new planting will serve to almost entirely screen views of the proposed development in the long-term, the loss of this open view will result in an overall medium negative magnitude of change.



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 14:07

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°



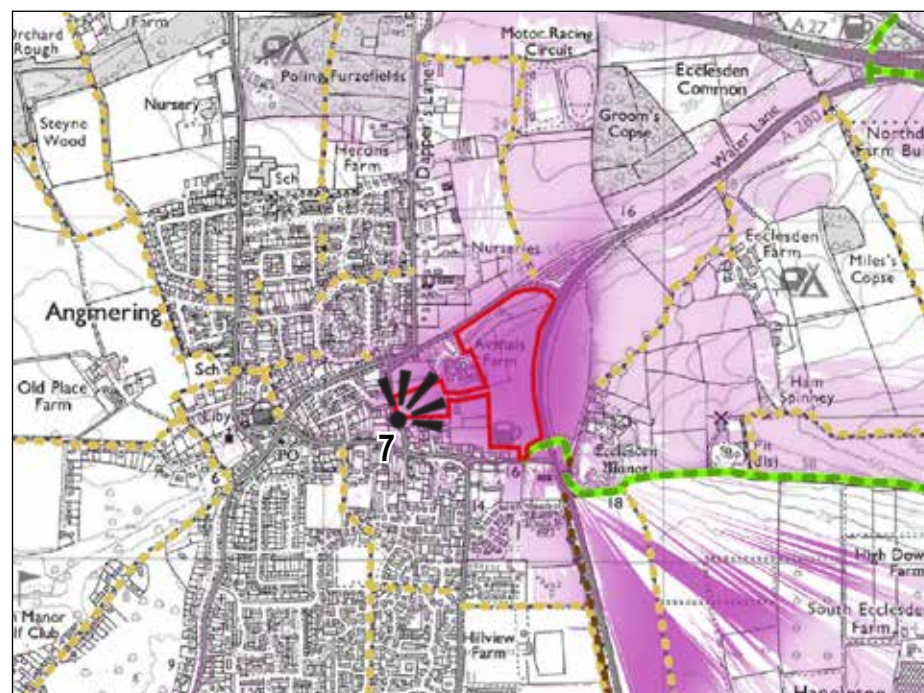
6.4.10 VIEWPOINT 7

Panorama for context only

View east towards the Site from Weavers Hill

Baseline Description

In this view from Weavers Hill, within the Conservation Area, there are clear views across the full extent of the western parcel towards Avenals Farm.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 96m

Date of photograph: 11.02.2020

Distance from site: 13m

OS grid reference: 507211, 104415

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of Weavers Hill

Visual Effects during Construction

Construction activities will be clearly visible from this point on Weavers Hill. In the short term, there will be site wide disturbance of existing ground levels arising from removal/storage of topsoil, excavation for foundations, roads, services and drainage. Overall there will be a noticeable change to the view as the site, which is in close proximity, changes from greenfield land to a construction site with construction activity dominating the view. The magnitude of change will be **High Negative**.

Visual Effects of Permanent Development and Specific Mitigation

There will be a noticeable change to the view as the site changes from greenfield land to built development. The proposed residential dwellings will be clearly visible from this point on Weavers Hill, although set beyond an area of Public Open Space within the development framework. Post-completion the key focus of this view will be the new Local Area for Play, which will be naturalistic in character. Initially the effects of the landscape mitigation will be small and the magnitude of change will remain **High Negative**.

Tree planting will break up the built form and soften the edge of the proposed development. Over time, as the planting matures, this will integrate the development into the wider landscape, decreasing the magnitude of change to **Medium Negative**. This will also serve to provide separation between the Site and The Malt House.



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 14:13

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°



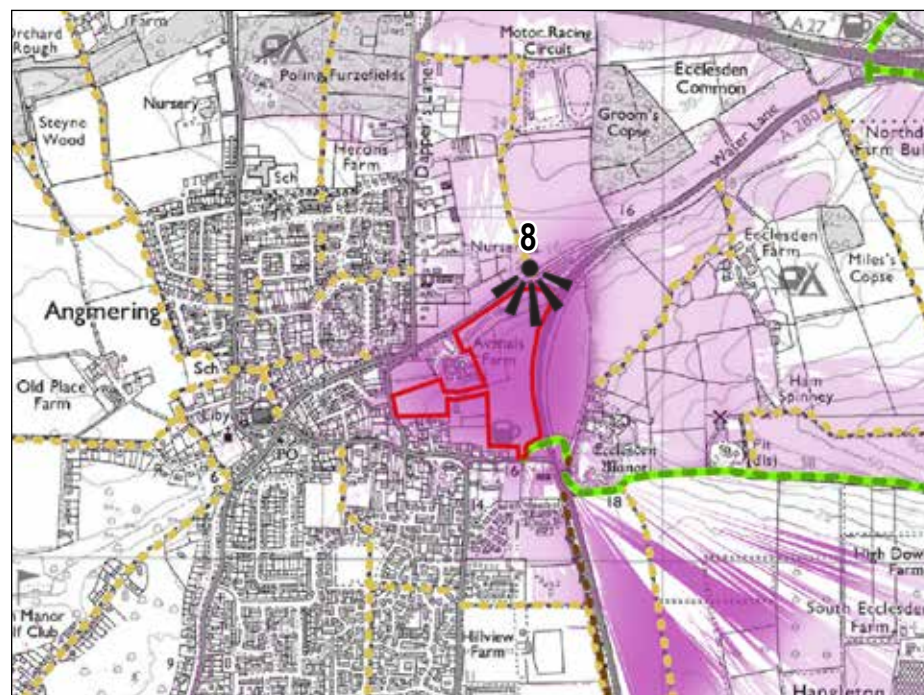
Panorama for context only

6.4.11 VIEWPOINT 8

View south towards the Site from Water Lane

Baseline Description

In this view from Water Lane, to the north of the Site, there are clear views across the extent of the eastern parcel, particularly the northern area adjacent to the existing stream. Despite some existing vegetation, the relative elevation of the road allows clear views across the Site.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 15m

Date of photograph: 11.02.2020

Distance from site: 15m

OS grid reference: 507617, 104821

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of Water Lane

Visual Effects during Construction

From this location users of Water Lane will have close range views of the eastern parcel of the proposed development. The proportion of the view affected will be extensive due to the close proximity of the viewer at this location. In the short term, there will be site wide disturbance of existing ground levels arising from removal/storage of topsoil, excavation for foundations, roads, services and drainage.

The stream and associated planting in the north of the site have been identified as having potential to be enhanced for local wildlife. Vegetation in this area will be retained and enhanced softening views of the development from Water Lane and the South Downs National Park further north. Tree and shrub planting would partially screen the proposed access bridge while scrub and wetland planting would provide opportunity for enhanced biodiversity within the site. The overall magnitude of change during construction will be **Medium Negative**.

Visual Effects of Permanent Development and Specific Mitigation

Users of Water Lane will have clear views towards the proposed development from this location. Although the building line will be set back and proposed planting will soften the development edge it is likely that users will still have views of the proposed development at Year 1. The magnitude of change at Year 1 will remain **Medium Negative** before decreasing to reach **Low Negative** at Year 15 once strategic planting has had time to mature.



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 14:26

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°



6.4.12 VIEWPOINT 9

Panorama for context only

View south towards the Site from Water Lane

Baseline Description

In this near distance view from Water Lane there are glimpsed views across the eastern parcel of land through gaps in the existing roadside hedgerow. Views will be more enclosed in the summer months when deciduous vegetation is in full leaf.

Visual Receptors

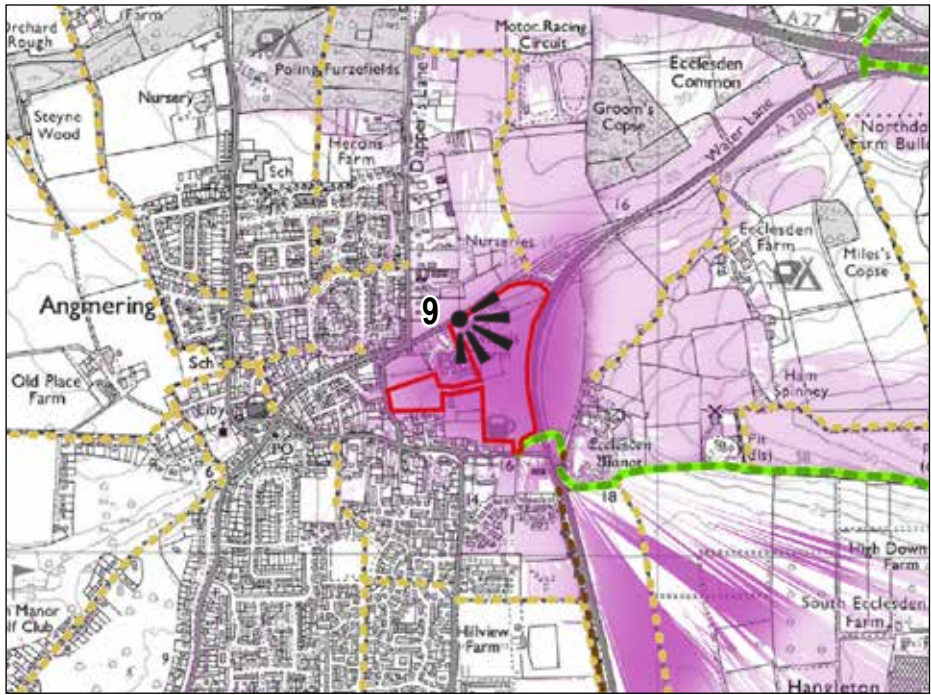
- Users of Water Lane

Visual Effects during Construction

Users of Water Lane at this point are in close proximity to the Site. From this point, the Site is glimpsed through gaps in intervening vegetation. Users of the road will primarily be motorists who will be traveling at 30mph through the village. Construction activities will be glimpsed through the gaps in intervening vegetation and the construction of the new site access point will be clearly visible from this location. The magnitude of change for users of Water Lane from this point will be **Medium Negative** during the construction phase.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be visible through gaps in intervening vegetation however the POS and strategic planting will act as a buffer to screen views. The magnitude of change at Year 1 will remain **Medium Negative** before decreasing to reach **Low Negative** by Year 15 once strategic planting has had time to mature.



Camera make + model: NIKON D3200

Date of photograph: 11.02.2020

OS grid reference: 507400, 104689

Viewpoint height (AOD): 13m

Distance from site: 10m

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 14:30

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°

Site
←-----→

PRoW 2149



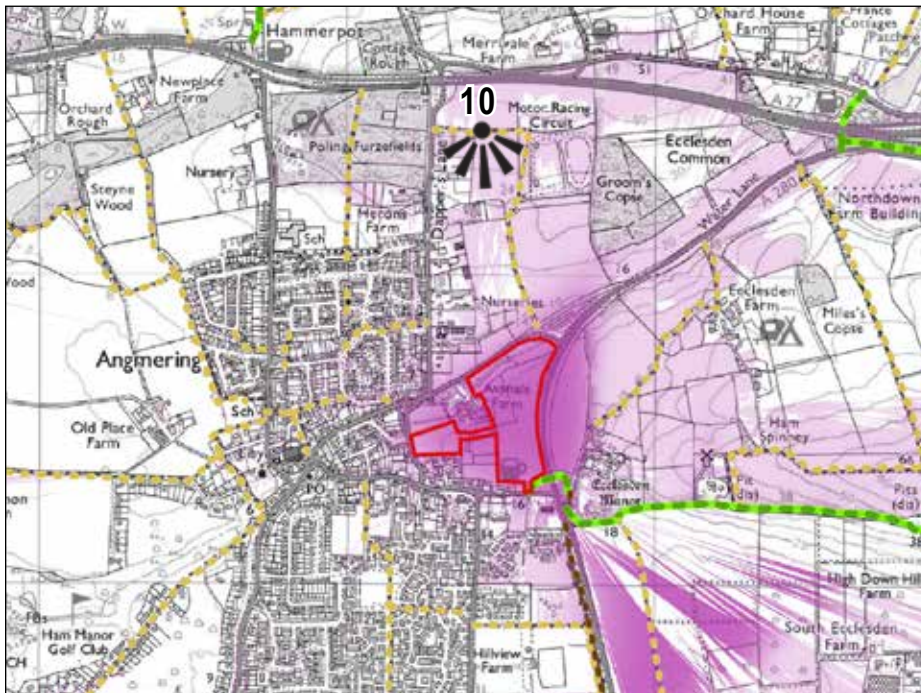
Panorama for context only

6.4.13 VIEWPOINT 10

View south from PRoW 2149

Baseline Description

This view from PRoW 2149 to the north of the Site is dominated by the large agricultural field in the foreground. The Site is barely discernible beyond layers of intervening vegetation.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 35m

Date of photograph: 11.02.2020

Distance from site: 700m

OS grid reference: 507465, 105466

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRoW 2149

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

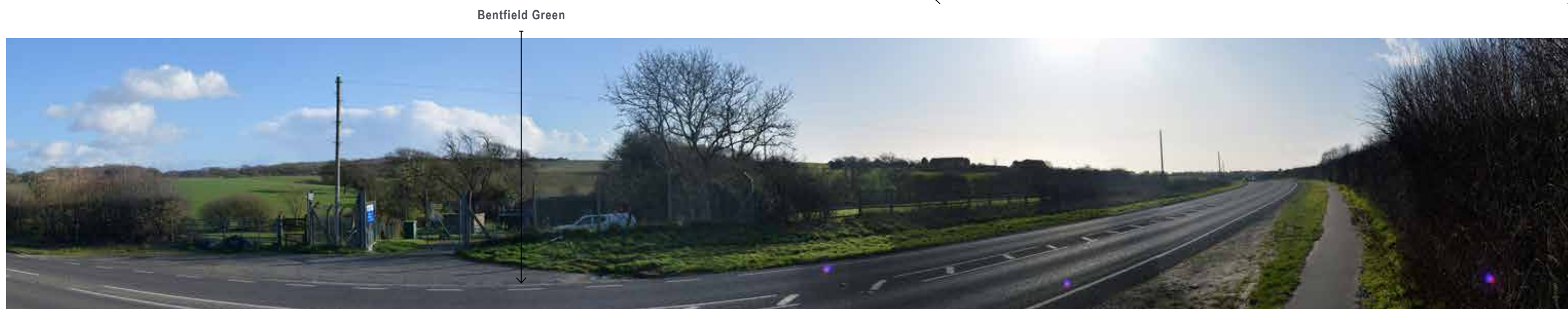
From this point the Site is barely discernible beyond layers of existing vegetation. The magnitude of change from PRoW 2149 will be **Negligible** during the construction phase.

Visual Effects of Permanent Development and Specific Mitigation

Users of PRoW 2149 are at some distance to the north of the Site. The Site is barely discernible from this location and the magnitude of change will remain **Negligible** at Year 1 with no further change.



Visualization Type: Type 1 Projection: Planar	Enlargement Factor: 100% @ A3 Photograph Date and Time: 11.02.2020, 14:41	Camera Model and Sensor Format: Nikon D3200, CFS Camera Lens: Nikon 35mm	Presented FOV (HxV): 44° x 27°
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6.4.14 VIEWPOINT 11

Panorama for context only

View south-west from Water Lane

Baseline Description

In this view from Water Lane, near the existing sewage works, the Site is barely discernible beyond layers of intervening vegetation and built development.

Visual Receptors

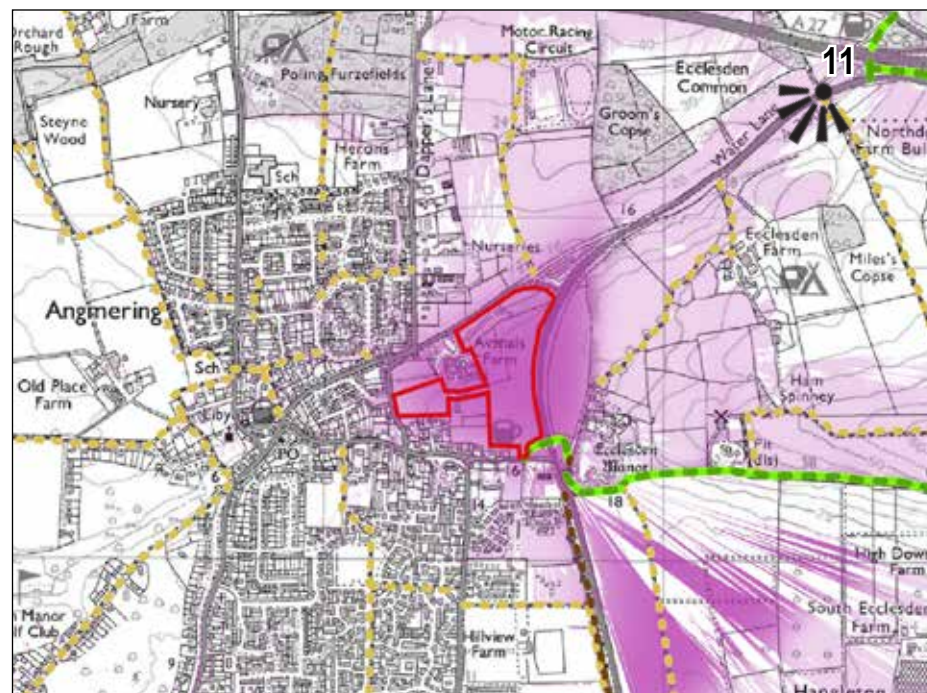
- Users of Water Lane

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point due to distance and layers of intervening vegetation. During the construction phase there will be a **Negligible** magnitude of change from this point on Water Lane.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation and built development. The magnitude of change post-completion will remain **Negligible**.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 36m

Date of photograph: 11.02.2020

Distance from site: 1000m

OS grid reference: 508454, 105357

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432



Visualization Type: Type 1 Projection: Planar	Enlargement Factor: 100% @ A3 Photograph Date and Time: 11.02.2020, 15:00	Camera Model and Sensor Format: Nikon D3200, CFS Camera Lens: Nikon 35mm	Presented FOV (HxV): 44° x 27°
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←----- Site ----->

Mill House



6.4.15 VIEWPOINT 12

Panorama for context only

View west from PRoW 2137

Baseline Description

View 12 is taken from PRoW 2137 within the South Downs National Park. From this point the Site is at some distance and largely screened by layers of intervening vegetation.

Visual Receptors

- Users of PRoW 2137

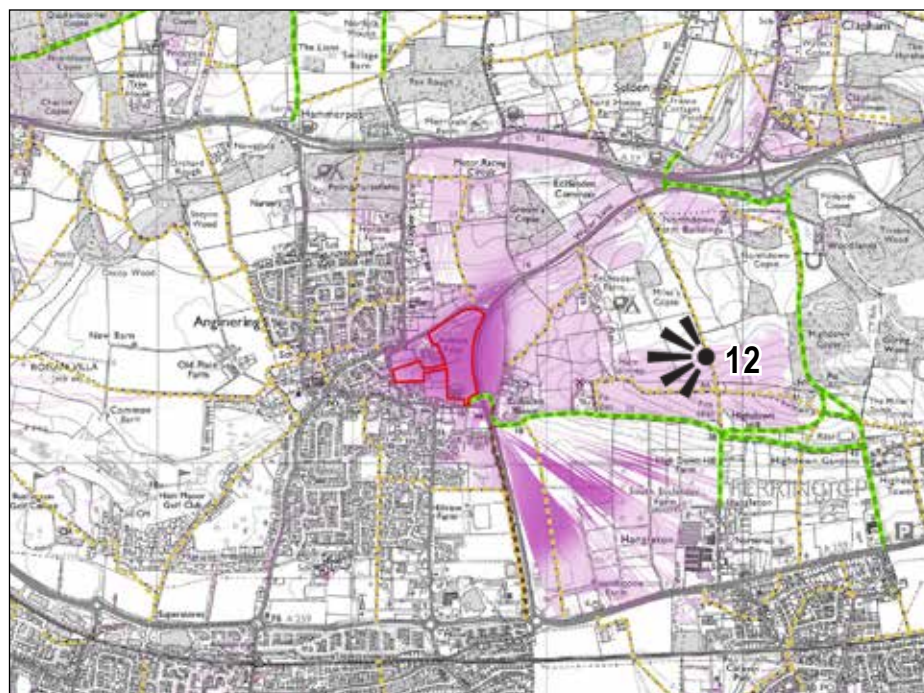
Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point due to distance and landform. During the construction phase there will be a **Negligible** magnitude of change from this point on PRoW 2137.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation and the rising landform. The magnitude of change post-completion will be **Negligible**.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 55m

Date of photograph: 11.02.2020

Distance from site: 1050m

OS grid reference: 508835, 104531

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 12:58

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°



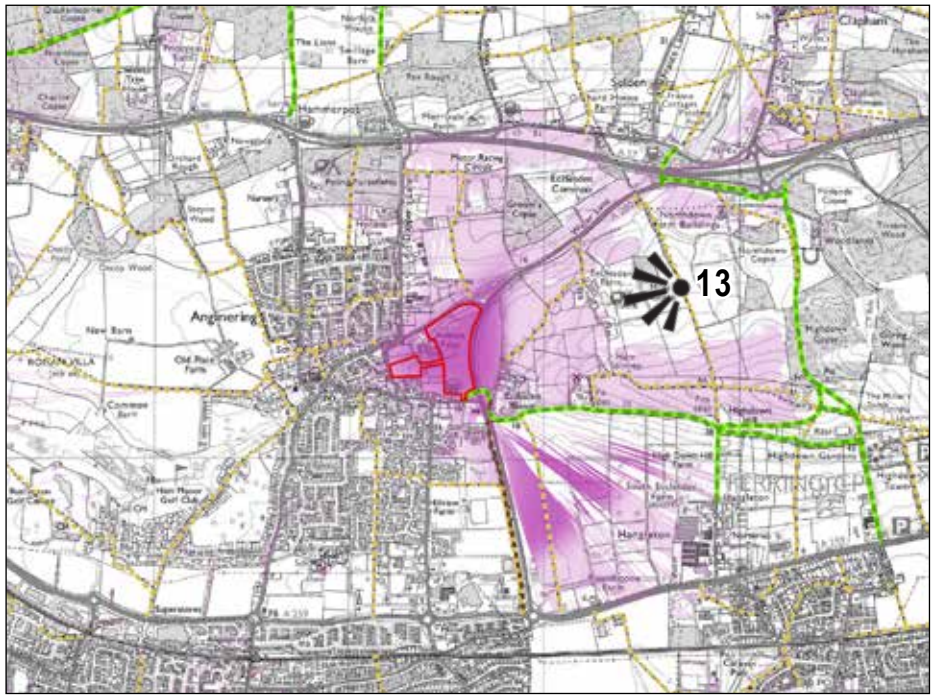
6.4.16 VIEWPOINT 13

Panorama for context only

View west towards the Site from PRoW 2137

Baseline Description

View 13 is also taken from PRoW 2137, but from further north along the footpath as it falls from the ridge. From this point the Site is barely discernible beyond layers of intervening vegetation. This viewpoint lies within the South Downs National Park.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 35m

Date of photograph: 11.02.2020

Distance from site: 1225m

OS grid reference: 508691, 104906

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRoW 2137

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

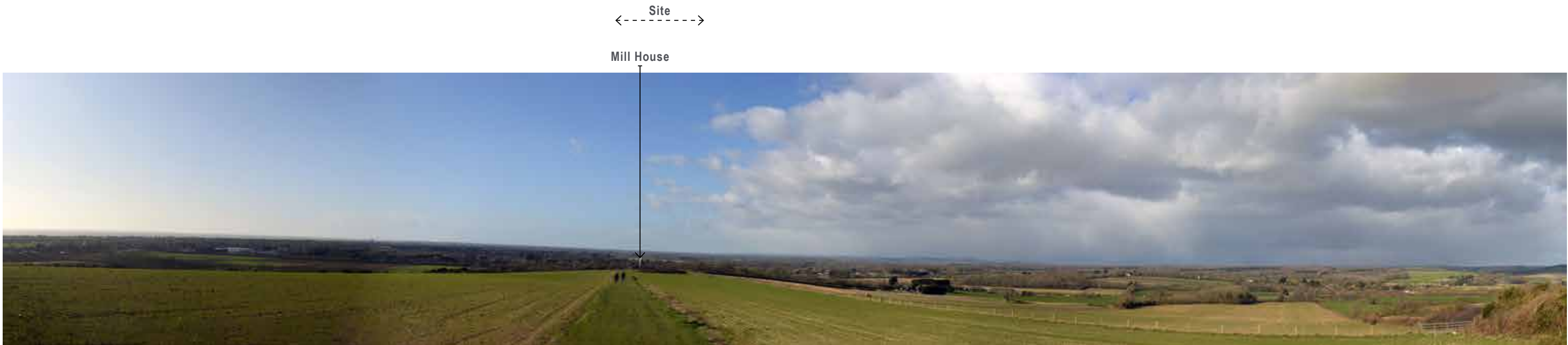
Construction activities are at some distance and will be barely discernible from this point beyond layers of intervening vegetation and the rising landform. During the construction phase there will be a **Negligible** magnitude of change from this point on PRoW 2137.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation and built development. The magnitude of change post-completion will remain **Negligible**.



Visualization Type: Type 1 Projection: Planar	Enlargement Factor: 100% @ A3 Photograph Date and Time: 11.02.2020, 13:07	Camera Model and Sensor Format: Nikon D3200, CFS Camera Lens: Nikon 35mm	Presented FOV (HxV): 44° x 27°
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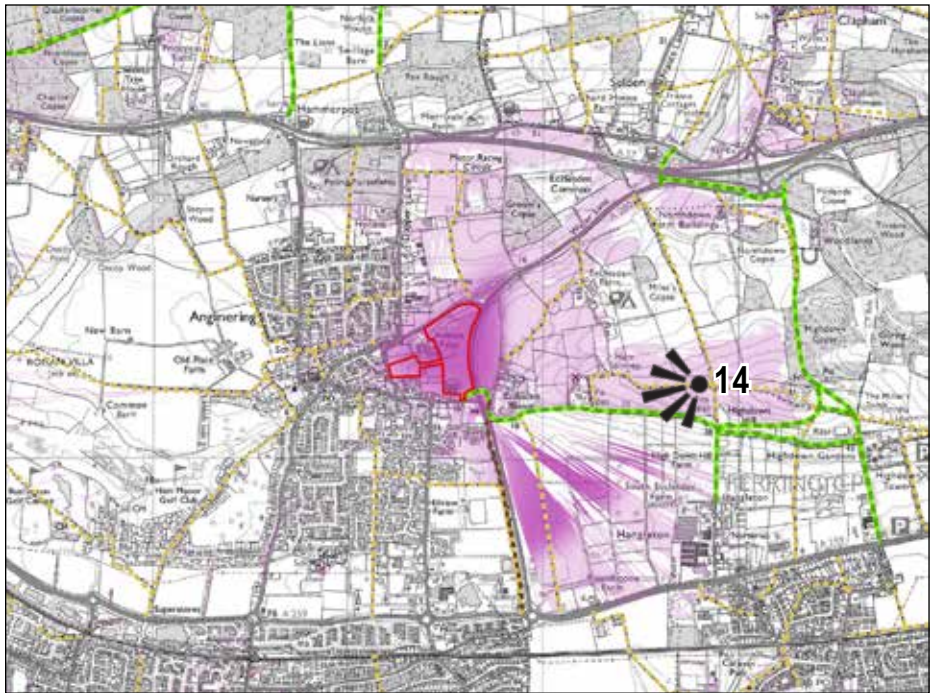


6.4.17 VIEWPOINT 14

Panorama for context only

View west towards the Site from PRow 2139

This panoramic view was taken from PRow 2139, which follows the ridgeline up to Highdown Hill. From this point there are clear, panoramic views across the wider landscape, although the Site itself is barely discernible beyond layers of intervening vegetation and built development. This viewpoint lies within the South Downs National Park.



Camera make + model: NIKON D3200
Date of photograph: 11.02.2020
OS grid reference: 508805, 104381
Viewpoint height (AOD): 65m
Distance from site: 1110m
Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRow 2139

Recreational users of the PRow whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point due to distance and layers of intervening vegetation. During the construction phase there will be a **Low Negative to Negligible** magnitude of change from this point on PRow 2139.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation. The magnitude of change post-completion will be **Negligible**.



Visualization Type: Type 1	Enlargement Factor: 100% @ A3	Camera Model and Sensor Format: Nikon D3200, CFS	Presented FOV (HxV): 44° x 27°
Projection: Planar	Photograph Date and Time: 11.02.2020, 13:17	Camera Lens: Nikon 35mm	

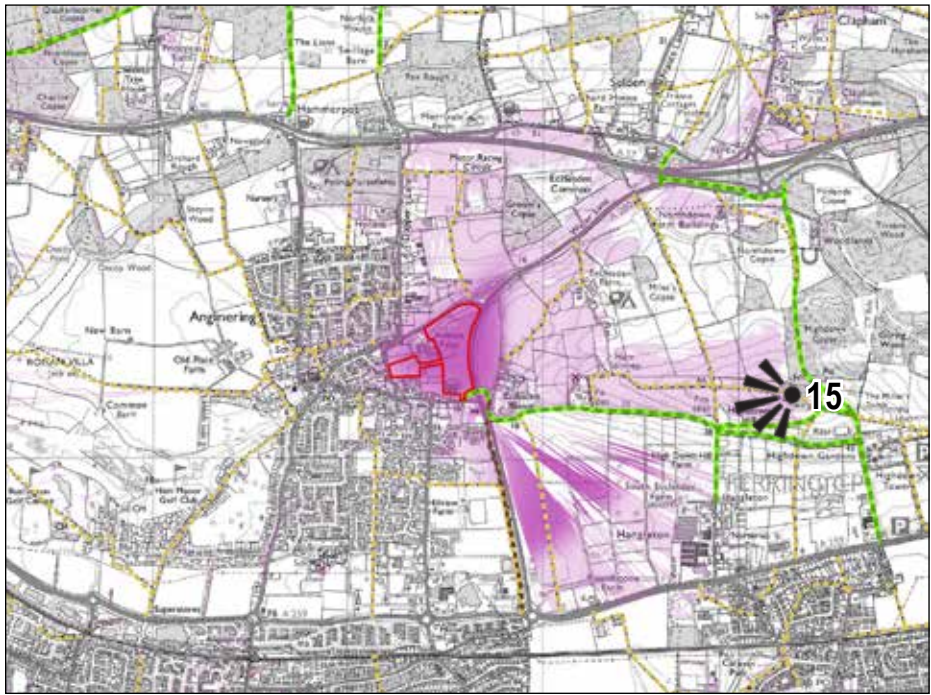


Panorama for context only

6.4.18 **VIEWPOINT 15**

View west towards the Site from PRoW 2139

View 15 is taken from Highdown Hill, along PRoW 2139. From this point there are clear, panoramic views across the wider landscape, although the Site itself is barely discernible beyond layers of intervening vegetation and built development. This viewpoint lies within the South Downs National Park.



Camera make + model: NIKON D3200

Date of photograph: 11.02.2020

OS grid reference: 509270, 104338

Viewpoint height (AOD): 80m

Distance from site: 1580m

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRoW 2139

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point beyond layers of intervening vegetation. During the construction phase there will be a **Negligible** magnitude of change from this point on PRoW 2139.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation. The magnitude of change post-completion will be **Negligible**.



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 12:49

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°

←----- Site ----->

PRoW 2136

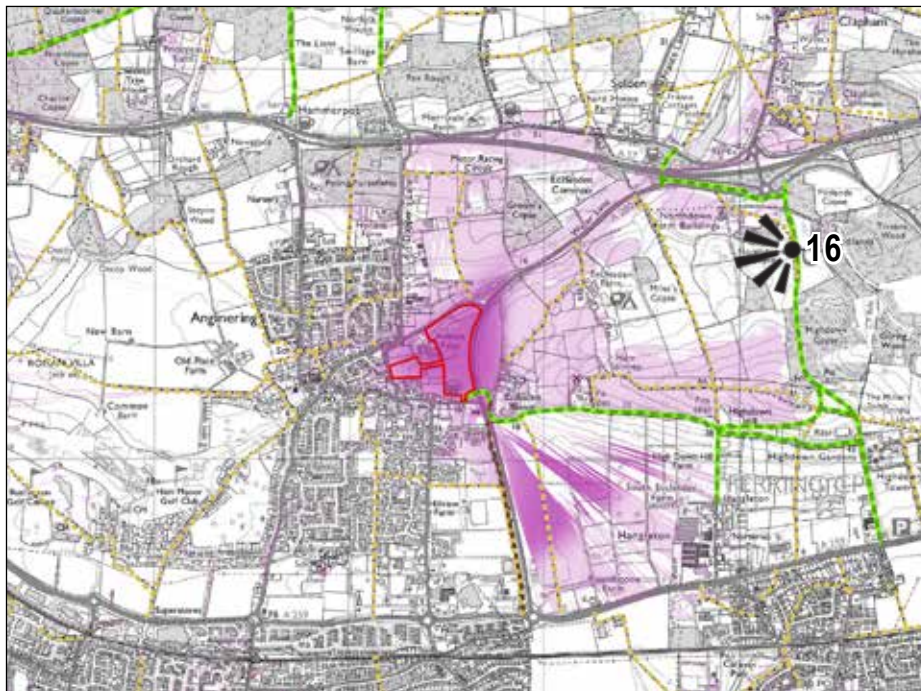


6.4.19 VIEWPOINT 16

Panorama for context only

View west towards the Site from PRoW 2136

View 16 is taken from PRoW 2136 to the east of the Site. This view is dominated by the large agricultural fields in the foreground with the Site set beyond layers of intervening vegetation and the rising landform at some distance. This viewpoint lies within the South Downs National Park.



Camera make + model: NIKON D3200

Viewpoint height (AOD): 40m

Date of photograph: 11.02.2020

Distance from site: 1650m

OS grid reference: 509276, 105079

Source: Ordnance Survey Crown Copyright 2020. All rights reserved. License Number 100022432

Visual Receptors

- Users of PRoW 2136

Recreational users of the PRoW whose attention or interest may be focused on the landscape will have a High sensitivity to visual change.

Visual Effects during Construction

Construction activities are at some distance and will be barely discernible from this point beyond layers of intervening vegetation and changes in landform. During the construction phase there will be a **Negligible** magnitude of change from this point on PRoW 2136.

Visual Effects of Permanent Development and Specific Mitigation

The completed development will be barely discernible from this point and will be almost entirely screened by layers of intervening vegetation. The magnitude of change post-completion will be **Negligible**.



Visualization Type: Type 1
Projection: Planar

Enlargement Factor: 100% @ A3
Photograph Date and Time: 11.02.2020, 16:34

Camera Model and Sensor Format: Nikon D3200, CFS
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°

6.5 Visual Effects

6.5.1 The assessment of visual effects during construction and after implementation (Year 1 and Year 15) for each visual receptors described above in each representative view is summarised in **Table 5**.

6.5.2 The tables should be read in conjunction with the criteria for determining the magnitude of change in **Appendix C: Table C2**, the matrix of scale of importance in **Appendix C: Table C3** and the methodology described in **Section 2.0** of this report.

Construction Effects

6.5.3 During the construction phase visual impacts will arise from construction activities including the location and arrangement of access; site compounds and parking; the storage of materials; erection of temporary fencing; operational plant; and the construction of buildings and landscape. The effects of construction works will generally be short term and temporary in nature. All construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of negative visual effects as far as possible. This will include the erection of hoarding to limit the influence of ground level construction activities on near distance views.

6.5.4 The greatest levels of change during the construction phase will be experienced by those receptors within and immediately adjoining the Proposed Development. This is due to the proximity to the site, the extent of construction works that will be visible and the resulting deterioration in visual amenity of receptors living next to the Application Site.

6.5.5 Users of PRoW 3692 are in close proximity to the Site and will have clear views across the full extent of construction activity in the eastern parcel of land from the elevated position of the bridge. The overall scale of effect during construction will be **Major Adverse**.

6.5.6 Users of PRoW 2148 are also in close proximity to the Site. From the footpath there are glimpsed views towards existing rooftops of properties along Angmering High Street. As such, it is likely that there will be glimpsed views towards construction activity from the footpath. During the later stages of construction there may be some glimpsed views of the emerging rooftops, although at some distance. The overall scale of effect during construction will be **Moderate Adverse to Negligible** depending on distance, angle and levels of intervening vegetation.

6.5.7 Users of PRoW 2143, 2149, 2137, 2139 and 2136 are at varying distances from the Site, however the Site is almost entirely screened by layers of intervening vegetation and as such construction activity will be barely discernible. The overall scale of effect during construction will be **Negligible**.

6.5.8 Users of Angmering High Street are immediately adjacent to the Site, however views are largely screened by existing roadside vegetation and built form. In places there are clear views onto the eastern parcel of land along the existing field access points. From these points construction activity will be clearly visible and will result in a noticeable change to the view. The scale of effect during construction from these points will be **Major Adverse**.

6.5.9 Users of Weavers Hill are also in close proximity to the Site and will have clear views of construction activity within the western parcel of land due to a lack of intervening boundary vegetation. The overall scale of effect during construction will be **Major Adverse**.

6.5.10 Water Lane lies to the immediate north of the Site. Views towards the Site from Water Lane vary depending on distance, angle and levels of intervening vegetation. Close to the junction with the A280 there are views across the eastern parcel of land, although existing vegetation around the watercourse provides some softening and screening value. Construction activity will be visible from this point ant the overall scale of effect will be **Moderate Adverse**. Further west, close to the entrance to Avenals Farm intervening vegetation screens most views towards the Site. The overall scale of effect from this point would be **Negligible**.

6.5.11 The A280 lies to the direct east of the Site, at a lower elevation than the Site itself. The existing boundary hedgerow screens most views from the A280 where users will be travelling at speed. Construction activities will be barely discernible and the overall scale of effect during construction will be **Negligible**.

6.5.12 Cumberland Road is a residential street to the west of the Site, however views are largely limited to the proposed site entrance. In the short term, there will be some disturbance; however, hoardings and fencing will prevent views of the majority of construction. The scale of effect during construction will be **Moderate Adverse**.

6.5.13 Dapper’s Lane is a rural route to the north of Water Lane. From the lane there are some views towards the western parcel of land. Construction activity will be visible and will form skyline features amongst existing built development at Avenals Farm. The overall scale of effect during construction will be **Moderate Adverse**.

6.5.14 Residents of properties along Angmering High Street, Weavers Hill and The Avenals, lie in close proximity to the Site and the view from these properties will be of a constantly changing landscape. Construction activity will be clearly visible, however views are predominantly limited to upper storey windows and partially screened by existing back garden vegetation. The overall scale of effect during construction will be **Major Adverse**.

6.5.15 Residents of Cumberland Road are in close proximity to the Site. Views from these properties are at an oblique angle and are partially restricted by existing on-site vegetation. Hoardings and fencing will further restrict views. The scale of effect during construction will be **Moderate Adverse**.

6.5.16 Residents of Avenals Farm directly overlook the Site will experience some of the highest levels of change during construction. Views will vary depending on the angle and levels of intervening vegetation, but are largely limited to upper storey windows. The scale of effect to residents of Avenals Farm will be **Major Adverse**.

6.5.17 Residents of Merryfield Crescent are in close proximity to the Site, however views towards the Site are partially screened by existing vegetation along

Water Lane. There will be glimpsed views towards construction activity within the western parcel of land which will form new skyline features. The overall scale of effect during construction will be **Moderate Adverse**.

6.5.18 The Spotted Cow Public House lies to the immediate south of the Site. From the beer garden and car park there are clear views across the Site due to lack of intervening boundary vegetation. Construction activities will be in close proximity and will be clearly visible from the pub. The overall scale of effect during construction will be **Major Adverse**.

Permanent Development

6.5.19 The spatial layout of development areas, open space and landscaping, as well as existing features to be retained, has been designed to complement and respect the character and context of the settlement and the surrounding countryside.

6.5.20 New structural planting within the Site, as proposed in the Landscape Masterplan will enhance ecological connectivity across the Site whilst creating a sensitive transition into the wider landscape. Further tree planting within the Site will break up the development and soften the built form. At Year 1 of completion, planting will have a minimal effect and there is generally no change to the scale of visual effects. As planting matures the magnitude of change will decrease, reducing the scale of effect by Year 15.

6.5.21 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors in close proximity to the Application Site. Such effects have been mitigated by the design of the Proposed Development in conjunction with planting, which over time will become established and help to integrate the built form into the wider landscape/townscape.

6.5.22 Following completion there will be clear views of rooftops from PRoW 3692. At Year 1 post-completion proposed planting will have little effect and the scale of effect will remain **Major Adverse**. Over time proposed tree planting will mature, helping to break up views of the roofscape and decreasing the scale of effect to reach **Moderate Adverse** by Year 15.

6.5.23 Users of PRoW 2148 are in close proximity to the proposed development, beyond the A280. At Year 1 post-completion there will be glimpsed views towards the roofscape of the proposed development and the scale of effect will remain **Moderate Adverse to Negligible**. As proposed planting matures, helping to break up -views of the roofscape the scale of effect will decrease, reaching **Negligible** at all points by Year 15.

6.5.24 Views towards the Site from PRoW 2143, 2149, 2137, 2139 and 2136 are almost entirely screened by layers of intervening vegetation, as such the scale of effect during post-completion will remain **Negligible**.

6.5.25 Whilst in the early stages of the operational phase the built development will have a **Major Adverse** scale of effect on users of Angmering High Street and Weavers Hill due to the hard settlement edge it creates, the effect will lessen over time to reach **Moderate Adverse** by Year 15. This is the result of the structural vegetation particularly along the southern and eastern boundaries

as it matures and increases in height and so integrates and softens the built edge and enhances the urban fringe.

- 6.5.26 Users of Water Lane will have varying views towards the completed development depending on location, angle and levels of intervening vegetation. In views gained from the road the proposed development including the proposed landscape structure will be seen in context of the existing settlement at Avenals Farm. At Year 1 landscape mitigation will have little impact and the scale of effect to users of Water Lane will remain **Moderate Adverse to Negligible**. Over time structural vegetation will mature helping to soften and screen views of the new settlement edge, reducing the scale of effect to reach **Minor Adverse to Negligible** by Year 15.
- 6.5.27 The completed development will be barely discernible from the A280 beyond the existing hedgerow and proposed buffer planting. The scale of effect will remain **Negligible** post-completion.
- 6.5.28 Following completion users of Cumberland Road will have clear views of the completed development in the western parcel of the Site. At Year 1 the scale of effect to users of Cumberland Road will be **Moderate Adverse** and the proposed dwellings will be clearly visible. As strategic planting within the site boundaries matures the scale of effect will decrease, reaching **Minor Adverse** by Year 15.
- 6.5.29 Users of Dapper's Lane are in close proximity to the Site and following completion users of the road will have clear views towards the built form which will form a new skyline feature in combination with Avenals Farm. At Year 1 proposed planting will have little effect and the scale of effect will remain **Moderate Adverse**, as proposed planting matures helping to screen and soften views of the development edge the scale of effect will decrease to reach **Minor Adverse** by Year 15.
- 6.5.30 Residents of properties along Angmering Hill Street, Weavers Hill and The Avenals lie in close proximity to the Site. Residents of these properties will have varying views towards the completed development depending on the properties location. Properties that directly overlook the Site are in closest proximity to the development site and will experience the highest levels of change once the development has been completed. Initially the scale of effect will be **Major Adverse** before decreasing to reach **Moderate Adverse** by Year 15.
- 6.5.31 Residents of Cumberland Road lie in close proximity to the Site, however views are at an oblique angle. At Year 1 post completion users of Cumberland Road will experience a **Moderate Adverse** scale of effect, decreasing to reach **Minor Adverse** by Year 15 as proposed planting along the western boundary matures.
- 6.5.32 Residents of Avenals Farm are in close proximity to the Site, with views largely restricted to upper storey windows and partially screened by existing garden vegetation. Following completion residents of these properties will have clear views towards the completed development from upper storey windows. Initially the effects of landscape mitigation will be small and the scale of effect will remain **Major Adverse**. As proposed planting within the

framework of the Site matures, helping to screen and soften views of the proposed development the scale of effect will decrease to reach **Moderate Adverse** by Year 15.

- 6.5.33 Residents of Merryfield Crescent also lie in close proximity to the Site, although views are limited to upper storey rear windows, and are partially screened by existing vegetation along Water Lane. Post-completion residents of these properties will have glimpsed views towards the completed development, which will form a new skyline feature. At Year 1 post-completion the scale of effect will be **Moderate Adverse**, decreasing to reach **Minor Adverse** by Year 15 as proposed planting matures, helping to integrate the proposed development into the surrounding landscape/townscape.
- 6.5.34 Following completion visitors to The Spotted Cow will have clear views across the Site from the beer garden and car park. Initially proposed planting will have little effect and the scale of effect will remain **Major Adverse**, decreasing to reach **Moderate Adverse** by Year 15 as proposed planting matures.

Table 5 - Summary of Visual Effects

Visual Receptor	VP	Sensitivity	Development Phase	Magnitude of Change size/scale: extent: duration	Scale of effect/ Importance
Users of Public Rights of Way					
Users of PRow 3692	1	High	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Major Adverse
Users of PRow 2148	2, 3	High	Construction	Low Negative to Negligible	Moderate Adverse to Negligible
			Completion Year 1	Low Negative to Negligible	Moderate Adverse to Negligible
			Completion Year 15	Negligible	Negligible
Users of PRow 2143	4	High	Construction	Negligible	Negligible
			Completion Year 1	Negligible	Negligible
			Completion Year 15	Negligible	Negligible
Users of PRow 2149	10	High	Construction	Negligible	Negligible
			Completion Year 1	Negligible	Negligible
			Completion Year 15	Negligible	Negligible
Users of PRow 2137	12, 13	High	Construction	Negligible	Negligible
			Completion Year 1	Negligible	Negligible
			Completion Year 15	Negligible	Negligible
Users of PRow 2139	14, 15	High	Construction	Low Negative to Negligible	Minor Adverse to Negligible
			Completion Year 1	Negligible	Negligible
			Completion Year 15	Negligible	Negligible
Users of PRow 2136	16	High	Construction	Negligible	Negligible
			Completion Year 1	Negligible	Negligible
			Completion Year 15	Negligible	Negligible

Table 5 - Summary of Visual Effects Continued

Visual Receptor	VP	Sensitivity	Development Phase	Magnitude of Change size/scale: extent: duration	Scale of effect/ Importance
Users of roads:					
Users of Angmering High Street	5	Medium	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Moderate Adverse
Users of Weavers Hill	7	Medium	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Moderate Adverse
Users of Water Lane	8, 9, 11	Medium	Construction	Medium Negative to Negligible	Moderate Adverse to Negligible
			Completion Year 1	Medium Negative to Negligible	Moderate Adverse to Negligible
			Completion Year 15	Low Negative to Negligible	Minor Adverse to Negligible
Users of the A280	Not Available	Low	Construction	Low Negative	Negligible
			Completion Year 1	Low Negative	Negligible
			Completion Year 15	Negligible	Negligible
Users of Cumberland Road	Not Available	Medium	Construction	Medium Negative	Moderate Adverse
			Completion Year 1	Medium Negative	Moderate Adverse
			Completion Year 15	Low Negative	Minor Adverse
Users of Dapper's Lane	Not Available	Medium	Construction	Medium Negative	Moderate Adverse
			Completion Year 1	Medium Negative	Moderate Adverse
			Completion Year 15	Low Negative	Minor Adverse
Residential and other properties:					
Residents of Angmering High Street	Not Available	Medium	Construction	Medium Negative	Moderate Adverse
			Completion Year 1	Medium Negative	Moderate Adverse
			Completion Year 15	Low Negative	Minor Adverse

Table 5 - Summary of Visual Effects Continued

Visual Receptor	VP	Sensitivity	Development Phase	Magnitude of Change size/scale: extent: duration	Scale of effect/ Importance
Residents of Weavers Hill	Not Available	Medium	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Moderate Adverse
Residents of Cumberland Road	Not Available	Medium	Construction	Medium Negative	Moderate Adverse
			Completion Year 1	Medium Negative	Moderate Adverse
			Completion Year 15	Low Negative	Minor Adverse
Residents of The Avenals	Not Available	Medium	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Moderate Adverse
Residents of Avenals Farm	Not Available	High	Construction	Medium Negative	Major Adverse
			Completion Year 1	Medium Negative	Major Adverse
			Completion Year 15	Low Negative	Moderate Adverse
Residents of Merryfield Crescent	Not Available	Medium	Construction	Medium Negative	Moderate Adverse
			Completion Year 1	Medium Negative	Moderate Adverse
			Completion Year 15	Low Negative	Minor Adverse
Other Users:					
Visitors to The Spotted Cow Public House	6	Medium	Construction	High Negative	Major Adverse
			Completion Year 1	High Negative	Major Adverse
			Completion Year 15	Medium Negative	Moderate Adverse

7. MITIGATION AND MONITORING MEASURES

7.1 Primary Mitigation and Design Measures

- 7.1.1
- The purpose of assessing landscape character and visual amenity is to ensure that any proposed changes will maintain, complement or enhance the landscape of the area. Where required, proposed mitigation and enhancement should be informed by landscape character, to ensure that this in itself does not have an impact.
- 7.1.2
- The following layout principles should be considered as part of the masterplan as primary mitigation to reduce the potential impact on landscape character and visual amenity:
- The retention and incorporation of features of landscape, ecological and amenity value. Opportunities should be explored to enhance such features as part of green infrastructure and the biodiversity network:
 - Retain and enhance existing boundary vegetation (hedgerows and hedgerow trees) through appropriate management and planting where required.
 - Where possible the layout of the proposed development is arranged around existing landscape features. This will ensure the retention of existing vegetation as far as possible and provide a mature landscape setting to the Site.
 - Well sited buildings, structures and spaces:
 - Adequate space should be provided between buildings to incorporate strategic landscape including trees;
 - There should be a transition in building height across the Site in order to ensure that development does not break the skyline.
 - The layout, character and design of the development should reinforce local character through appropriate building styles, materials and planting.
 - Rooflines should run perpendicular to the slope of the Site with properties arranged in such a way that there would not be continuous longer lengths of roof lines running across the Site when viewed from the South Downs National Park to the east.
 - Areas of open space will separate the development from Weavers Hill to the west, Angmering High Street to the south and Water Lane to the north.
 - Integral provision of native structural landscape, planting and links:
 - Existing tree, shrub and hedge planting should be retained and enhanced where possible.
 - Reinforce existing vegetation along the northern and eastern site boundaries.
 - Establish a continuous line of vegetation along all site boundaries in order to provide ecological connectivity.
 - In conjunction with proposed buildings, establish a sensitive and visually interesting landscape-dominated edge to integrate the development into the open countryside to the east. The character of the edge should be varied and should incorporate native species of local provenance

- wherever possible.
- Within the western parcel of the Site, in close proximity to the Conservation Area there should be increased prevalence of evergreen species. Pine belts are a prominent feature in the locality.
- The boundary treatment of plots in this parcel also needs to be carefully considered, post chain fencing and flint cobble walls are prevalent within the Conservation Area.
- A proposed landscape buffer of 5.5m to 9m wide between the development and the A280 would provide screening along the eastern boundary.
- Tree and shrub planting along the southern boundaries would limit views of the development from Angmering village.
- Planting along the road corridor and between the western and eastern areas of the site would reduce views of the development from Avenals Farm and adjacent fields.
- Vegetation along the existing stream should be retained and enhanced softening views from the north and providing opportunity for enhanced biodiversity.
- Tree planting around the proposed entrance would provide partial screening for the proposed access bridge over the existing ditch.
- Attenuation ponds in the north and south of the eastern part of the site would provide flood management and opportunities for enhanced biodiversity.

7.2 Secondary Mitigation and Monitoring Measures

- 7.2.1
- The following section identifies and describes secondary mitigation and monitoring measures to minimise the probability of landscape and visual effects occurring, and ensure the successful completion of the scheme.
- 7.2.2
- Such measures are identified at the key stages of the project post planning namely detailed design (including discharge of planning conditions); construction; implementation and monitoring; and long-term management.

Detailed Design

- 7.2.3
- As highlighted, a number of aspects of the proposed development will form part of the detailed design. The key issues relating to secondary mitigation are set out below:
- **Proposed external ground and finished floor levels:** Levels (unless otherwise agreed) should broadly follow the existing contours of the site as far as possible. Significant changes in level (such as retaining walls) should be avoided;
 - **External building materials:** The specification of materials including colour and finish with samples to be submitted and agreed by the local planning authority.
 - **Proposed drainage and services:** The detailed design of proposed drainage and services should be fully coordinated with the landscape scheme;

- **External lighting:** The detailed lighting design should comply with British Standards, Codes of Practice and County Council street lighting specification. Consideration should be given to the location of lighting, light source and the type of luminaires to ensure that the effects of light pollution and sky glow are kept to a minimum. Within the development lighting along northern and western boundary should be minimised.
- **Hard landscape:** The arrangement and specification of hard surfacing, enclosures / fencing, street furniture and other structures.
- **Tree retention and protection:** A final Arboricultural Method Statement, Tree Protection Plan and Schedule of Tree Works must be prepared to ensure the retention of important existing vegetation as identified in this report. The details shall be in accordance with the submitted Arboricultural Impact Assessment and should include full consideration of proposed changes in level, construction of hard surfaces, services and drainage as well as the monitored required during and post construction;
- **Soft landscape:** The detailed design of all landscaped areas including existing vegetation to be retained, in conjunction with details of proposed planting in residential areas. The proposals must be in accordance with the submitted Landscape Strategy Plan. Particular details must include the following:
 - The detailed design of soft landscape including species, planting density, and stock size. The size of plant stock should provide some immediate impact in key areas whilst predominantly utilising stock of more modest size to naturally succeed larger stock and deliver a mature green framework in the long-term;
 - A specification setting out the standards and time frames for the implementation of soft landscape to include soil preparation / cultivation, details of planting and seeding, along with initial maintenance to ensure the successful establishment of vegetation; and
 - An implementation programme. The implementation of planting (and in particular strategic vegetation to the site boundaries) should be phased in conjunction with the substantial completion of each area.
- **Management:** A Landscape and Ecological Management Plan (LEMP) to ensure the long-term management and maintenance of the access road and open space areas. The management plan should include appropriate measures for the management of strategic planting to ensure its successful establishment and long-term maintenance. This should include the implementation of replacement vegetation as may be required to develop and maintain the landscape framework.

Construction

- 7.2.4
- A number of residual adverse landscape and visual effects are highlighted during the construction phase. To manage the potential effects arising during construction work, it is recommended that in advance of works commencing a Construction Management Plan is prepared. The Construction Management Plan will include an outline of the proposed development, the sequencing of construction works and the management controls required with consideration of environmental effects.

- 7.2.5
- The Construction Management Plan will include:
- The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
 - The use of hoardings and fencing (including temporary fencing);
 - The storage of construction materials and waste;
 - The handling and storage of topsoil (including imported topsoil);
 - Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
 - Permitted working hours and use of lighting, including a detailed lighting specification;
 - The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
 - Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel.

Implementation and Monitoring

- 7.2.6
- During construction and at suitable intervals post completion the protection and condition of existing vegetation should be monitored by a qualified arboriculturist. The details for monitoring should be established in the Arboricultural Method Statement.
- 7.2.7
- The influence of vegetation is highlighted in the assessment of both landscape and visual effects as it provides the structure and framework for the new buildings. All new planting must therefore be implemented in accordance with the detailed landscape drawings, specification and implementation programme and must be monitored by an appropriate qualified landscape professional.

Long-term Management

- 7.2.8
- Areas of strategic vegetation within the public realm are likely to be conveyed to a private management company. All such areas should be managed in accordance with the standards and annual maintenance regime set out in the Landscape and Ecological Management Plan to ensure that it is retained in a sustainable and well maintained condition in perpetuity.

8. SUMMARY AND CONCLUSIONS

8.1 General

- 8.1.1 This report assesses the landscape and visual impact of the proposed development of 175 no. residential dwellings on land at Water Lane, Angmering. It considers the effects of the completed scheme on landscape character and visual amenity from the surrounding properties, roads and footpath network; from construction to post construction and completion. The assessment of effects is based on the submitted Planning Layout.

8.2 Baseline Conditions

- 8.2.1 The effects of the Proposed Development on the landscape and the visual amenity have been assessed in accordance with guidance published by the Landscape Institute and Institute of Environmental Management and Assessment. The nature and magnitude of landscape and visual effects will change during the various stages of the Proposed Development and have been assessed during the construction and operational phase. To take into account the establishment of the Proposed Development (in particular proposed vegetation), the operational phase has been assessed in the short-to medium term (from Year 1 to Year 15) and long-term (Year 15 and beyond).
- 8.2.2 The study area, based on the Visual Envelope (VE) of the Proposed Development and the setting of the site within the wider landscape, including likely affected landscape character areas. The study area extends from the Site approximately 2km in all directions.

8.3 Landscape Character and Landscape Effects

- 8.3.1 The assessment of landscape effects has been carried out using the established hierarchy of published Landscape Character Assessments from national to district level. In conjunction with field work sensitive landscape receptors within the study area have been identified and include the Application Site, the Angmering Upper Coastal Plain LCA, of which the Application Site forms part, the setting of Angmering Conservation Area and the settlement character of Angmering.
- 8.3.2 The Site lies just beyond the eastern settlement edge of Angmering and comprises two agricultural fields. The area is peri-urban in character and the existing suburban development along the existing settlement edge provides context to the Site.
- 8.3.3 The following landscape effects arising from the Proposed Development have been identified. The Proposed Development will result in a change of character within the Application Site from open agriculture to built development. This is considered appropriate alongside the existing urban area. The Proposed Development including the strategic landscape structure has been designed to minimise landscape effects and provide a transition between Angmering and the surrounding countryside, including the South Downs National Park.
- 8.3.4 The proposed development will have a direct impact on the Angmering Upper

Coastal Plain LCA, but given the peri-urban context of the Site and the extent of proposed landscaping the long-term impact is considered to be Minor Adverse.

8.4 Visual Amenity and Visual Effects

- 8.4.1 The surrounding topography, vegetation and the existing settlement edge of Angmering establishes a Visual Envelope (VE), which extends from the near to middle distance with insignificant long distance views from higher ground in the National Park to the east. The Site is visually contained to the east by the existing settlement of Angmering, whilst to the south views are predominantly screened by layers of intervening vegetation. There are longer distance views towards the Site from higher ground to the north-west and east, however the extent of the Site visible varies considerably depending on distance, angle and levels of intervening vegetation.
- 8.4.2 Within the VE sensitive receptors within the near distance include adjoining residents and users of existing footpaths surrounding the Site.
- 8.4.3 The greatest level of visual effects will be experienced by those receptors within the near distance. Such effects will be mitigated by the design of the Proposed Development in conjunction with planting, although it will take time for new planting to become established. Long-term adverse effects will be restricted to residents immediately adjoining the Proposed Development and users of existing footpaths; the landscape framework will otherwise ensure a negligible effect on visual amenity. In the far extents of the VE the Proposed Development is unlikely to be perceived.

8.5 Mitigation and Enhancement

- 8.5.1 The Proposed Development has been designed to minimise landscape and visual effects and create a positive eastern edge to Angmering. As primary mitigation, the proposed landscape strategy seeks to deliver long-term landscape, biodiversity, recreation and sustainability benefits. Residual adverse effects can be mitigated following the secondary mitigation strategy set out in **Section 7.0**. The detailed drawings submitted as part of the Reserved Matters Application will incorporate comprehensive information on the specification and implementation of strategic planting.

8.6 Conclusion

- 8.6.1 It should be acknowledged that any development will give rise to change in the landscape of the area and the views of receptors. The degree of change will influence the judgement on acceptability and will need to be balanced with the overall benefits delivered by the scheme. As an allocated site for development the principle of the land use change has been accepted in principle and visual effects are to be expected.
- 8.6.2 In conclusion, the proposed development is a logical extension to the existing settlement of Angmering. Although there will be localised visual and landscape effects, the nature of the built form, use of building materials and additions to the current boundary vegetation will visually integrate the development into

the surrounding landscape.

Appendix A: Sources of Information

Planning

- The National Planning Policy Framework (NPPF), February 2019; and
- Arun Local Plan, 2018.

Mapping and Other Data

- Ordnance Survey maps (1:20,000 Explorer Series);
- Historic Ordnance Survey maps;
- Aerial images;
- Multi-Agency Geographic Information for the Countryside (MAGIC)(<http://magic.gov.uk/>); and
- National Heritage List for England Map Search (<http://list.english-heritage.org.uk/mapsearch.aspx>).

Landscape Character, Green Infrastructure and Other Documents

- National: National Character Area Profiles - South Coast Plain (NCA 126).
- West Sussex Landscape Character Assessment; and
- Arun Landscape Character Assessment.

General

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002);
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (Landscape Institute, 2019); and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012)

APPENDIX B: Criteria for Assessing Sensitivity

Table B1: Landscape Receptor Value and Susceptibility

Level	Value	Susceptibility
High	Landscape elements that are in good to excellent condition and are a fundamental component of landscape character. Alternatively a distinctive or rare landscape feature. These are likely, but not necessarily subject to statutory protection e.g. TPO's or Listed Buildings and/or given significant protection by planning policy.	• Low potential for mitigation. • No or very limited potential for substitution or replacement. • Limited / no capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may substantially contradict management or policy objectives.
	Landscapes that are in good condition, with a high prevalence of important landscape elements giving rise to a strong or unique character and sense of place. There are generally few detractors or uncharacteristic features present. These are likely, but not necessarily, statutory protected landscapes e.g. AONB, National Park, Registered Parks and Gardens recognised for their quality or cultural associations.	
	Management objectives generally focused on conservation of landscape character.	
Medium	Landscape elements that are in good to average condition and make a contribution to defining landscape character. Elements may be protected by local planning policy.	• Some potential for mitigation. • Some potential for substitution or replacement. • Some capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may be partly, but not entirely, in accordance with management or policy objectives.
	Landscapes that are in good to average condition with some important landscape elements giving rise to a positive character and recognisable sense of place, although some detracting features may be present. These may include local landscape designations e.g. Special Landscape Areas or other designations indicating local cultural or historic value.	
	Management objectives generally focused on conservation and enhancement of landscape character.	
Low	Landscape elements that are in average to poor condition. They may make a limited contribution to the character of the area or their contribution is reduced by their condition. Features or elements that are uncharacteristic and detract from the landscape character of the area.	• Good or significant opportunities for mitigation. • Good potential for substitution or replacement. • Capacity to accommodate the proposed development / change without affecting the baseline situation, or with potential to enhance it. • Proposals generally in accordance with management or policy objectives.
	Landscapes that are in average to poor condition with evidence of erosion and limited sense of place. Some important landscape elements, however, detracting features notable. Designations are unlikely.	
	Management objectives generally focused on enhancement and restoration of landscape character.	

Table B2: Visual Receptor Value and Susceptibility

Level	Value	Susceptibility
High	Visual amenity assessed as good to excellent; an area of high scenic value to include: Nationally recognised or important views such as those protected by policy e.g. National Park / AONB or a national trail / route. Designed views. Views to or from designated heritage assets. Views from recognised tourist destinations, views marked on maps or referred to in art / literature.	• Observers whose attention or interest may be focused on the landscape to include: • Users of rights of way and recreation trails • Users of land with public access including Open Access and National Trust land. • Residential properties with views from rooms occupied during daylight / waking hours (predominantly ground floor).
	Visual amenity assessed as average to good to include: Views which are locally recognised including those protected by local policy eg. visually important open space or special landscape area. To or from locally important heritage assets. Views from local destinations and well used footpath routes.	• Observers where views of the landscape are part of, but not the sole purpose of the activity to include: • Those playing or spectating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape and low levels of traffic. • Residential properties with views from rooms unoccupied during daylight / waking hours (predominantly first floor rooms).
	Areas of average to low visual amenity to include: Views which are not recognised or have limited value, such as footpaths which are not well used. Detracting features may be clearly apparent.	• Observers where attention is focused upon the activity and not the wider landscape to include: • Receptors engaged in sports or other activities. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead. • Places of work / study.

Table B3: Sensitivity

		VALUE		
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

APPENDIX C: Criteria for Assessing Magnitude of Change and Scale of Effect

Table C1: Magnitude of Landscape Change.

Magnitude of Effect Extent of change	Change Experienced as a result of development	
High	• Result in the permanent loss of characteristic landscape elements and features and/or their setting. • Introduce uncharacteristic or dominant elements. • Be at complete variance with the landform, scale and pattern of the landscape. • Substantially erode the landscape character and/or condition of the area. • Undermine any designation or the nature of a vulnerable landscape.	NEGATIVE
	• Retain the majority of existing landscape components and/or enable the full restoration and/or replacement of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables a sense of place to be fully restored. • Have a strong contextual fit with the scale, landform and pattern of the landscape. • Substantially enhance the landscape character and/or condition of the area.	POSITIVE
Medium	• Result in the partial loss or alteration of characteristic landscape elements and features and/or reduce or remove their setting. • Introduce uncharacteristic components alongside characteristic features or elements. • Be at odds with the landform, scale and pattern of the landscape. • Be a noticeable change, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. • Result in a deterioration of landscape character and/or condition.	NEGATIVE
	• Retain existing key features and/or enable partial restoration of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables sense of place to be restored. • Fits well with the landform, scale and pattern of the landscape. • Enhance the landscape character and/or condition of the area.	POSITIVE

Table C1: Magnitude of Landscape Change. Continued

Magnitude of Effect Extent of change	Change Experienced as a result of development	
Low	• Result in the temporary or minor loss or alteration of landscape elements and features and/or reduce their setting. • Introduce some uncharacteristic components alongside characteristic features or elements. • Not quite fit with the landform, scale and pattern of the landscape. • Be a discernible change, although not uncharacteristic when set within the attributes of the receiving landscape. • Result in a minor deterioration of landscape character and/or condition.	NEGATIVE
	• Retain existing key features and/or allow limited restoration of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables some sense of place to be restored. • Respects the landform, scale and pattern of the landscape. • Enables limited enhancement of the landscape character and/or condition of the area.	POSITIVE
Negligible	The development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and its integrity are unaffected.	

Table C2: Nature and Magnitude of Visual Effects

Magnitude of Effect	Change Experienced	
<i>Extent of change</i>		
High	• Proposal results in the total, permanent loss of a highly valued view. • Proposal introduces dominant or discordant elements altering the composition or balance of the view. • Proposal introduces features not already present on / or part of the skyline.	NEGATIVE
	• Proposal removes substantial visual detractors. • Proposal introduces positive elements that substantially enhance the composition of the view. • Development introduces an immediately apparent landmark or feature.	POSITIVE
Medium	• Proposal is clearly visible and recognisable but not prominent in views. • Proposal introduces elements that are not necessarily already characteristic and/or are incongruous; • Development may form skyline features amongst existing development and/or vegetation.	NEGATIVE
	• Proposal removes some visual detractors. • Proposal is a visible but characteristic element complementing the composition of the view.	POSITIVE
Low	• Proposal is only a minor component or slightly uncharacteristic part of the view and does not introduce incongruous features and subsequently • Proposal does not alter the overall composition of the view or dominance or balance of elements within it and therefore might be missed by a casual observer.	NEGATIVE
	• Proposal removes limited visual detractors. • Proposal is only a minor component of the view and compliments the composition and balance of existing elements.	POSITIVE
Negligible	• Proposals perceived as a background component in view or are subservient to other elements within it. • The development would be barely discernible.	

Table C3: Scale of Importance for Landscape and Visual Effects

		MAGNITUDE OF CHANGE			
		HIGH	MEDIUM	LOW	NEGLIGIBLE
SENSITIVITY	HIGH	Major	Major	Moderate	Negligible
	MEDIUM	Major	Moderate	Minor	Negligible
	LOW	Moderate	Minor	Negligible	Negligible

