



PROPOSED CARE HOME,
Dappers Lane, Angmering

LANDSCAPE AND VISUAL
IMPACT APPRAISAL

Prepared for

FRONTIER ESTATES

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1. Introduction

1.1 This Landscape and Visual Impact Appraisal Addendum (LVIAA) has been prepared by Arc Landscape Design and Planning to support the application for full planning permission for a proposed care home (hereafter referred to as “the Scheme Proposal”) on land at Dappers Lane, Angmering (hereafter referred to as “the Application Site”). This LVIAA has been produced on behalf of Frontier Estates (“the Applicant”) and should be read in conjunction with the January 2016 Landscape and Visual Impact Appraisal (2016 LVIA) prepared by Turley.

1.2 It includes an appraisal of landscape and visual effects in light of the Scheme Proposal. The appraisal includes a review of any relevant changes in planning policy and an assessment of the baseline conditions in order to ensure the appraisal is based on up-to-date site and surrounding area conditions.

Background

1.3 The Application Site falls within an area that already has planning approval (ref A/27/16/PL) for the demolition of the existing house and outbuildings and the development of 53 care apartments spread over four detached blocks (hereafter referred to as “the Approved Scheme”). In the Approved Scheme, the two blocks fronting onto Dappers Lane (Buildings 3 and 4) are three storey and the two blocks to the rear of the site (buildings 1 and 2) are two storey.

1.4 The Scheme Proposal is seeking permission for a care home to replace Building 4 of the Approved Scheme.

Planning Policy

1.5 Since undertaking the 2016 LVIA the Inspectors Report was published in respect of the emerging Local Plan, which found the Plan sound, subject to a series of modifications. One such Minor Modification (MM5) relates to the Built Up Area Boundaries and confirms that “*the policies map will need to be updated to include the Strategic allocations within the Built Up Boundaries*”. The change to the boundary means the Application Site is no longer considered to lie within the defined countryside, but rather within the Built Up boundary of the settlement of Angmering.

Appraisal Methodology

1.6 The approach to the appraisal methodology for landscape character and visual amenity detailed in the 2016 LVIA remains broadly unchanged along with the appraisals study areas, as shown in the updated **Figure 1**. In line with good practice the supporting appraisal tables have been updated and for consistency set out in **Appendix A**. The field study was undertaken in February 2018.

1.7 The appraisal has been carried out using the proposal drawings and Design and Access Statement prepared by Harris Irwin Architects and the Landscape Strategy that has been prepared by the

Landscape Partnership. Where relevant the Figures previously provided within the 2016 LVIA have been updated and included within **Appendix B**. This include:

- Figure 1 – Application Site and study area
- Figure 7 – Site Features
- Figure 9 – Panoramas looking out of the Application Site
- Figure 11 –Representative viewpoint locations
- Figures 12.1 to 12.4 –Representative viewpoints

1.8 An additional figure has been produced (**Figure 13**) to illustrate the Cumulative Scheme, known as Land North of Water Lane.

2. Baseline Conditions

- 2.1. This section considers the Application Site in terms of the current physical landscape and its components, along with the landscape character, and the visual amenity of existing receptors since the 2016 LVIA was undertaken.

Landscape Designations

- 2.2. Since the 2016 LVIA was undertaken the built-up area boundary of Angmering has changed with the proposals set out in the emerging Local Plan 2011-2031. The Application Site now falls within the defined Built Up Area of Angmering. No further significant changes have occurred since the 2016 LVIA was produced.

Landscape Elements

Application Site Features

- 2.3. The Application Site comprises of the majority of Parcel C and small sections of Parcels A and B, as shown in the updated **Figure 7**, which were previously identified within the 2016 LVIA, and is approximately 0.72 hectares in area. No further significant changes have occurred to the Application Site since the 2016 LVIA.

Study Area Features

- 2.4. No further significant changes have occurred since the 2016 LVIA to the study area's Land Use; Topography and Drainage; Vegetation; Movement; Built Form; and, Heritage Assets

Baseline Landscape Character

- 2.5. The West Sussex Landscape Character Assessment and Arun Landscape Study reviewed as part of the 2016 LVIA the remain unchanged and valid. Also, no significant changes have occurred to the 2016 LVIA's baseline conditions and established value within the Local Landscape Character Areas of LLCA 1 – Urban Area of Angmering; LLCA2 – East Angmering Urban-Rural Fringe (which the Application Site falls within); and, LLCA3 – Undulating Wooded Farmland.

Baseline Visual Appraisal

- 2.6. The visibility of the Application Site is slightly reduced since the 2016 LVIA due to its amended boundary, but not significantly enough to change the 2016 LVIA's original findings.

Stage 1 – Visibility from the Application Site

- 2.7. The three panoramas within the Application Site have been retaken and are shown in the updated **Figure 9**. Analysis of the ZTV previously prepared for the 2016 LVIA and the field study undertaken in 2018 concluded that no significant changes have occurred to the previously established visibility from within the Application Site out to the surrounding area and therefore the identified visual

receptors. Although the Built Up Area boundary has altered as recognised above, no development has yet come forward to change the baseline views.

Stage 2 – Visibility to the Application Site

- 2.8. The visibility of the Application Site in views from the identified visual receptors remaining broadly unchanged from those established within the 2016 LVIA and are summarised in **Table 1**. The nine representative viewpoints agreed with Arun District Council have been revisited and photographed, as shown in the updated **Figures 12.1 to 12.4**.

Table 1: Visual Receptors – Value

Visual Receptor	Visibility	Distance	Value
Residents			
Residential property directly to north (Ref:1 on Figure 11)	Open views	Short	Medium to Low
Properties on Dapper's Lane (Ref: 2)	Partial views	Short	Medium to Low
Properties on Weavers Hill, Cumberland Road and The Avenals (Ref:3)	Glimpsed views	Short	Medium to Low
Avenals Farm (Ref:4)	Glimpsed views	Short	Medium to Low
Properties, farmsteads and commercial premises to the eastern side of Dapper's Lane (Ref:5)	Glimpsed views	Short	Medium to Low
Properties in the centre of Angmering to the northern side of Water Lane (Ref:6)	No views	Short	Medium to Low
Properties in the centre of Angmering to the southern side of Water Lane (Ref:7)	No views	Short	Medium to Low
Ecclesden Manor (Ref:8)	Glimpsed views	Medium	Medium to Low
The Mill House (Ref:9)	Glimpsed views	Medium	Medium to Low
Ecclesden Farm (Ref:10)	Glimpsed views	Long	Medium to Low
Scattered farms to the northern side of A27 (ref:11)	No views	Long	Medium to Low
Properties associated with Patching (Ref:12)	No views	Long	Medium to Low
Properties associated with Clapham (Ref:13)	No views	Long	Medium to Low
Properties associated with West Durrington (Ref:14)	No views	Long	Medium to Low
Properties associated with the north western edge of Ferring (Ref:15)	No views	Long	Medium to Low
Properties associated with the northern edge of East Preston (Ref:16)	No views	Long	Medium to Low
Properties associated with the south western edge of Angmering (Ref:17)	No views	Long	Medium to Low

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Visual Receptor	Visibility	Distance	Value
Residents			
Properties associated with Poling (Ref:18)	No views	Long	Medium to Low
Users of Public Rights of Way (PRoWs)			
Public rights of Way (PRoW) within 500m of the Application Site to the east	Glimpsed views	Short	Medium
PRoW within the built form of Angmering	Glimpsed to no views	Short to medium	Medium
PRoW within 500m-1.5km of the Application Site to the north	No views	Medium to long	Medium
PRoW within 500m-1.5km of the Application Site to the east	Glimpsed views	Medium to long	Medium
PRoW within 500m-1.5km of the Application Site to the south	No views	Medium to long	Medium
PRoW within 500m-1.5km of the Application Site to the west	No views	Medium to long	Medium
Further PRoW within the South Downs National Park 1.5km + from the Application Site	Glimpsed views	Long	Medium
Roads			
Dapper's Lane	Partial to glimpsed views	Short	Medium to Low
Water Lane	Partial to glimpsed views	Short	Medium to Low
A280	Glimpsed to no views	Medium	Low
Weavers Hill	Glimpsed to no views	Short	Medium to Low
High Street	No views	Short	Medium to Low
Station Road	No views	Medium to long	Medium to Low
A27	No views	Medium to long	Low
A259	No views	Long	Low

3. Appraisal of the Effects of the Scheme Proposal

- 3.1 This section considers how the amended Scheme Proposal, described below and illustrated in the accompanying planning application documents, will affect the receptors identified in the baseline study.

Description of Scheme Proposal

- 3.2 Full planning permission is sought for the Scheme Proposal which is for Building 4 of the Approved Scheme to be replaced with a care home, associated parking and open space. The Scheme Proposal will be two to two and a half storeys in height and is located within the south west corner of the Application Site where existing tree cover is at its highest. Its facades will use a variety of materials such as brick, hanging tiles and flint, and elements such as the protruding gables have taken their inspiration from the local vernacular. This architectural detailing breaks up each elevation and provides a small scale, residential, character.
- 3.3 The Scheme Proposal's landscape strategy has been designed to minimise the effects on landscape features, landscape character and views and, where possible, to provide enhancements to the baseline situation. Within the layout, existing trees to boundaries are retained wherever possible, unless requiring removal due to poor health or form. A number of trees associated with the existing residential garden are to be removed and replaced with an equivalent number of new trees. The layout incorporates areas of open space and retains and enhances boundary vegetation.
- 3.4 Further details of the design of the Scheme Proposal are included within the planning application's accompanying illustrative drawings and Design and Access Statement.

Effects on Landscape Character

- 3.5 Implementation of the Scheme Proposal, as with the Approved Scheme, would lead to a loss of pasture land. As with the 2016 Approved Scheme a number of features would, however, be retained within the layout of the Scheme Proposal's and the scale and form reflects the character of the adjacent village.
- 3.6 The changes to the Scheme Proposal do not significantly change the findings of the previous effects on the identified local landscape character areas. Accordingly, there is no change to the findings of the 2016 LVIA, which is summarised in Table 4.1.

Table 3.1: Landscape Effects at 15 years

Landscape Receptor	Value	Susceptibility to change	Sensitivity	Operational Phase (Year 15)	
				Magnitude of Impact	Effect

LLCA 1 – Urban Area of Angmering	High / Medium	Low	Medium / Low	Low to negligible	Minor beneficial to none
LLCA 2 – East Angmering Urban Fringe	Medium / Low	Low	Low	Medium	Minor adverse
LLCA 3 – Undulating Wooded Farmland	High	High	High	Negligible	None

Effects on Visual Receptors

- 3.7 The Scheme Proposal will be visible from the visual receptors to the south and west. As identified within the supporting Design and Access Statement the Scheme Proposal closely follows the 2016 Scheme Proposal’s original footprint, façade treatment and mass. The changes to the Scheme Proposal do not significantly change the findings of the 2016 LVIA on the identified visual receptors, as summarised in Table 4.2.

Table 3.2: Visual Receptors – Visual Effects at 15 years

Visual Receptor	Value	Susceptibility to change	Sensitivity	Operational Phase (Year 15)	
				Magnitude of Change	Effect
Residential property to north (Ref:1)	Medium to Low	High	Medium	Medium	Moderate adverse
Properties on Dappers Lane (Ref:2)	Medium to Low	High	Medium	Medium to Low	Moderate to minor adverse
Properties on Weavers Hill, Cumberland Road and The Avenals (Ref:3)	Medium to Low	High	Medium	Low	Minor adverse
Avenals Farm (Ref:4)	Medium to Low	High	Medium	Low	Minor adverse
Properties, farmsteads and commercial premises to the eastern side of	Medium to low	High	Medium to Low	Low to negligible	Negligible/ None

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Visual Receptor	Value	Susceptibility to change	Sensitivity	Operational Phase (Year 15)	
				Magnitude of Change	Effect
Dappers Lane (Ref:5)					
Properties in the centre of Angmering to the southern side of Water Lane (Ref:7)	Medium to Low	High	Medium	Negligible	None
Ecclesden Manor (Ref:8)	Medium to Low	High	Medium	Low to negligible	Minor adverse to negligible
The Mill House (Ref:9)	Medium to Low	High	Medium	Low	Minor adverse
Ecclesden Farm (Ref:10)	Medium to Low	High	Medium	Low to negligible	Minor adverse to negligible
Public rights of Way (PRoW) within 500m of the Application Site to the east	Medium	High	High to Medium	Low to negligible	Minor adverse to negligible
PRoW within 500m-1.5km of the Application Site to the north	Medium	High	High to Medium	Low to negligible	Negligible / none
PRoW within 500m-1.5km of the Application Site to the east	Medium	High	High to Medium	Negligible	Minor adverse to negligible
Further PRoW within the South Downs National Park 1.5km + from the Application Site	Medium	High	High to Medium	Negligible	Minor adverse to negligible
Dapper's Lane	Medium to Low	High	High to Medium	Medium to low	Moderate to minor adverse
Water Lane	Medium to Low	High	High to Medium	Medium to low	Moderate to minor adverse
A280	Low	Medium	Medium to Low	Negligible	None
Weavers Hill	Medium to Low	High	High to Medium	Low to negligible	Minor adverse to negligible

4. Cumulative Effects

- 4.1 This section summarises the residual cumulative effects at operation of the Scheme Proposal in combination with the Cumulative Scheme, known as Land North of Water Lane (see **Figure 13 of Appendix B**).
- 4.2 Due to the close proximity geographically of the Cumulative Scheme, the identified effects of the Scheme Proposed on the landscape and visual receptors could change when the Cumulative Scheme is taken into account.

Cumulative Effects on Landscape Character

- 4.3 Urban Area of Angmering (LLCA1) – The Cumulative Scheme does not abut LLCA1 and is separated from it by LLCA2. It is not considered that there would be any change in effects on LLCA1 which would remain minor to **none beneficial**.
- 4.4 East Angmering Urban Fringe (LLCA2) – Once completed, a substantial part of the Cumulative Scheme would directly affect an area of LLCA2 and there would be a permanent change in land use to the area resulting from the removal of open land to accommodate it. A significant proportion of LLCA2 would contain built form, extending to the boundary of the National Park to the east which, resulting in a change to the character of LLCA. The relatively small scale of the Scheme Proposal in comparison to the Cumulative Scheme, and its location contiguous with the existing settlement mean that the cumulative magnitude of change resulting from the Scheme Proposal would reduce to minor and the effect would reduce to **minor adverse/negligible**.
- 4.5 Undulating Wooded Farmland (LLCA3) – Whilst the Scheme Proposal lies beyond the boundary of LLCA3, the Cumulative Scheme falls within it and there would be direct effects on LLCA3 resulting from the permanent change from open land to development. Views across the LLCA would change and there would be an increase of built form associated with the Cumulative Scheme visible in these rural views, which would block any views towards the Scheme Proposal. The magnitude of change and effects resulting from the Scheme would therefore remain **negligible and none**.

Table 4.1: Cumulative Landscape Effects at 15 years

Landscape Receptor	The Scheme Operational Phase (Year 15)		Cumulative Effects Operational Phase (Year 15)	
	Magnitude of Impact	Effect	Magnitude of Impact	Effect
LLCA 1 – Urban Area of Angmering	Low to negligible	Minor to none beneficial	Low to negligible	Minor to none beneficial

LLCA 2 – East Angmering Urban Fringe	Medium	Minor adverse	Minor	Minor adverse to negligible
LLCA 3 – Undulating Wooded Farmland	Negligible	None	Negligible	None

Effects on Visual Receptors

- 4.6 The Cumulative Scheme may result in a change in the views of the Scheme Proposal from some visual receptors, which would be obscured by the Cumulative Scheme, resulting in a reduction of effect. **Table 4.2** provides a summary of the magnitude of change and effect resulting from the Scheme for those visual receptors where a change in the potential effect on visual amenity due to the Cumulative Scheme has been identified.
- 4.7 In summary, for several receptors, the scale and extent of the Cumulative Scheme on completion would mean that the Scheme Proposal would represent a minor or negligible change in the view.

Table 4.2: Visual Receptors – Cumulative Visual Effects at 15 years

Visual Receptor	Operational Phase (Year 15)		Cumulative Effects Operational Phase (Year 15)	
	Magnitude of Change	Effect	Magnitude of Change	Effect
Residential property to north (Ref:1)	Medium	Moderate adverse	Medium to Low	Moderate to minor adverse
Properties on Dappers Lane (Ref:2)	Medium to Low	Moderate to minor adverse	Medium to Low	Moderate to minor adverse
Properties on Weavers Hill, Cumberland Road and The Avenals (Ref:3)	Low	Minor adverse	Low	Minor adverse
Avenals Farm (Ref:4)	Low	Minor adverse	Low	Minor adverse
Properties, farmsteads and commercial premises to the eastern side of Dappers Lane (Ref:5)	Low to negligible	Negligible/ None	Negligible	Negligible/ None
Properties in the centre of Angmering to the southern side of Water Lane (Ref:7)	Negligible	None	Negligible	None
Ecclesden Manor (Ref:8)	Low to negligible	Minor adverse to negligible	Negligible	None
The Mill House (Ref:9)	Low	Minor adverse	Negligible	None

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Visual Receptor	Operational Phase (Year 15)		Cumulative Effects Operational Phase (Year 15)	
	Magnitude of Change	Effect	Magnitude of Change	Effect
Ecclesden Farm (Ref:10)	Low to negligible	Minor adverse to negligible	Negligible	None
Public rights of Way (PRoW) within 500m of the Application Site to the east	Low to negligible	Minor adverse to negligible	Negligible	None
PRoW within 500m-1.5km of the Application Site to the north	Low to negligible	Negligible / none	Negligible	None
PRoW within 500m-1.5km of the Application Site to the east	Negligible	Minor adverse to negligible	Negligible	None
Further PRoW within the South Downs National Park 1.5km + from the Application Site	Negligible	Minor adverse to negligible	Negligible	None
Dapper's Lane	Medium to low	Moderate to minor adverse	Medium to low	Moderate to minor adverse
Water Lane	Medium to low	Moderate to minor adverse	Low	Minor adverse
A280	Negligible	None	Negligible	None
Weavers Hill	Low to negligible	Minor adverse to negligible	Low to negligible	Minor adverse to negligible

5. Summary and Conclusions

- 3.8 It is considered that the amendments to the 2016 Scheme Proposal will result in localised changes.
- A. These corrections primarily result in minor changes to the 2016 Scheme Proposal's original footprint, façade treatment and mass.
- 5.1 The Scheme Proposal has been developed to reflect and enhance, where possible, characteristics relating to built form, vegetation and views from the adjacent South Downs National Park and PROW network. It is visually relatively well contained in the wider landscape. The assessment of effects has not identified any increase in effects on either landscape or visual receptors caused by the Scheme Proposal when compared to the consented Approved Scheme. Overall there are no significant changes to the findings of the 2016 LVIA, which remain unchanged and valid.
- 5.2 The assessment of cumulative effects, which considers the Cumulative Scheme, known as Land North of Water Lane, identified that some effects on landscape and visual receptors would decrease, resulting in the following effects on the visual receptors:
- Moderate to minor adverse: Property directly north of the Application Site (Ref:1), Properties associated with Dappers Lane (Ref:2) and Dappers Lane.
 - Minor adverse: Properties associated with Weavers Hill, Cumberland Road and The Avenals (Ref:3); Avenals Farm (Ref:4; Water Lane; and parts of Weavers Hill.
- 5.3 The remaining landscape and visual receptors are likely to have minor to negligible adverse, negligible or no effects from the Scheme Proposal.

APPENDIX A – Full LVIA Methodology

Landscape and visual impact appraisal methodology

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) state that this type of appraisal provides a tool for identifying and assessing the *“the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”* (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource, and visual amenity, including views. The effects of both must be addressed in the assessment.

Baseline landscape appraisal

Preparation of this baseline landscape appraisal for the Application Site has included a combination of desk study and field work to identify and record the character of the landscape. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the landscape. Once these factors were established the landscape character areas (landscape receptors) and their associated key characteristics were identified. The value attached to the landscape receptor has then been considered with its associated condition.

Landscape value

The value of the identified landscape character areas has been assessed using the criteria set out in **Table 1**. The consideration of value is initially based on, and takes into account, whether it is covered by a landscape designation at a national, regional or local level. This is also informed by the presence or not of designated heritage assets. Good practice guidance states that undesignated landscapes do, under certain circumstances, have value and should be judged drawing upon such factors as landscape, or townscape quality and scenic quality and/or associations with people or events that contribute to perceptions of natural beauty.

Table 1: Landscape value

Value	Typical criteria	Typical scale of importance/rarity	Typical examples
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution	International, National	World Heritage Site, National Park, AONB, and/or typically Grade I Grade II* listed buildings
<i>High</i>	A landscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	AONB, Scheduled Monuments, Conservation Area, typically Grade II listed buildings and/or Registered Park and Gardens
<i>Medium</i>	A landscape in generally good condition; with moderate importance and scenic quality. Limited potential for substitution.	Regional, Local	Undesignated but valued perhaps expressed through non-official publications or demonstrable use
<i>Low</i>	A landscape in poor condition or with low scenic quality and importance. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.

Baseline visual appraisal

The baseline visual effects appraisal has established the area in which the Application Site and the Scheme may be visible, the different groups of people who may experience the views of the development, the viewpoints where they will be affected and the nature of the views from these locations. These factors interrelate, but for the purpose of the assessment are dealt with in that order. Representative viewpoints have also been identified from a proportion of the visual receptors and they have been used to support this assessment's finding.

The baseline visual appraisal takes into account the following:

- type and relative numbers of people, and their occupation or activity
- location, nature and characteristics
- nature, composition and characteristics of the views (including directions)
- elements which may interrupt, filter or otherwise influence the views

Elements of these evaluations are discussed below and have informed the predicted assessment of effects.

Extent and proportion of visibility

The extent of existing visibility of the Application Site from the identified visual receptors or viewpoints is identified as being:

- 'No view' - the Application Site or Scheme Proposal is not visible (or difficult to perceive)
- 'Glimpse view' - the Application Site has an obscured view (by intervening vegetation or built form) or distant view of part of the Application Site or Scheme Proposal
- 'Partial view' - a clear view of part of the Application Site or Scheme Proposal; a partial view of most of it; or a distant view in which the Application Site or Scheme Proposal forms a significant proportion of it
- 'Open view' - a panoramic view of most of the Application Site or Scheme Proposal, occupying most of the field of vision

Distance of visibility

The distance of the Application Site from the identified visual receptors or viewpoints is defined as being the following:

- Adjacent - within, or adjacent to the Application Site
- Short - one to 500 metres away from the Application Site
- Medium - 500 metres to 1 kilometres away from the Application Site
- Long - 1 kilometres and beyond away from the Application Site

Value attached to the view

Assessment of the value attached to the view from the identified visual receptors follows the broad criteria set out in **Table 2**. It considers whether the views experienced are one, or both, of the following:

- Recognition of the value attached to a particular view (i.e. in relation to a heritage asset or a planning designation); or
- Indicators of the value attached to views by visitors (i.e. is it referenced in a guide book, or tourist map, or in literature and art).

Table 2: Value of the identified visual receptors view

Value	Criteria
High	The view from the identified visual receptor is: related to a designated heritage asset, or a planning designation; and/or mentioned in a number of guidebooks or on tourist maps; and/or referenced in art and literature

Moderate	The view from the identified visual receptor is: related to a non-designated heritage asset; and/or of local visual amenity importance
Low	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or of little visual amenity importance

Assessing the landscape and visual effects

The interactions between the existing landscape and visual receptors, identified at the baseline stage, and the components of the Scheme Proposal at various different development phases are considered at this stage of the assessment.

Sensitivity of the landscape and visual receptors

In order to identify the sensitivity of the landscape and visual receptors to the Scheme Proposal, the following factors were considered: susceptibility to change and value of the landscape receptor. The latter has already been identified as part of the baseline assessment. The reason the sensitivity is determined at the effects stages is due to the need to consider the susceptibility of the receptors in relation to change arising from the specific type of development proposed.

Susceptibility of the landscape receptor in relation to change

The susceptibility of the receptor has been defined within the GLVIA as *“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Scheme Proposal Proposal without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”* (Para. 5.40 Ref 6). Judgement on susceptibility of change is broadly set out in **Table 3**. This will be linked back to evidence gathered at the baseline stage.

Table 3: Landscape susceptibility to change

Susceptibility to change	Criteria
High	Where the area is unlikely to accommodate the Scheme Proposal Proposal without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies
Medium	Where the area can relatively accommodate the Scheme Proposal Proposal without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies
Low	Where the area can accommodate the Scheme Proposal Proposal without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies

The matrix shown in **Table 4** demonstrates broadly how sensitivity is determined through combining the landscape value with its susceptibility to change. It is important to note that this is a quantitative approach, which GLVIA3 strives to avoid, so should be linked back to evidence gathered at the baseline stage.

Table 4: Sensitivity of landscape character

Value	LANDSCAPE SENSITIVITY		
Exceptional	High	High/Medium	Medium

<i>High</i>	High/Medium	Medium	Medium
<i>Medium</i>	Medium	Medium	Medium/Low
<i>Low</i>	Medium	Medium/Low	Low
<i>Poor</i>	Medium/Low	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

Susceptibility of the visual receptor in relation to change

The susceptibility of the visual receptor to change considers the occupation or activity of people experiencing the view; and extent of attention or interest that may therefore be focused on the views and visual amenity the experience. Judgement on susceptibility of change is broadly set out in **Table 5**.

Table 5: Visual receptors susceptibility to change

Level of Susceptibility	Typical Criteria
<i>High</i>	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home
<i>Medium</i>	People visiting retail or employment sites, motorways or A roads, sports and recreational facilities, schools
<i>Low</i>	Visitors to industrial sites and agricultural land

The matrix shown in **Table 6** demonstrates broadly how sensitivity is determined through combining the landscape and visual receptor value with its susceptibility to change. It is important to note that this is a quantitative approach, which GLVIA3 strives to avoid, so should be linked back to evidence gathered at the baseline stage.

Table 6: Sensitivity of visual receptor

Value	VISUAL SENSITIVITY		
<i>High</i>	High	High/Medium	Medium
<i>Medium</i>	High/Medium	Medium	Medium/Low
<i>Low</i>	Medium	Medium/Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

Magnitude of landscape and visual amenity effects

The predicted effects are a straight comparison between the existing situation and that occurring at prescribed fixed phases in the future. The magnitude of effect considers the size or scale of the proposals, along with the geographical extent of the area influenced and its duration. These areas are defined in the bullets below:

- Size and scale is described verbally as the loss and addition of new features being major, moderate, minor or none. This relates to the loss or addition of particular elements; the degree to which aesthetic or perceptual aspects are altered; and the change to the key characteristics.
- Geographical extent is the area over which the effect will felt and ranges from site level, to character area, and onto a larger scale.
- Duration, for the purpose of this assessment is considered permanent (once the development is complete)

The overall magnitude of effect of the Scheme Proposal's effect on the identified landscape and visual receptors' is defined as either being substantial, moderate, minor, negligible or none. This corresponds to the extent to which the Scheme Proposal improves, causes damage, or is negligible to the existing landscape character areas and visual receptors.

The criteria for the adverse, beneficial and neutral effects of the landscape character and visual assessment are summarised in **Table 7** below. This addresses whether the Scheme Proposal:

- conforms with the pattern, scale, mass, grain and historic features of the identified landscape character;
- creates a loss or restoration of key landscape features;
- contributes to the identified landscape character;
- affects identified receptors and viewpoints; and
- accords with national, regional and local planning policy and guidelines.

Table 7: Landscape character and visual amenity magnitude of effect

Effect	Definition
Major adverse	The Scheme Proposal has a significant detrimental effect on the identified visual receptors or results in a major deterioration of the identified landscape character area
Moderate adverse	The Scheme Proposal has a moderate detrimental effect on the identified visual receptors or fails to contribute to the identified landscape character area
Minor adverse	The Scheme Proposal has a slight detrimental effect on the identified visual receptors or fails to fully contribute to the identified landscape character area
Negligible/none	The Scheme Proposal neither contributes to nor detracts from the identified visual receptors or identified landscape character area
Minor beneficial	The Scheme Proposal has a slight beneficial effect on the identified visual receptors or partly contributes to the identified landscape character area
Moderate beneficial	The Scheme Proposal has a moderate beneficial effect on the identified visual receptors or contributes to the identified landscape character area
Major beneficial	The Scheme Proposal has a significant beneficial effect on the identified visual receptors or results in a major contribution to the identified landscape character area

APPENDIX B – Supporting Figures



- Application Site
- Study Area (1KM)



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Proposed Care Home, Dappers Lane, Angmering
Figure 1 - Location Plan

Dwg No. - A187 Fig1 Scale - n/a @ A3 Date - 13/07/2018



-  Application Site
-  Site feature parcel boundaries
-  Site Panorama location

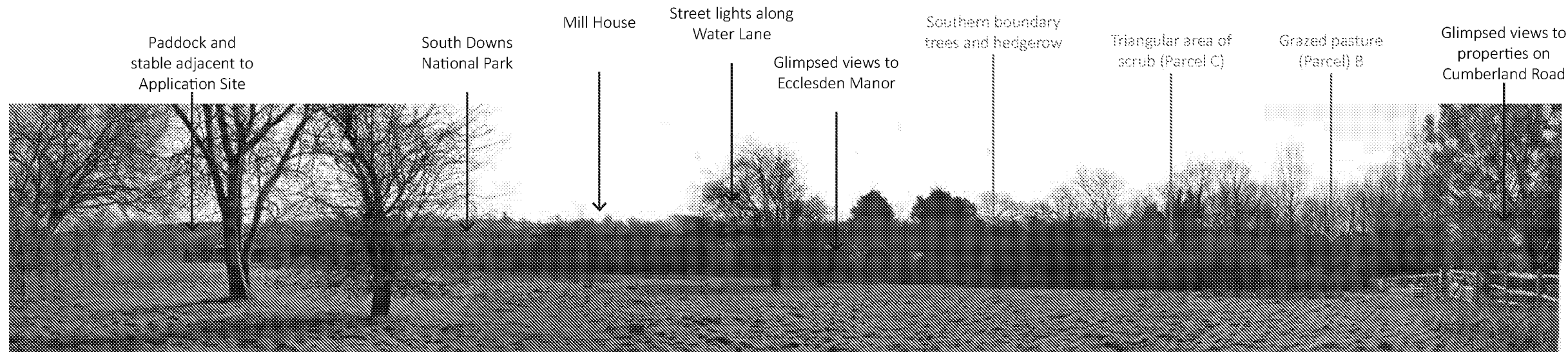


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Proposed Care Home, Dappers Lane, Angmering
 Figure 5 - Site Features and Context

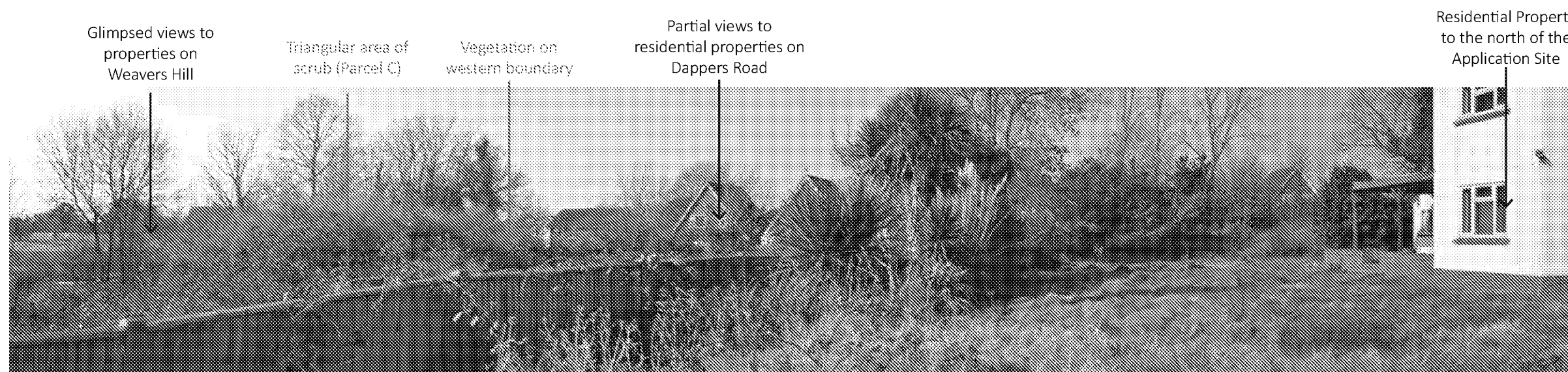
Dwg No. - A187 Fig5 Scale - n/a Date - 13/07/2018



Panorama 1: looking south east



Panorama 2: looking north east



Panorama 3: looking west

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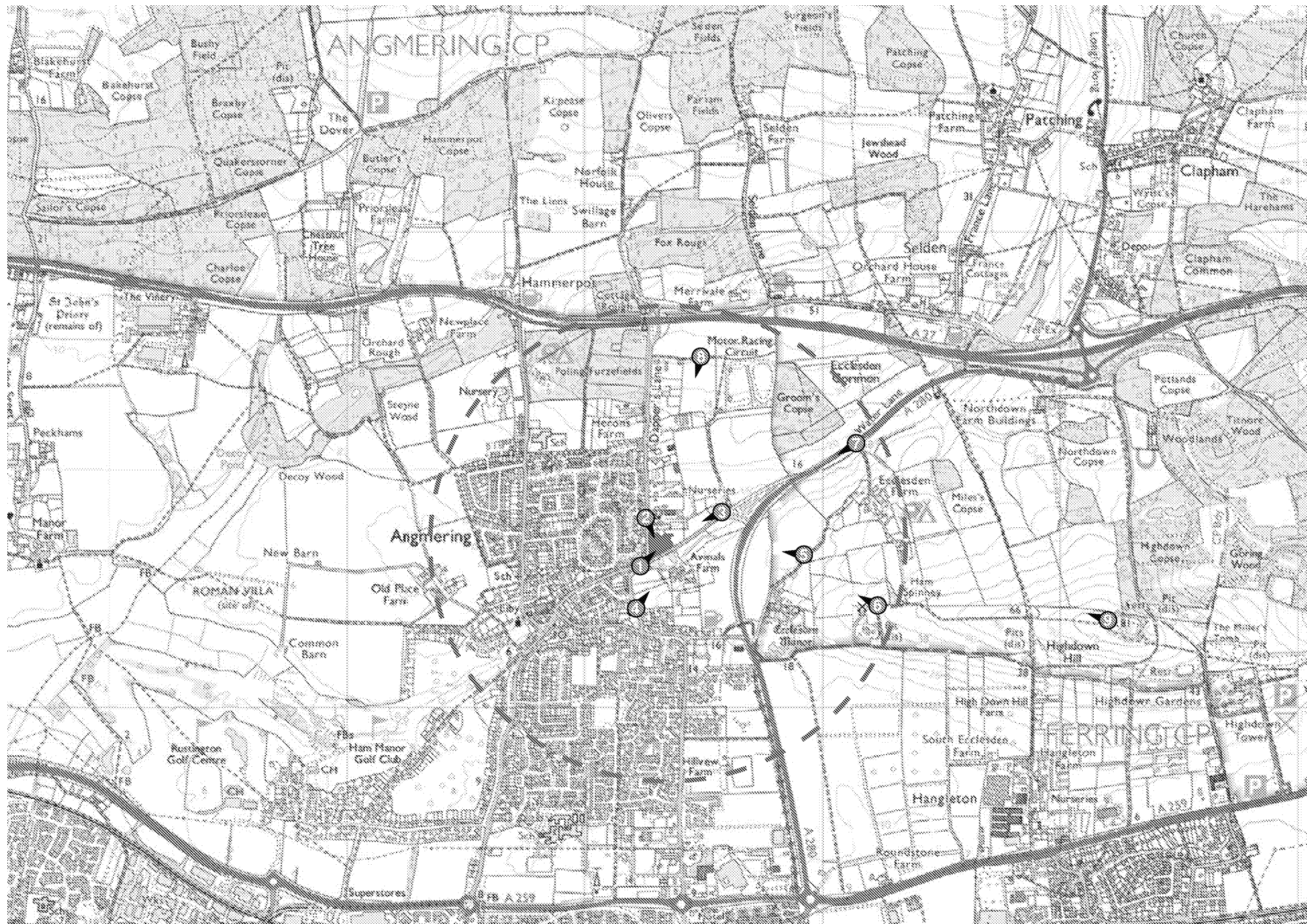
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Proposed care home, Dapper Lane, Angmering

Figure 9 - Panoramas

Dwg No. - A187 Fig10 Scale - n/a Date - 13/072/2018



-  Application Site
-  Study area (1KM)
-  Representative viewpoint location



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Proposed Care Home, Dappers Lane, Angmering
Figure 11 - Representative Viewpoint Locations

Dwg No. - A187 Fig12 Scale - n/a Date - 13/07/2018



Representative viewpoint 1: taken from the junction between Dappers Lane and Water Lane, looking north east.



Representative viewpoint 2: taken from Dappers Lane, looking south east.



Representative viewpoint 3: taken from Water Lane, looking west.



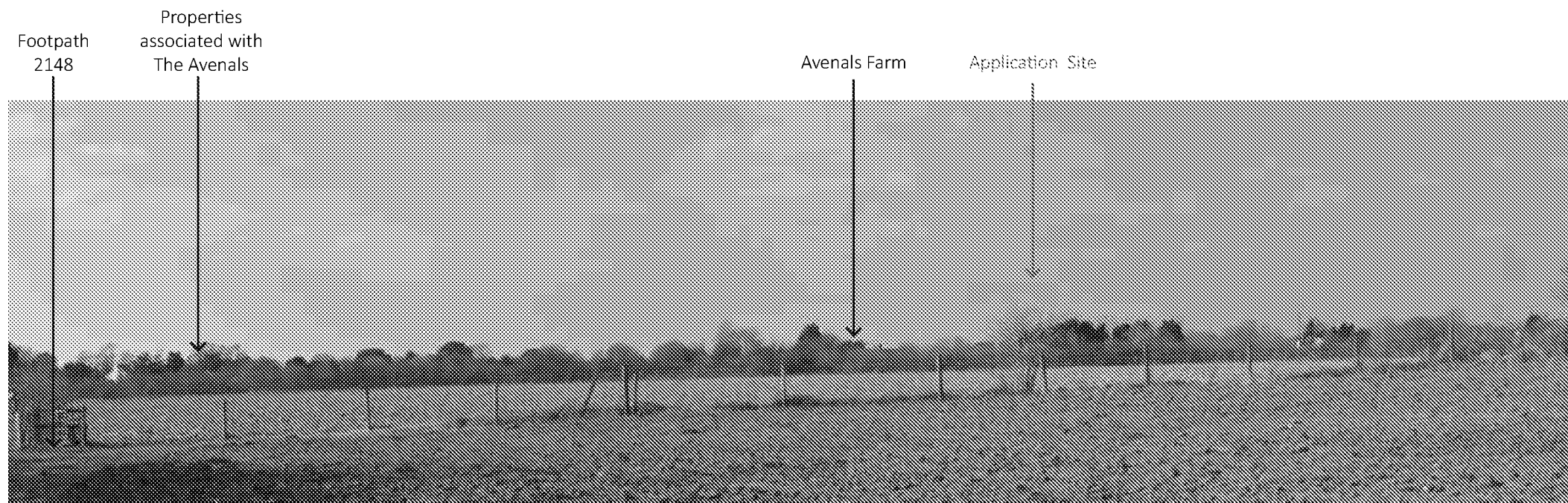
Representative viewpoint 4: taken fromWeavers Hill, looking north east.



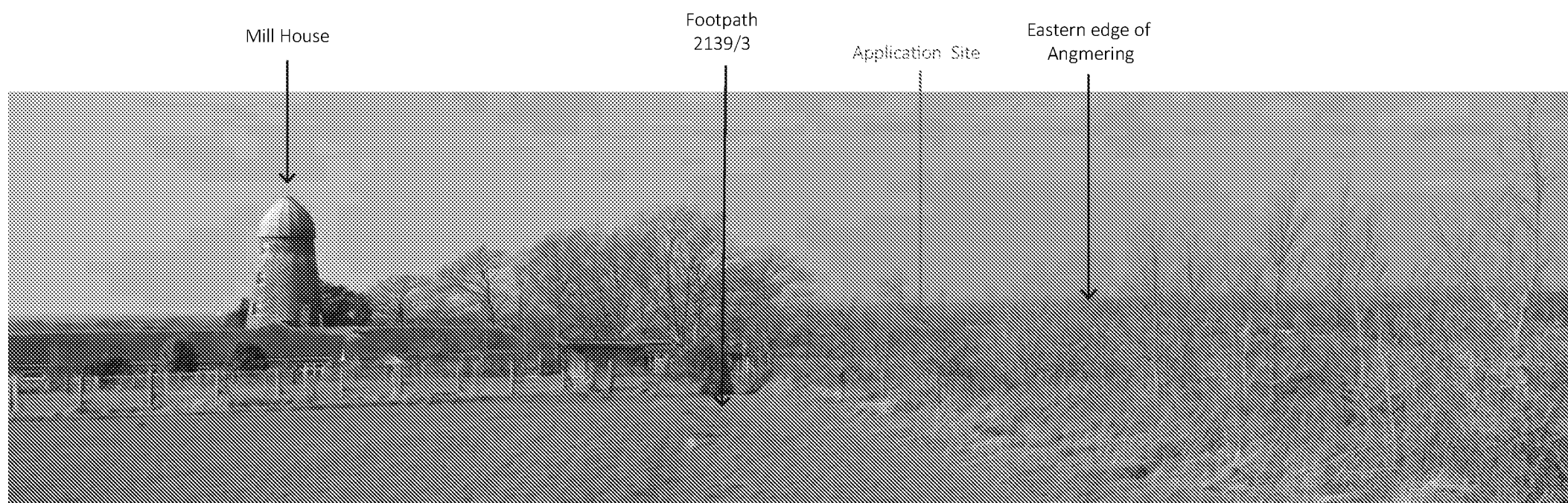
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Proposed Care Home, Dappers Lane, Angmering
Figure 12.2 - Representative Viewpoints

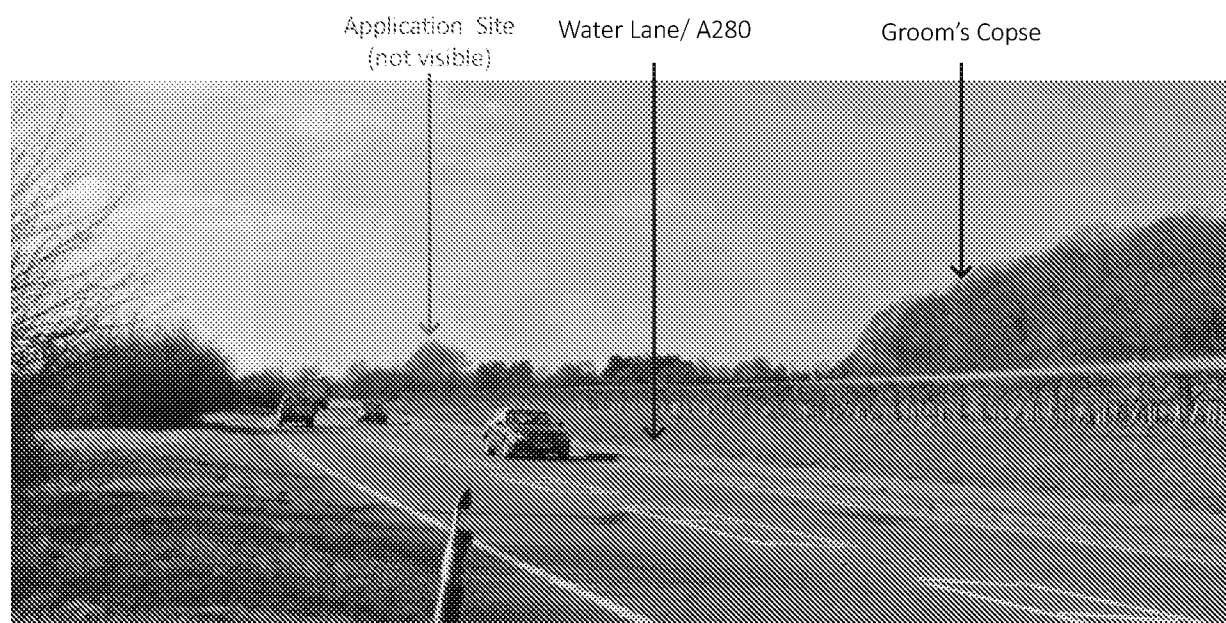
Dwg No. - A187 Fig12.2 Scale - n/a Date - 13/07/2018



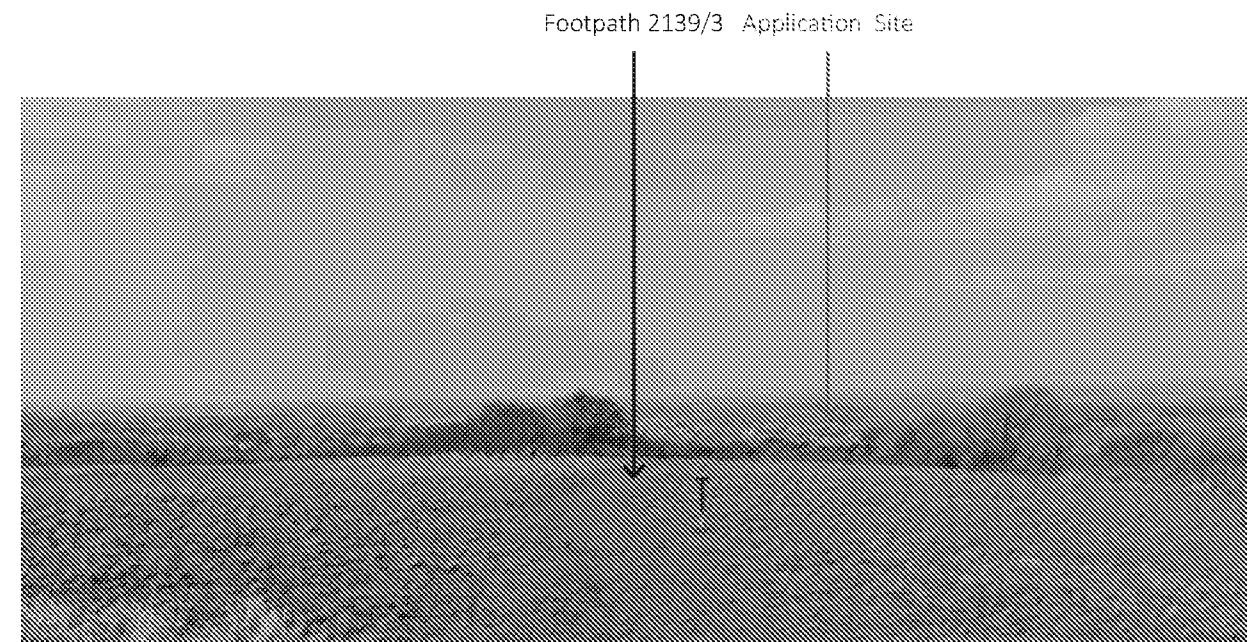
Representative viewpoint 5: taken from public footpath 2148, looking west.



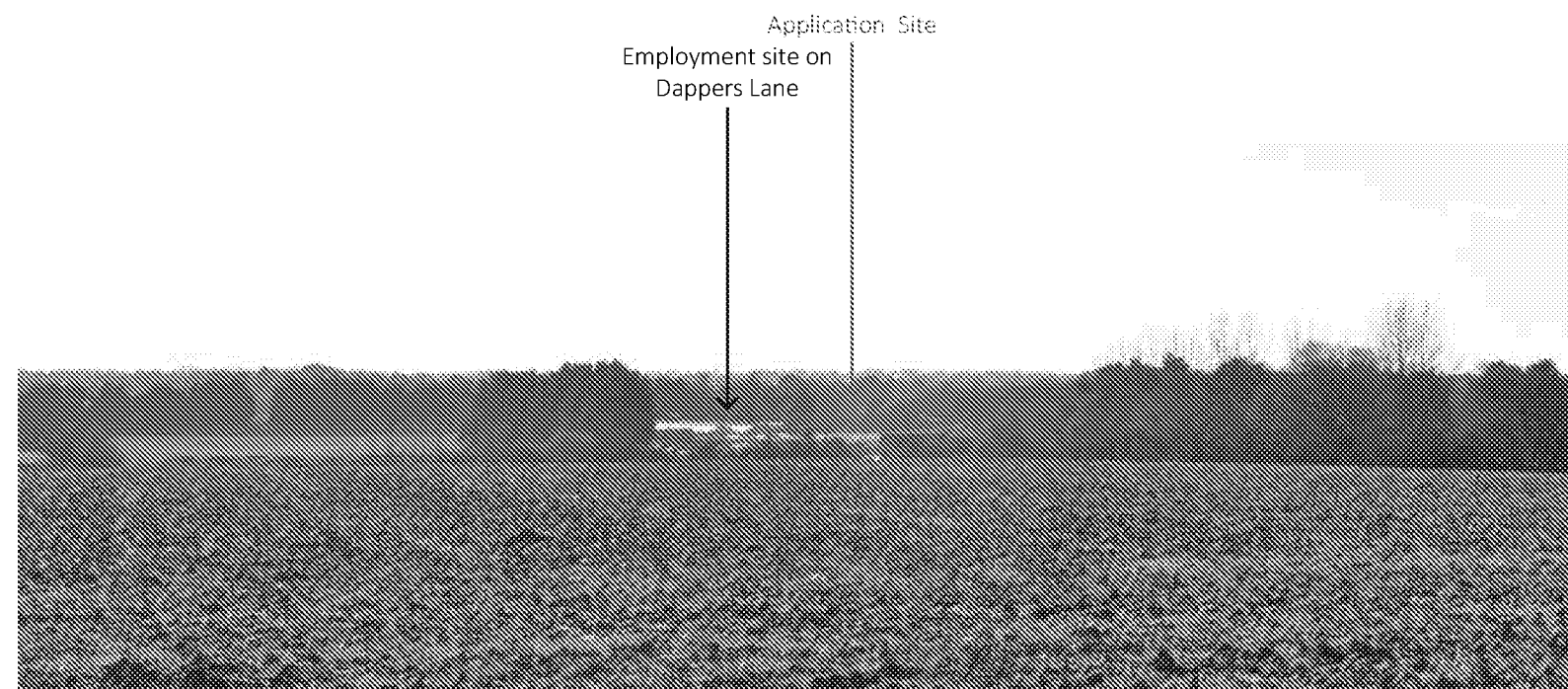
Representative viewpoint 6: taken from footpath 2139/3, looking north west.



Representative viewpoint 7: taken from Water Lane/ A280, looking south west.



Representative viewpoint 9: taken from Highdown Hill, looking west.



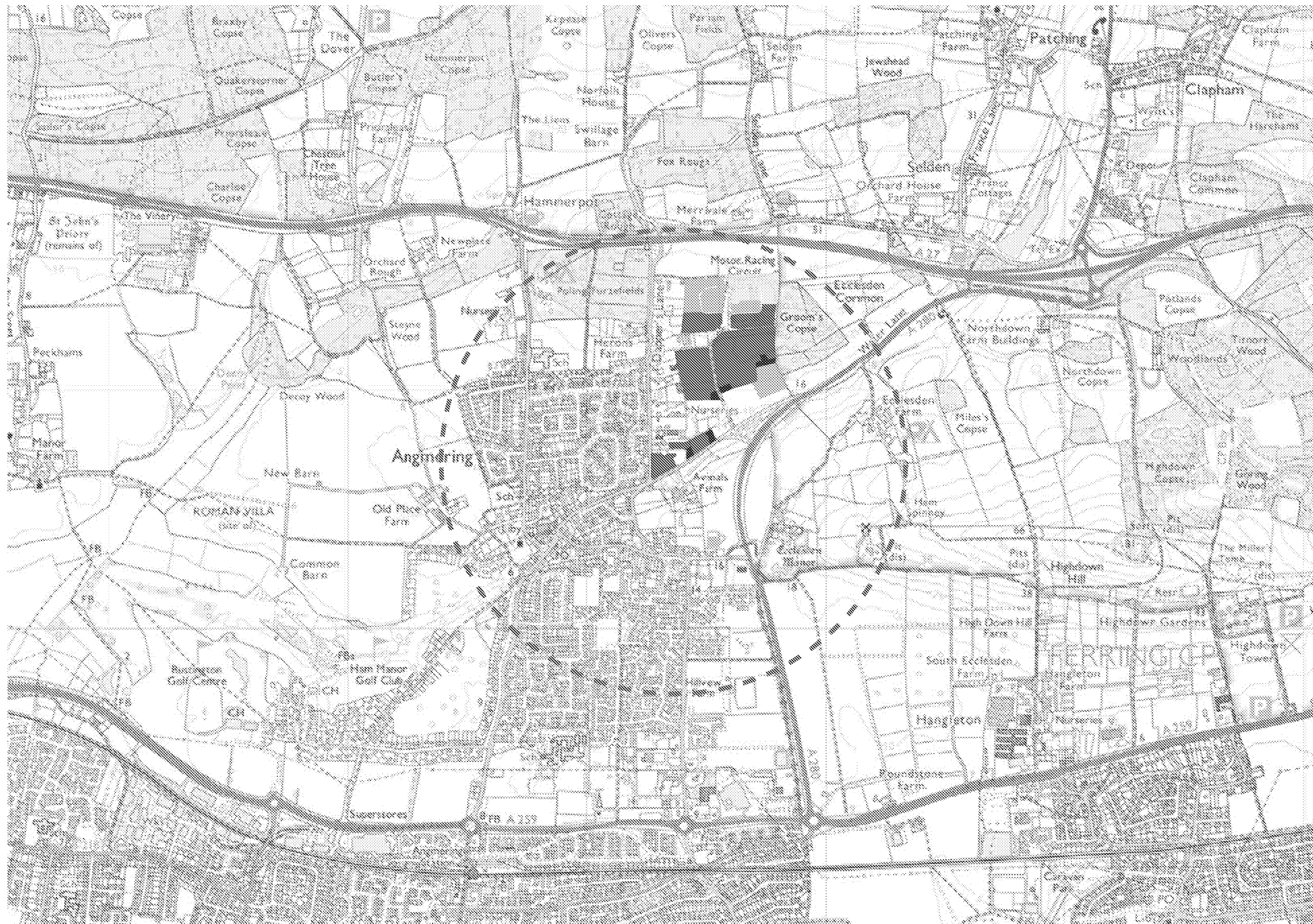
Representative viewpoint 8: taken from public footpath 2149, looking south.



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Proposed Care Home, Dappers Lane, Angmering
Figure 12.4 - Representative Viewpoints

Dwg No. - A187 Fig12.4 Scale - n/a Date - 13/07/2018



-  Application Site
-  Study Area (1KM)
-  Housing Eaves Ridge
-  1 or 1.5 Storey
2.5-3m max
4-8m max
-  1.5 or 2 Storey
2.5-5m max
5-10m max
-  2 Storey
4.5-5.5m max
8-10m max
-  2 or 2.5 Storey
5-6m max
10-12m max
-  1 or 2 Storey Commercial
4.5-7m typical
8-12m typical



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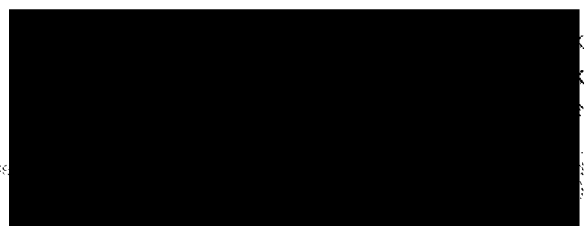
Proposed Care Home, Dappers Lane, Angmering Figure 13 - Cumulative Scheme

Dwg No. - A187 Fig13 Scale - n/a Date - 13/07/2018



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