



ADDENDUM TO LANDSCAPE AND VISUAL IMPACT ASSESSMENT LAND NORTH OF WATER LANE, ANGMERING, WEST SUSSEX

Prepared for:
RYDON HOMES LTD AND GLEESON LAND

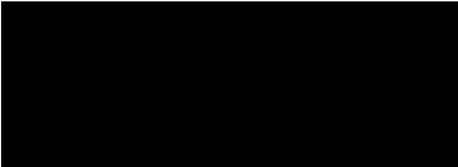
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HUSKISSON BROWN
associates
landscape architecture ■ urban design
expert witness ■ environmental planning

17 Upper Grosvenor Road
Tunbridge Wells
Kent
TN11 2DU

November 2021
Huskisson Brown Associates

17 Upper Grosvenor Road
Tunbridge Wells
Kent
TN11 2DU



Report Reference: HBA/875/REP/LVIA ADDENDUM

This Addendum shall be read in conjunction with the original LVIA by David Jarvis Associates (February 2018) stand alone reports on matters of ecology, drainage, heritage and arboriculture.

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APPENDIX 1 METHODOLOGY TABLES

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Huskisson Brown Associates (HBA) is a firm of Chartered Landscape Architects, established in 1987 and registered since then with the Landscape Institute. HBA has been a member of the Institute of Environmental Management and Assessment since 1992. All directors of the practice are Chartered Members of the Landscape Institute.
- 1.2 The practice has undertaken a range of landscape and visual assessment work for many clients including public bodies, private companies and individuals. This includes projects in the commercial, industrial, retail, recreational, healthcare, agricultural, infrastructure and residential development sectors including the presentation of evidence at Public Inquiries. The Practice has also given extensive landscape consultancy advice to support Local Planning Authorities in their development management and strategic planning functions.
- 1.3 HBA is now retained to provide landscape advice to Rydon Homes Ltd / Gleeson Land in connection with their site on Land North of Water Lane in Angmering, West Sussex. The site has outline planning consent with some matters reserved for:
- “the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.” (reference: A/40/18/OUT).*
- 1.4 This report has been prepared by HBA to accompany a new Section 73 planning application which seeks permission for amendments to the consented Land Use and Building Heights Parameters. The proposed amendments to the Parameters have evolved as part of the ongoing design process for the site and pre-application consultations with Arun District Council (Arun DC). They have been steered by landscape analysis including more detailed survey information that has become available relating to site conditions.
- 1.5 This Addendum identifies any new or altered landscape and visual effects which could arise as a result of the proposed design changes, compared to those assessed in the Landscape and Visual Impact Assessment (LVIA) by David Jarvis Associates (February 2018) submitted with the approved planning application.
- 1.6 HBA have reviewed the methodology, scope and findings of the 2018 LVIA and are in general agreement with its overall findings, although we consider that the methodology used is not totally in accordance with current best practice set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). It should be noted that Arun DC approved the current outline application which would suggest a general consensus that the 2018 LVIA findings were acceptable.
- 1.7 This Addendum identifies where the landscape and visual effects assessed in the 2018 LVIA would be changed by the amended Parameters. Where the assessment has not changed, it is referenced as such within this report. Site visits were carried out in June and July 2021, including visiting key viewpoints identified in the 2018 LVIA and the existing photography, photomontages and drawings submitted as part of the 2018 LVIA have been used to review any potential changes.
- 1.8 Changes to the landscape planning policy framework and baseline conditions that have taken place since the original LVIA was reported are also addressed.



2.0 REVISED PARAMETER PLANS - DESIGN CHANGES

- 2.1 The proposed changes to the scheme Parameters have been informed by landscape analysis and with a view to achieving the overall amount and types of development that are already approved on the site.
- 2.2 The amended Parameter Plans are reproduced alongside the approved Parameter Plans in the **Figures HBA 2-3** and **Figures HBA 5-6** for ease of comparison. **Figure HBA 4** highlights the locations where previously consented development areas are now open space or landscape buffers and where previously consented open space and landscape buffer is now proposed for residential development.
- 2.3 The revised Parameter Plans incorporate the following design changes of relevance to landscape and visual matters:

Land Use Parameter Plan

- Reconfiguration of the housing and open space on the northern side of the scheme with lowest density housing extending 20m further north on the north-east side of the site, and lowest and medium density housing extending up to 90m further north on the north-west side of the site.
- The Parameters now propose lowest density housing along the northern edge of development and addressing the retained woodland and ancient woodland buffers.
- Provision of a wider north-south spine of green space through the site which tapers out to the northern open space rather than funnelling into it.
- Removal of bunds (and existing vegetation upon them) from around the Oval Raceway.
- Provision of an increased open space buffer to the existing woodland planting located south of the Oval Raceway and extension of this space east-west across the site to connect to the western site boundary.
- Retention of existing vegetation and trees on western site boundary (to link to increased east-west open space/vegetation).
- Realignment of primary access road to avoid mature trees.
- Provision of informal open space as a focus point along the north-south open space and at the centre of the highest density area.
- Inclusion of 6m buffer to southern site boundary on Parameter Plan.

Building Heights Parameter Plan

- Extension of 1 or 1.5 storey housing approximately 20m further north on the north-east side of the site
- Extension of 1 or 1.5 storey and 1.5 or 2 storey housing approximately 90m further north on the north-west side of the site.
- Incorporation of discrete areas of 2 or 2.5 storey housing (10-12m ridge height) in areas of highest density in the southern half of the site.

- 2.4 The site red line boundary and description of development are unchanged.



Figure HBA 2: Copy of updated Land Use Parameter Plan (drawing 19271 rev C01) by OSP

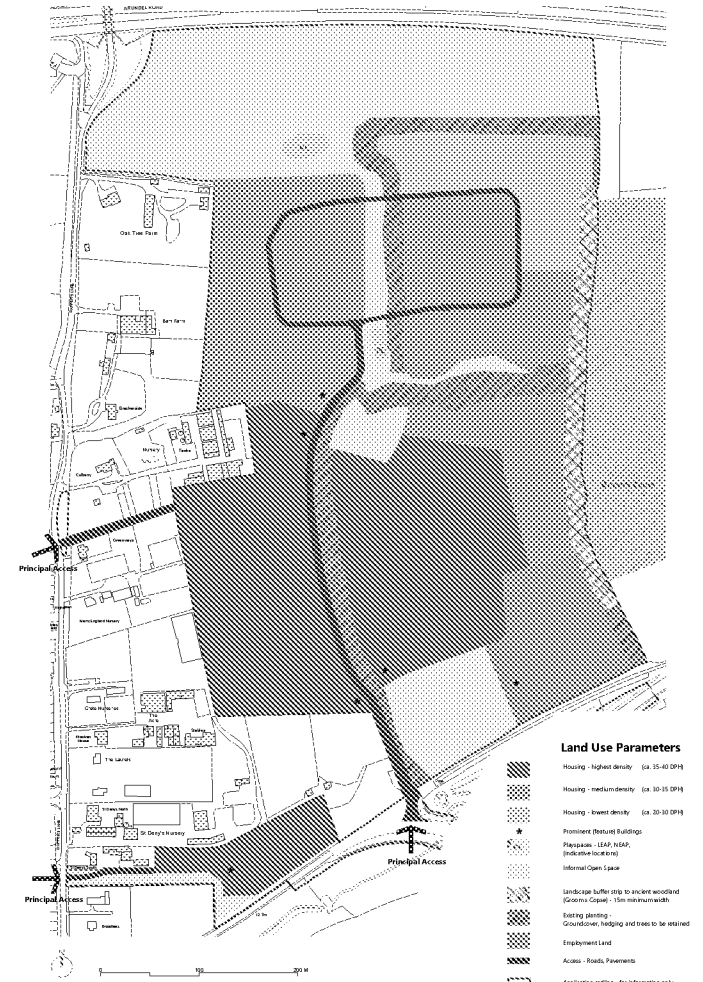


Figure HBA 3: Copy of approved Land Use Parameter Plan by ProVision



Figure HBA 4: Mark up highlighting locations of design changes to the Land Use Parameter Plan

- Areas of previously consented development that are now proposed for informal open space or landscape buffers or retention of existing vegetation.
- Areas previously consented for informal open space or landscape buffers or retention of existing vegetation now proposed for development



Figure HBA 5: Copy of updated Building Heights Parameter Plan (drawing 19271 rev P02) by OSP

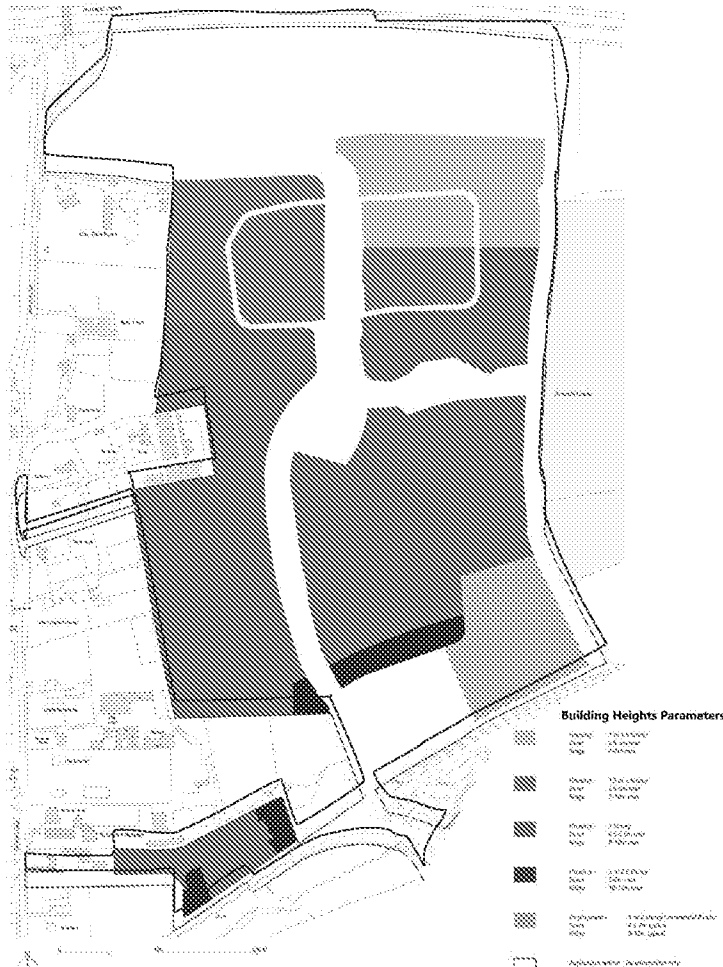


Figure HBA 6: Copy of approved Building Heights Parameter Plan by ProVision

3.0 RELEVANT LANDSCAPE POLICY BACKGROUND

3.1 The 2018 LVIA does not describe the planning policy context that was relevant to the consideration of the site and landscape and visual effects of the now consented development.

3.2 Changes to the relevant landscape planning policy context since the preparation of the 2018 LVIA and the subsequent Officer's Planning Application Report and Decision Notice (27th August 2019) for the currently consented development are summarised below:

National Planning Policy Framework (NPPF) 2021

3.3 The National Planning Policy Framework (NPPF) was revised in July 2021. Its overall thrust is still to promote sustainable development (Paragraph 7) against three overarching objectives; economic, social and environmental. The key changes to the NPPF are:

- Reference is included to the United Nation's Sustainable Development Goals and the National Design Guide.
- Chapter 3 now focuses upon the design quality of places rather than individual development and requires that large scale development such as new settlements or significant extensions to existing villages form part of the strategy for the area and are set within a vision that looks further ahead (at least 30 years) to take into account the likely timescale for development
- Chapter 8 (Promoting Healthy and Safe Communities) and Chapter 9 (Promoting Sustainable Transport) both now require that new pedestrian and cycle routes are attractive and well-designed.
- Chapter 12 (Achieving Well-designed Places) places a greater emphasis on making "beautiful" and "sustainable" places and encourages the use of design codes and guidance.
- Paragraph 131 requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments. It requires that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.
- Paragraph 172 extends the policy requirement in relation to National Parks, the Broads and Areas of Outstanding Natural Beauty, now stating that "The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

The National Design Guide (September 2019)

3.4 The National Design Guide forms part of the Government's collection of planning practice guidance. It sets out the characteristics of well-designed places and demonstrates what good design means in practice.

3.5 Paragraph 8 notes that "The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes people who use a place for various purposes such as:

- to live, work, shop, for leisure and recreation, and to move around between these activities; and
- those who visit or pass through."

3.6 The National Design Guide sets out ten overarching characteristics that contribute to design quality. Under the heading of Context, paragraph 38 notes that, "Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage."

Local Plans

3.7 The Arun Local Plan 2011-2031 was adopted on 18th July 2018 and therefore post-dates the preparation of the 2018 LVIA. The Local Plan provided the adopted local policy that was taken into account in the Officer's Planning Application Report, such that the proposed development and submitted documents were considered against the policies in the plan.

3.8 The site forms part of the Angmering North strategic allocation site under policy H SP2c (SC9) of the Local Plan. The site was not formally allocated at the time of the LVIA being carried out although would have provided context to the LVIA as an 'emerging' allocation and policy. This is relevant in terms of the weighting that policies should hold when considering the value and susceptibility of the landscape.

3.9 The site lies within the setting of the South Downs National Park where the NPPF now requires that development should be sensitively located and designed to avoid or minimise impact upon the designated area.

3.10 The first South Downs Local Plan (2014-33) was adopted on 2nd July 2019, prior to the preparation of the 2018 LVIA but after the current planning application had been decided. The Plan is landscape-led and applies a "landscape first" and Ecosystems Services approach across the whole National Park. This approach requires that the services nature provides us (such as wood fuel, clean water, health and well-being) from nature's own 'capital' (timber, water, fresh air) are factored into decision making.

Angmering Neighbourhood Plan 2014-2029 (made 11th March 2015)

3.11 This remains unchanged.

4.0 BASELINE CONDITIONS

Site Description

- 4.1 A description of the site is provided in paragraphs 1.10 - 1.20 of the LVIA.
- 4.2 There has been no significant change to the site since the report was prepared, however site investigations have shown that the bunds that surround the Oval Raceway contain a range of unstable material and will require removal. The bunds are not mentioned in the previous Site Description but, at least in part, lie beneath the “areas of dense tree planting” described at paragraph 1.15 of the LVIA. The bunds provide a degree of containment to this part of the site but are also steep and unnatural landforms that disrupt the otherwise quite gently sloping topography of the site. The vegetation corridors created by the bunds provide valuable Dormouse habitat.



Photograph HBA 1: Looking east towards artificial bund on western side of the Raceway (trees on northern side of the Raceway)



Photograph HBA 2: Tyre wall bund on approach to Oval Race Track

Landscape Character

- 4.3 The existing published national and district level landscape character context set out in the 2018 LVIA remains applicable to the current proposal. The site falls within:
- National Character Area 126 South Coast Plain
 - West Sussex County Landscape Character Area SC12 Angmering Upper Coastal Plain
 - Arun District Council Landscape Character Area 43 Ecclesden Hills.
- 4.4 The South Downs Landscape Character Assessment (SDLCA) was reported in 2020. It provides a more detailed character framework and description of the landscape character to the north, east and south of the site which is identified as Landscape Character Type R: Upper Coastal Plain, lying at the eastern side of Landscape Character Area R1 South Downs Upper Coastal Plain.
- 4.5 Key observations from the SDLCA are identified below and provide further local character context.

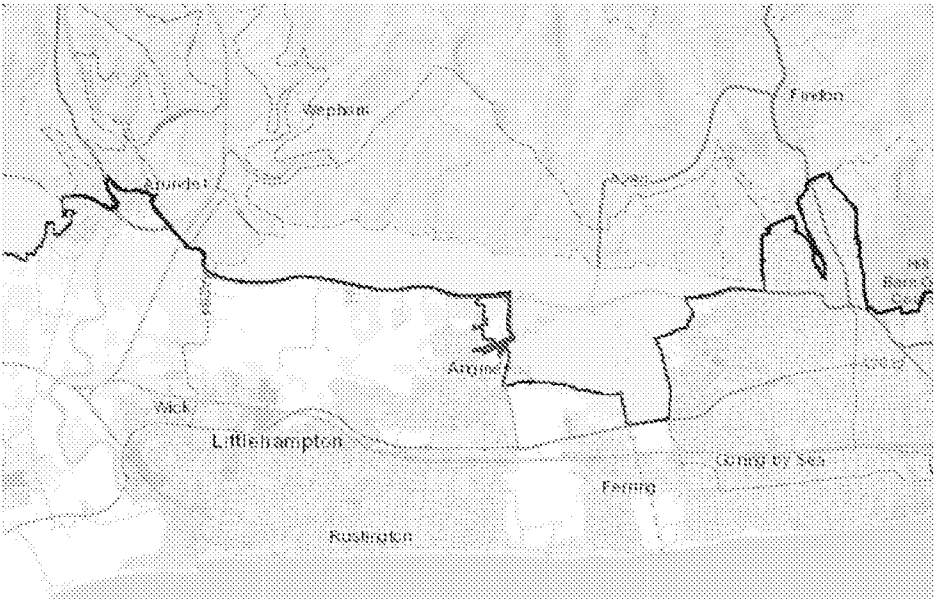


Figure HBA 7: Extract from SDLCA mapping showing the South Downs Upper Coastal Plain landscape character area in relation to the site

- 4.6 The perceptual and experiential qualities of Landscape Type R include:
- Where hedgerows are intact and woodland remnants survive, the landscape is perceived as secluded and rural. However, where large modern enclosures dominate, the landscape has a more regimented open character.
 - The presence of undulating fields, hedgerows, woodlands and parklands give this area a rural character. However, the sense of tranquillity is eroded by the presence of sand and gravel pits and a golf course plus traffic on the A27.
- 4.7 A range of Ecosystems Services are identified for this Landscape Type, including:
- Climate regulations - broadleaf woodland plays an important role in local climate regulation.

- Air quality regulation – woodlands play an important role in regulating local air quality.
- Pollination – unimproved and semi-improved grasslands are important nectar sources for pollinating insects.
- Sense of place – the presence of woodland, some traditional villages and settlements with a local vernacular and view of the coast and out to sea provide a strong sense of place
- Recreation – opportunities for recreation and access, particularly associated with the woodland and access to adjoining downland areas from the urban settlements along the coast.

4.8 Key Landscape Sensitivities include:

- 1. The rural character of the landscape which could be vulnerable to further built development.

4.9 Likely future changes are identified as including:

- 5. Positive landscape change could result from programmes to promote enhanced environmental management of hedgerows, hedgerow trees and woodland, as well as the restoration of former quarries.
- 7. As this landscape contains many village settlements, it is likely to see some additional built development. This could result in increases in artificial lighting, expansion of villages, erosion of the rural character of the landscape and increases in traffic pressures on the rural roads. There may also be changes as a result of the cumulative impact of many small-scale changes to individual properties.

4.10 The overall management objective is “to conserve the rural setting to villages and historic features of the landscape and enhance the condition of the network of hedgerows, hedgerow oaks and woodlands that link with the wooded downs to the north”

4.11 Guidance is provided for integrating development into the landscape, including:

- Monitor the effects of incremental change to buildings – develop design guidance to help resist suburban style garden boundaries, kerbs, and lighting that could erode the rural character of the area.
- Integrate built development on the edges of villages or farms into the landscape using native planting of broadleaved species and maintain the rural setting to settlements.

4.12 Key characteristics of Landscape Character Area R1 South Downs Upper Coastal Plain that are of relevance include:

- A strong network of hedgerows, hedgerow oaks and small woodlands create structure – woodlands form important visual and ecological links with the wooded downs to the north. Extensive woodland cover in the east creates a distinctive dark horizon in views from the A27.
- The outlying chalk ridge at Highdown Hill is a distinctive feature and is separated from the chalk dip slope to the north by a narrow clay vale.

	<u>Landscape Value</u>
4.13	Landscape value is defined in the GLVIA3 as: <i>“The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of different reasons.”</i>
4.14	The LVIA provides an analysis of the local landscape context in relation to eight typical factors that can indicate landscape value as identified in GLVIA3 Box 5.1 and quoted at paragraph 3.9 of the LVIA. These are subsequently used as the landscape receptors for the assessment.
4.15	The baseline description of each of the landscape receptors remains current save for the now allocated status of the site that should be taken into consideration as an indicator of the relatively limited value of the overall landscape of the site at the Local Planning Authority level.
4.16	Three of the identified receptors have no physical or indirect relationship with the site or proposal (as recorded in the LVIA narrative) and are therefore not considered further in this Addendum. These are: ▪ <i>Ancient woodland at Jews Head Coppice, Seldon Coppice and Jewshead Wood</i> ▪ <i>Ancient woodland at Hammerpot Copse</i> ▪ <i>Public Rights of Way; footpath 2151, 2151/1 and 2151/2</i>
4.17	Four ‘leisure and tourism’ receptors (all public footpaths) are considered in the LVIA under landscape effects. Of these, only public footpath 2149 on the site is of relevance in terms of landscape effects/changes that will affect its value as a landscape feature. Effects upon visual amenity and changes to views from the footpaths are addressed in the Visual Effects section of the LVIA and updated in this Addendum. The other footpath receptors are therefore not considered further in this Addendum.
4.18	Changes to the sensitivity of the remaining landscape receptors (addressed in the baseline section of the LVIA) and overall landscape resource are dealt with in the Landscape Effects Assessment in this Addendum.
	<u>Visual baseline</u>
4.19	The original Zone of Theoretical Visibility (ZTV) and Zone of Significant Visibility (ZSV) have been reviewed and viewpoints inspected to consider whether the existing visual conditions have altered significantly and the degree to which the visual envelope of the site and proposed development might be altered by the design amendments.
4.20	The new application scheme is not considered to result in an increase to the visual envelope and therefore the number of receptors (people) likely to experience views of the previous application scheme will remain the same for the revised scheme proposal.
4.21	The extent to which those views and visual amenity are likely to be affected by the proposed scheme changes and whether that would be to a greater or lesser extent than assessed in the LVIA is considered in Section 8 of this Addendum.

5.0 LANDSCAPE MITIGATION MEASURES

- 5.1 The overall approach to landscape and visual mitigation has sought to steer the scheme layout and Parameters so that they respond to and integrate the development into the local landscape fabric and character, address the updated site conditions relating to the bunds around the Oval Raceway and Race Club and strengthen the measures identified in the LVIA.
- 5.2 A key part of this approach has been to establish a robust green infrastructure network within the Parameters that will help to embed the development in the locally well wooded character and provide value as a wildlife corridor and recreational resource.
- 5.3 Whilst the landscape and visual mitigation measures identified in the LVIA for the most part remain applicable, the following changes are proposed by the amended Parameter Plans:
- *“Existing tree and hedge planting along the Oval Raceway and around the Oval Race Club and track”* was previously proposed to be retained and enhanced. This vegetation is sited on artificial bunds that encircle the raceway. The bunds and vegetation provide a degree of containment to this part of the site but the bunds are unnaturally steep and uneven in profile, in part due to the unstable nature of the material they are formed of. The updated Land Use Parameter Plans propose the removal of the bunds to recreate a more natural landform to the site.
 - The bund removal will require species translocation and the creation of new habitat to compensate for the loss of existing Dormouse habitat. The intention is to create a new belt of woodland understorey and scrub along the northern and eastern site boundaries that will provide a wildlife corridor and habitat connectivity between Groom’s Copse Ancient woodland to the east and hedgerows and woodland off Dappers Lane to the west.
 - The vegetation to the south of the Oval Race Track is still proposed to be enhanced to provide ecologically important habitat areas but now sits in a wider belt of open space that will provide a stronger buffer to the habitat areas. The retained woodland in this area will remain inaccessible.
 - The area of existing scrub in the west of the development site and along the western boundary that was proposed to be retained and enhanced in the LVIA is now included on the Parameter Plans and links to new woodland edge planting that will create a stronger east-west belt of planting in the centre of the site, provide habitat linkage and more robust green infrastructure.
 - New woodland edge planting on the east-west belt in the centre of the site is also proposed to help embed the built development into a robust landscape framework. This will also contribute to increasing tree cover that will help to filter views of built form from the overlooking views from the South Downs National Park to the south-east and extend the sylvan character of the rural edge into the development.
 - A previous mitigation measure included that *“Higher ground to the north of the existing Oval Race Club and public footpath 2149 is proposed as a no-build zone, this area would be free from residential and employment development and would provide informal open space and recreational areas whilst separating the development and the A27”*. This area was illustrated as Informal Open Space on the consented Land Use Parameters Plan. The amended Parameter Plans still indicate informal open space that would continue to provide a ‘no-

build zone’ to the north of the development and provide separation from the A27, but this is reduced in overall depth and altered in shape to more gradually taper into the development and link to the north-south open space. Housing development is proposed to extend further north on the eastern and western sides of the space, spanning the footprint of the removed bund in the east and reaching just above the 40m contour to the west (compared to previously reaching 39 and 39.6m AOD). Housing is proposed to be low density and 1 - 1.5 storeys or 1.5-2 storeys in height where it extends further north.

- Lowest density housing (ca 20-25 DPH) is now proposed at the edges to development that address woodland and the open space to the north to create a softer edge and allow a tree pattern to establish.
- Additional areas of open space are proposed to break up the development within the site.
- The re-alignment of the access road to a more sinuous curve allows for the retention of existing mature trees at the key gateway into the site. It also allows for more layered screening of the new roundabout from the site and adds interest to the arrival and approach to the site and revealing of the development.

5.4 Some of the mitigation measures identified in the 2018 LVIA and forming the basis of the landscape and visual effects assessment at that time, were not secured in the accompanying Parameter Plans and therefore formed ‘secondary’ mitigation. Where appropriate these measures are now identified on the Land Use Parameter Plan as they are inherent to the outline design scheme.

5.5 The range of other secondary mitigation measures described in the LVIA remain relevant and unchanged.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 Landscape and visual effects are related subject areas but are assessed separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- 6.2 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. This last ranking may most frequently occur where the change is very limited. It may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view.
- 6.3 Effects on landscape character, value and visual amenity can arise from many causes, for example, perceived changes to:
- *the scale, grain and pattern of the landscape, for example by alien or engineered landform or out of context planting or changes to land cover;*
 - *deterioration or erosion of the rural landscape by the urbanising effects of traffic, hard surfacing, structures and built development, lighting and signs and associated loss of tranquillity;*
 - *views or loss of views between surrounding locations and the proposed development.*

7.0 LANDSCAPE EFFECTS ASSESSMENT

General

- 7.1 The assessment of landscape effects can be described as a consideration of the effect in terms of:
- Sensitivity of the receptor made up of judgements about:
 - the susceptibility of the receptor to the type of change arising from the specific proposals; and
 - the value attached to the receptor;
 - Magnitude of the effect made up of judgements about:
 - the size and scale of the effect, for example is there a complete loss of a particular element of the landscape or a minor change;
 - geographical extent of the area that will be affected; and
 - the duration of the effect and its reversibility.
- 7.2 The importance of effect (significance of effect where a development is subject to Environmental Impact Assessment Regulations) is assessed by combining the sensitivity and magnitude rankings. The LVIA records 'significance' but as this is not an EIA development, this Addendum records 'Importance'. The rankings used are comparable.
- 7.3 The Addendum considers the potential changes to the previously assessed landscape and visual effects that would arise in connection with the updated Parameter Plans.

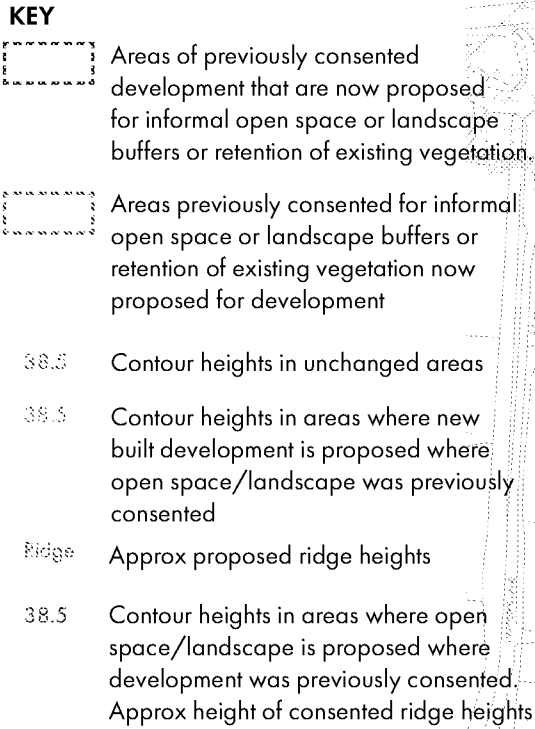
Landscape Susceptibility

- 7.4 Susceptibility is defined in the GLVIA3 glossary as:
- "The ability of a defined landscape or visual receptors to accommodate the specific proposed development without undue negative consequences."*
- 7.5 The LVIA does not provide a separate consideration of susceptibility to inform landscape sensitivity. Having reviewed the LVIA in line with our own methodology, we do not fundamentally disagree with the overall spread of rankings of sensitivity that have been assigned to the individual landscape receptors, in terms of 'inherent' sensitivity. However, issues of susceptibility have not been clearly addressed that need to inform a GLVIA3 assessment of sensitivity. Furthermore, susceptibility needs to relate to the specific proposal that is being assessed.
- 7.6 For clarity, landscape susceptibility is now addressed for the relevant receptors in this Addendum and methodology criteria that relate to susceptibility and receptor sensitivity have been set (**Appendix 1**). This results in some minor amendments to the rankings assigned to the receptors within this Addendum as compared to the LVIA.
- 7.7 Our consideration of landscape susceptibility is set out below in relation to the wider scheme proposal (ie. not just the changes arising from the new Parameter Plans). Any differences in susceptibility arising from the updated Parameter Plans are identified as such.
- 7.8 The site is now allocated as part of strategic development site 'Angmering North' under policy H SP2c Inland Arun - Angmering North (SD9) of the Arun Local Plan 2011-2031. The allocation would indicate that at a local planning authority level, the landscape of the site is not so highly valued as to warrant its retention or protection in its current use and condition.
- 7.9 The proposal would fundamentally alter the intrinsic landscape resource of the site, resulting in a loss of agricultural land as well as redevelopment of brownfield land.
- 7.10 Loss of significant vegetation would be minimised and the existing boundary hedges, scrub and mature trees would be retained and alongside the offsite woodland and ancient woodland, would continue to provide a containing landscape structure and help to generally screen and heavily filter views at a local level.
- 7.11 New landscape buffers and open spaces form an integral part of the scheme to be secured by the Parameter Plans and would strengthen the existing landscape structure and increase tree cover to assist with integrating the development into the well wooded landscape character of the locality and transition between settlement and countryside.
- 7.12 The updated Parameter Plans allow for a reconfiguration of open spaces to create stronger green infrastructure and habitat linkages and allow more opportunity for east-west planting belts that will help to break up the scale of development in views from the National Park to the south-east.
- 7.13 The existing landform of the site has already been altered and includes man-made bunds that would be removed as part of the proposal to help re-establish a more natural topography. The underlying land cover and soil resource would be lost through most of the development plots and there would be a need to translocate Dormouse from the bunds and

recreate their habitat elsewhere on site. This does however offer the opportunity to create better connected wildlife corridors and habitat linkages that also provide tree cover and add to the sylvan character of the site and locality.

- 7.14 The land use and character of the site would change from a mixed farmland and semi-industrial site to settlement and settlement edge. This is not changed by the amended Parameter Plans.
- 7.15 The new Parameter Plans still accommodate a 15m buffer to the ancient woodland (in line with Natural England Standing Advice) and there would therefore be no material change to the ability of this valued landscape feature to accommodate the proposal.
- 7.16 The existing public footpath through the site can be retained and re-routed to retain recreational value albeit the visual amenity and setting of the footpath would alter (as was the case for the approved Parameter Plans). The alterations to the layout of open spaces allow opportunities for recreational routes on the site itself that whilst not directly contributing to the recreational value of the National Park would provide increased recreational opportunities and promote physical activity and exploration as well as access to nature around the site.
- 7.17 Acknowledging the race track use of part of the site with its associated vehicles, structures, artificial landform and auditory disturbance and presence of nearby industrial use and busy roads, the proposal would introduce further human activity and vehicle movements into the site that would affect tranquillity. The amended Parameter Plan is not anticipated to either increase or reduce tranquillity any more than the approved scheme.
- 7.18 The site lies outside of, but within the setting of the South Downs National Park. The A27 corridor forms a physical and visual barrier between the site and the National Park to the north and this would remain the case with the amended scheme Parameters. New buildings are proposed to move closer to this boundary and a 3m high vegetated bund is proposed to be removed in this area. The open space to the northern side of the site will still incorporate a strong planted buffer to the A27 that will increase tree cover and further assist separation between the new development and the National Park and the noise and visual disturbance of the A27.
- 7.19 The reconfiguration of open space and landscape buffers will create a slightly stronger landscape structure with generally wider areas of green space located through the site rather than being focused predominantly in the north. This structure will allow new housing and built development to be embedded within vegetation that will in time contribute to a sylvan character to both the development and village edge.
- 7.20 Despite the presence of overlooking panoramic views towards the site from high ground to the south-east, the full extent of built form across the site would not be perceived in any one view due to the presence of offsite woodland and hedgerows including Grooms Copse and the use of landscape buffers within the scheme design. In the relatively limited views available of such a large development, the reconfigured open space and built development through the site and inclusion of different building heights would not generally alter the perception of the village and National Park or the character of its landscape setting as considered for the consented scheme.

- 7.21 In some mid-long distance views from the National Park at Highdown Hill and the nearby rights of way network, the development would be seen as a component of a large-scale panorama in which the village of Angmering is currently visible and generally nestled in trees. The site provides a transition between the village and the National Park and has the ability to form a stronger rural edge than the current raceway and mixed uses create. The alterations to the proposals are not considered to detrimentally alter the already assessed impact upon the visual amenity, setting and special qualities and purpose of the National Park but do provide a more robust landscape and open space structure that will break up the development plots and provide increased scope for tree cover around the housing plots and edges.
- 7.22 The amended Parameter Plans locate built form further north on the site than previously proposed and assessed in the LVIA. Assuming existing ground levels are used, at their maximum ridge height, the areas of housing that have been introduced to the northern side of the site are not anticipated to sit any higher in the landscape than the housing that has already been consented.
- 7.23 **Figure HBA 8** illustrates the topographical survey and contours overlaid with the Building Heights Parameter Plan. Approximate ridge heights (Above Ordnance Datum) for the new areas of housing are indicated, based upon existing ground levels in those locations (or adjoining levels at the base of bunds to be removed). For comparison, contour heights and consented ridge heights are also given for adjoining areas and parts of the site where housing is proposed to be moved.
- 7.24 **Figure HBA 8** demonstrates that whilst buildings are now proposed to be located further north in an area previously identified as a 'no-build' zone due to it being higher ground, the natural topography of the area is such that the previous scheme already introduces built form at a similar ground level and with similar ridge heights.
- 7.25 On the eastern side of this northern area, the existing bunds would be removed and housing would extend across their former footprint. Housing on this edge would be 1 or 1.5 storeys and low density. This means that although built form would be further north it does not result in distinctly taller development that might be noticeable from the South Downs National Park. The currently consented development scheme allows for housing that would have ridge heights of up to around 48.5m AOD (based upon existing ground levels). The amended Parameters would result in housing that sits at around 40.0m AOD - 40.5m AOD and therefore has a maximum ridge height of approximately 48.5m AOD, the same as the consented scheme.
- 7.26 There is a very localised hump in the landform of the northern fields of the site that extends broadly through the centre of this space. The proposed layout avoids extending in to the central high ground and arranges open space so that it responds to the natural contours rather than the artificial bunds that currently disrupt the landform but were retained in the currently consented scheme. In this regard, the amended Parameter Plans are considered to better respond to the natural topography of the site in its setting.
- 7.27 On the western side of the northern area, housing is proposed to extend further north, with 1 or 1.5 storey development located on the highest



- part of the land that lies between 38.5m AOD and 39.8m AOD. 1.5 or 2 storey development is proposed to be located on land that lies between 37.0m AOD and 38.5m AOD. Situated above existing ground levels in those locations, new housing would therefore have maximum ridge heights of up to 47.8m AOD and 48.0m AOD. By comparison, the consented scheme located 1.5 or 2 storey development further south but still extending up to around 39.0m AOD and therefore with approximate proposed maximum ridge heights of around 49.0m AOD on the eastern edge of this part of the site (extending to the localised high ground).
- 7.28 The highest parts of the site would still remain undeveloped.
- 7.29 Overall, the proposed scheme changes are considered to respond better to the natural landform of the site and its setting and result in fewer trees needing to be removed to accommodate access.
- 7.30 Rankings of susceptibility for the individual receptors are identified in **Table HBA 1** opposite.
- 7.31 On the basis of the above, when considered overall, the susceptibility of the site in its local setting (including the South Downs National Park) to the specific proposal is generally considered to be **Medium to High**. (Appendix 1 Table 3).
- Landscape Sensitivity
- 7.32 Sensitivity is defined in GLVIA3 as:
- “...combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor”*
- 7.33 A consideration of the landscape sensitivity of each receptor is set out in the baseline section of the LVIA but it is unclear how this combines judgements of value and susceptibility as neither are defined separately
- 7.34 The sensitivity of the identified landscape receptors has been reviewed in light of the scheme changes and consideration of landscape susceptibility.
- 7.35 Although the landscape value of different receptors was not specifically identified in the LVIA, there have been no physical changes to the baseline landscape/situation on the ground that should alter their consideration in relation to the new proposal. Protection of the landscape and setting of the South Downs National Park is now further enshrined in National Policy, more so than it was in 2018. The National Park was already assessed of having ‘Very High’ Sensitivity in the LVIA.
- 7.36 For clarity, the value and susceptibility judgements used in this Addendum are set out in **Table HBA 1** opposite, along with their combined sensitivity ranking.

Receptor	Value	Susceptibility	Sensitivity
Landscape Character Area - 43 Ecclesden Hills	High	Medium	Medium high
South Downs National Park	High	Medium	Medium high
Scenic quality within the site	Low around the Oval Race Track	Low	Low
	Medium to fields	Medium-high	Medium high
			Overall: Medium
Scenic quality of the surrounding landscape	High - medium	Medium	Medium high
Ancient Woodland - Grooms Copse	High	Low	Medium
Public Right of Way - footpath 2149.	High	Low	Medium
Tranquillity of the site and immediate surroundings	Low around the A27, Water Lane and Oval Race Track but otherwise Medium	Medium	Medium
Tranquillity of the wider study area	High	Medium	Medium High

Table HBA 1 Updated considerations of Landscape Sensitivity for the identified landscape receptors (taking into account judgements of both landscape value and susceptibility as set out in GLVIA3)

- 7.37 The sensitivity rankings for some receptors have altered on the basis of HBA’s methodology (**Appendix 1**) which provides greater transparency in the consideration of susceptibility (as a factor informing sensitivity) in relation to the specific proposal rather than sensitivity as a generic concept as applied in the LVIA methodology (LVIA Appendix 1).
- 7.38 This is pertinent to the South Downs National Park and Grooms Copse Ancient Woodland as individual receptors. Although they are both highly valued landscape features, in terms of susceptibility to the specific proposal, they are considered to reflect a landscape with either ‘medium’ or ‘low’ susceptibility in that they include:
- “topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences (or with no more than minor negative consequences including issues such as being in scale and character which would not therefore be wholly out of character and/or partly contrary to policy” and where “Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement”*
- *EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character and /or generally in accordance with policy. If required, effective, in character, mitigation would be readily achievable and could enhance.*

(Definitions taken from methodology criteria at **Appendix 1, Table 3** of this Addendum)

- 7.39 In relation to the ‘Scenic quality within the site’, the LVIA considered this to have Medium landscape sensitivity. Whilst we agree that parts of the site should be considered to have medium/medium-high sensitivity, part of the site is a degraded landscape, formed of the Oval Race Club and associated structures, vehicles and artificial landforms that whilst valuable to the people who use it, has very limited value as a landscape asset. In terms of susceptibility, the scenic quality of the site is also variable. This is acknowledged in the LVIA but does not reflect in the sensitivity ranking that is assigned.
- 7.40 It should be noted that the above alterations to landscape susceptibility and landscape sensitivity do not arise from the proposed scheme changes and would equally apply to the previously consented scheme if a separate judgement of value and sensitivity had been carried out.
- Magnitude of Landscape Effects
- 7.41 The methodology applied in the LVIA (Magnitude of Change) and that followed in this Addendum in relation to Magnitude of Landscape Effects (Appendix 1, Table 4) are broadly similar and therefore direct comparison can be made between the two assessments.
- 7.42 Changes to the assessment of the likely magnitude of landscape effects arising from the updated scheme proposals are outlined below against the individual receptors and in relation to the landscape resource as a whole:

Landscape Character Area -43 Ecclesden Hills

- 7.43 The scheme would still extend residential development east from Angmering and replace areas of pasture as well as a race track. It would still remove the Oval Race Club in its entirety (albeit the previous proposal retained artificial bunds including some made of tyres, that were not identified in the LVIA). The removal of the bunds now allows for a more appropriate response to the natural site topography and design of open spaces but results in a loss of dormouse habitat and a 3m high visual screen at Day 1. Species translocation and habitat compensation is proposed including new woodland belt planting to the northern boundary that over time, will re-establish habitat, create new wildlife corridors and provide screening.
- 7.44 Existing trees and hedgerows would be retained, including mature trees that would require removal to deliver the consented scheme. Additional boundary planting and an east-west link in the green infrastructure would now be secured through the amended Parameter Plans. A 15m buffer would still be provided to the ancient woodland with lower density housing now situated next to the woodland providing opportunity to create a softer development edge to the woodland as part of a reserved matters application.
- 7.45 The area in the north of the site would still remain undeveloped, however the depth of the ‘no build’ zone here would be reduced by approximately 20m on the eastern side and 90m in the north west. Through the centre of this area, a wider north-south open space is proposed to join the northern open space and ‘no build’ area that would remove a narrow pinch in the open space and allows for a wider break in the built form

	areas at the edge of the development.				
7.46	The Ecclesden Hill landscape character area was assessed in the LVIA as having a high-medium landscape sensitivity and the consented Parameter Plans assessed as resulting in a low adverse magnitude of change. This would give rise to a moderate significance of effect.	7.56	Considered in the round, the proposed changes to the Parameter Plans are considered to result in to the special qualities or setting of the South Downs National Park than the previously assessed and approved scheme. The re-distribution of open spaces to provide a better integrated and more robust green infrastructure is considered to provide a benefit over the previously approved scheme		a Negligible magnitude of change, giving rise to a Minimal Adverse (or Not Significant) importance of landscape effect.
7.47	The cumulative effect of the consented scheme alongside other nearby development areas was assessed in the LVIA as a medium magnitude of change, resulting in a substantial - moderate significance of landscape effect.	7.57	In the LVIA, the South Downs National Park was assessed as having a very high landscape sensitivity and the consented Parameter Plans assessed as resulting in a very low adverse magnitude of change, giving rise to a moderate adverse significance (importance in this Addendum) of effect.	7.65	<i>Ancient Woodland - Grooms Copse (High-medium sensitivity)</i> The previous effects identified in the LVIA remain unchanged. A 15m buffer would still be established to the ancient woodland to provide physical separation to the development and a soft edge to protect the woodland itself.
7.48	Considered overall, the proposed changes to the Parameter Plans would not result in increased character effects and the LVIA rankings therefore remain. <i>South Downs National Park</i>	7.58	The cumulative effect of the consented scheme alongside other nearby development areas was assessed in the LVIA as being a medium to low magnitude of change, resulting in a significance of effect considered to be substantial to moderate adverse.	7.66	Lowest density housing is now also proposed along the edge of the housing that adjoins the eastern boundary, west of Grooms Copse.
7.49	The A27 would continue to provide a physical barrier to the National Park to the north, with Grooms Copse providing a softer but equally inaccessible barrier to the east. The amendments to the Parameter Plans still address these features.	7.59	The proposed amendments to the Parameter Plans are not considered to alter the magnitude of effect, however as already noted, this Addendum notes that when susceptibility is considered in accordance with GLVIA3, the National Park should be considered to have Medium High landscape sensitivity rather than Very High as recorded in the LVIA. This would give rise to landscape effects assessed as slight adverse in terms of importance.	7.67	The landscape effects of the proposed design changes are considered to no more than those of the consented scheme, that is a very low magnitude of effect. Combined with the assessed Medium sensitivity, this gives rise to a landscape effect assessed as slight adverse in importance.
7.50	Additional areas of retained and enhanced vegetation are proposed to provide increased tree cover and establish a sylvan character to the new development that would be in keeping with the wider well-wooded nature of the wider South Downs National Park setting.				<i>Public Right of Way -footpath 2149</i>
7.51	Whilst the 'no build' zone to the north of the site has reduced in depth, this is not considered to affect the character of the National Park which is physically separated from the site by the A27. The amended Parameter Plans now propose the lowest density housing along the northern and eastern edges of the development that address the National Park that alongside open space and new planting proposals, should help to establish a softer edge to the development than previously proposed and consented.	7.60	With regard to the cumulative effects of the amended scheme alongside other nearby developments, the proposed design changes would not alter the predicted magnitude of effect arising from the developments but the sensitivity of the South Downs National Park to the changes is considered to be High (high value and high susceptibility due to the increased scale of development in the cumulative scenario). This results in a moderate adverse importance of effect arising from the cumulative developments.	7.68	The design changes to the Parameter Plans would result in minimal change to the landscape effects identified in the LVIA. The southern section of the footpath would continue to run along a 'wooded lane' with existing significant trees and shrubs retained within a new residential development. The amended Parameter Plans allow for an increase to the width of some of the green space, within which it is proposed that the footpath would be located through the northern half of the site. A pinch point in the green space has been removed whilst the depth of the green space in the north has been reduced. These changes are not considered to alter the overall magnitude of effect which is still considered to be Medium adverse (as assessed in the LVIA) and still resulting in a Moderate Adverse importance of effect.
7.52	The 6m wider buffers to the southern site boundary and incorporation of east-west trees belts and tree planting to streets could all still be accommodated within a development proposal, with the amended Parameter Plans now seeking to secure some of those features as part of the outline permission.	7.61	It should be noted that the above alterations to landscape effects relate to methodological approach and do not arise from the proposed scheme changes and would equally apply to the previously consented scheme. <i>Scenic Quality within the site</i>		<i>Tranquillity of the site and immediate surroundings</i>
7.53	The proposal now seeks to better respond to the transitional location of the site at the interface between the village and the National Park by drawing more areas of open space into the scheme that would allow further tree planting and help to embrace the wider wooded setting of the site and National Park.	7.62	The proposed changes to the Parameter Plans would not alter the assessed landscape effects on the scenic quality of the site, assessed in the LVIA as a Negligible magnitude of effect and considered to be Not Significant in terms of importance. <i>Scenic quality of the surrounding landscape</i>	7.69	The proposed changes to the Parameter Plans would result in no change to the landscape effects and assessment rankings in the LVIA. This was assessed as having Medium sensitivity with a very low (minimal) and beneficial magnitude of effect due to the loss of the Race Track and retention and enhancement of screening vegetation. The significance (importance) of effect was assessed as Moderate-Slight beneficial.
7.54	The site is not within the National Park designation and has very limited opportunities to increase either recreational access to the National Park or the recreational value of the National Park. However, the strengthened green infrastructure provided by the scheme amendments will provide greater opportunity for increasing opportunities for walking and leisure routes within the site itself that would tie to the purposes of the Park.	7.63	The previous LVIA assessment remains unchanged for the scenic quality of the surrounding landscape. The amended Parameter Plans still incorporate buffer planting to the site boundaries and retention and enhancement of existing vegetation. The amended scheme would result in a slight increase in the amount of retained and enhanced vegetation that is secured by Parameter Plans, including retention of mature trees that would require removal to accommodate the road layout for the consented scheme.		<i>Tranquillity of the wider study area</i>
7.55	The proposal would not alter the ability of a reserved matters scheme to respond to Dark Night Skies.	7.64	The landscape sensitivity of this receptor is assessed as High-medium sensitivity. The amended Parameter Plans are still considered to result in	7.70	The consented scheme was assessed as having no landscape effect on the tranquillity of the wider area. This remains the case for the amended proposals.
					<u>Landscape Effects Summary</u>
				7.71	Whilst the revised scheme proposes the removal of existing bunds (found to be unstable) and vegetation that was previously proposed to be retained, these were unnatural features that did not contribute positively to the natural characteristics of the site. Save for this amendment, the revised Parameter Plans will result in fewer changes to the landscape fabric of the site itself. This is due to the proposed realignment of the access road to avoid existing trees and the retention and creation of additional areas of vegetation to the site's southern and eastern boundaries and the centre of the site; all secured by the amended Parameter Plans.

7.72 Beyond the site itself, the LVIA concluded that the consented development would result in a moderate adverse effect on the local landscape character, South Downs National Park, Grooms Copse Ancient Woodland and public footpath 2149 through the site. The Addendum considers that whilst some assessment rankings have altered due to methodological approach (that would equally apply to the consented scheme), the proposed design changes would not result in an increased magnitude of effect compared to the consented scheme. The amended Parameter offer greater opportunity to create a better integrated green infrastructure, retain trees and embed the development within the locally wooded setting.

8.0 VISUAL EFFECTS ASSESSMENT

Approach and methodology

8.1 The Addendum considers the potential changes to the previously assessed visual effects (in the LVIA) that would arise in connection with the updated Parameter Plans.

8.2 Visual effects assessment involves a consideration of the effect in terms of:

- Sensitivity of the visual receptor (viewer) made up of judgements about:
 - the susceptibility to change of the viewer (receptor); and
 - the value attached to views.
- Magnitude of visual effect:
 - For example, if there is a complete loss of a particular element or only a minor change, together with a consideration of extent and permanence.

8.3 The visual sensitivity is then considered against the magnitude of visual effect, to determine the ranking or importance of visual effect that would arise.

8.4 The LVIA includes a similar methodological approach to that applied by HBA. Therefore where visual receptors and views are not considered to be affected by the proposed Parameter Plan amendments, the existing LVIA findings are still considered to apply. Where views and visual amenity might change because of the proposed design changes, these are reconsidered against the HBA methodology (**Appendix 1**) .

8.5 The principle changes in visual effects as a result of the revised Parameter Plans would be associated with:

- *the reorganisation of the northern public open space and north-south open space arising from it,*
- *the introduction of 1-2 storey housing further north than currently proposed and replacing some areas that were previously proposed for open space,*
- *the loss of the artificial bunds around the Race Way,*
- *the replacement of proposed areas of housing with areas of public open space through the centre of the site.*

8.6 Of the 38 viewpoints identified in the 2018 LVIA, 35 would experience no change in the description of effects and the predicted magnitude of effect that was assessed for the consented development. This is because the design changes proposed are generally embedded within the development and would mostly only be discerned from the public footpath on the site itself. For the majority of viewpoints outside of the site, the extent of boundary and offsite vegetation limits views or the scale, nature and perception of the site within the view is such that the design changes would not be discernibly different from the consented scheme.

Views from outside of the site (0m - 2.99km from the site)

8.7 From the north, views of the site are generally heavily restricted by roadside and intervening vegetation. The design proposal to bring built form further north on the Parameter Plans and closer to these viewpoints is unlikely to result in a change in the view or visual amenity compared to what has already been considered in the LVIA (viewpoints 19, 20, 31 and 32). This is due to the proposed creation of a heavily treed boundary to the northern side of the site that will further mask views from the north. The topography and proposed building heights are such that the new edge of built development would still sit below the eventual tree canopy and would sit at the same heights (AOD) as the consented scheme.

8.8 From the east, views are generally screened by Grooms Copse Ancient Woodland and therefore the findings of the LVIA remain current for those viewpoints and receptors. (Viewpoints 17, 18, 27, 28, 29 and 30)

8.9 From the west, viewpoints 11, 21, 33, 34 and 35 were all considered in the LVIA and identified as having no view of the site or proposal. This remains the case for the design changes in the new Parameter Plans.

8.10 From the south and south-east, views from Water Lane (viewpoints 1, 2 and 3 in the LVIA) would not be impacted by the proposed design changes. Viewpoints 12, 13 and 14 near Ecclesden Manor would experience no change from the assessed LVIA visual effects as their views would remain altered by the proposed road works with filtered views of development behind vegetation on the southern boundary.

8.11 To the south-east of the site, the available viewpoints on higher ground and north-west facing slopes (viewpoints 15 and 16 on footpath 2148 between Ecclesden Manor and Ecclesden Farm and viewpoints 23, 24 and 25 on footpath 2139/3 to Highdown Hill) have potential to experience change due to the overlooking nature of those views. The LVIA considered that for views 15 and 16:

- *“Development and proposed roundabout largely visible beyond fields, hedgerows and A280” at completion (Day 1),* assessed as a medium adverse magnitude of effect and resulting in a **substantial adverse** significance (importance) of effect
- *“Development and proposed roundabout partially visible beyond hedgerows and A280 once proposed strategic planting has matured” at completion, Year 15,* assessed as a very low adverse magnitude of effect and resulting in a **moderate adverse** significance (importance) of effect
- and
- *Development and proposed roundabout partially visible beyond the fields, hedgerows and A280 once proposed strategic planting*

has matured, proposed development south of Water Lane would be barely visible [sic] the A280 and associated vegetation” in response to **cumulative effects** which were assessed as very low adverse in terms of magnitude and resulting in a **moderate adverse** significance (importance) of cumulative effect.

8.12 The proposed design changes are not considered to alter those descriptions or rankings of effect.

8.13 With regard to viewpoints 23, 24 and 25 on footpath 2139/3 climbing Highdown Hill, the LVIA made the following assessment:

- *“Development largely visible across open fields and beyond the A280” at completion (Day 1),* assessed as a medium adverse magnitude of effect and resulting in a **substantial adverse** significance (importance) of effect

- *“Development partially visible across open fields and beyond the A280 once strategic planting has matured” at completion, Year 15,* assessed as a very low adverse magnitude of effect and resulting in a **moderate adverse** significance (importance) of effect

and

- *Development partially visible across open fields and beyond the A280 once strategic planting has matured, proposed development south of Water Lane would be barely visible [sic] the A280 and associated vegetation”* in response to **cumulative effects** which were assessed as very low adverse in terms of magnitude and resulting in a **moderate adverse** significance (importance) of cumulative effect.

8.14 The proposed design changes are not considered to alter those descriptions or rankings of effect.

8.15 Given the generally panoramic nature of the identified views from the south-east within the National Park, and the position of the site in the middleground of these of this view at the edge of the existing settlement that is nestled in tree cover and with a proposed increase in tree cover as part of the scheme, the amendments to the northern extent of the built form and alterations to building heights would not be readily discerned.

8.16 Further afield, viewpoints 36, 37 and 38 from the footpaths and local roads around Kingston and Ferring, will still have no view of the proposal, as identified in the LVIA.

Views from within the site

8.17 For users of public footpath 2149 within the site, the proposed design changes will be perceived from some fixed locations where more or less built form or public open space might be visible than would be under the consented scheme proposal. The receptors are pedestrians using the public footpath and it should therefore be borne in mind that the view would be transient and change as one travels along the route of the path so whilst some locations might see more built form under the new proposal, others will see less.

8.18 Viewpoints 4, 5, 6 and 7 are all located in the southern half of the site where the design amendments include some locations of taller built form and some additional open spaces.

8.19 Viewpoints 8, 9 and 10 are located in the northern section of the footpath

- where artificial bunds are proposed to be removed and therefore housing would have a more open frontage onto adjoining open spaces - this is considered neither a benefit or dis-benefit in visual terms as the setting and context of views from the footpath would already be distinctly residential.
- 8.20 Where bunds are proposed to be removed and now allow a wider north-south open space to be created to link to the northern open space, this would offer a modest benefit over the narrow view to the northern open space that would be available with the consented scheme but this needs to be considered in the round in the context of some areas that would have been open sapce now being built over.
- 8.21 With regard to views from footpath 2149 within the site, the LVIA made the following assessment (with reference to views beyond hedgelines and with the northern open space as a backdrop where appropriate) :
- *“Development clearly visible” at completion (Day 1)*, assessed as a high or very high adverse magnitude of effect and resulting in a **substantial or very substantial adverse** significance (importance) of effect
 - *“Development clearly visible once proposed strategic planting has matured” at completion, Year 15*, assessed as varying from high to medium adverse around the Oval raceway to high and very high adverse magnitude of effect elsewhere and resulting in a **substantial or very substantial adverse** significance (importance) of effect
- and
- *Development clearly visible, other development sites in the vicinity would have no further effect”* in response to **cumulative effects** which were assessed as varying from high to medium adverse around the Oval raceway to high and very high adverse magnitude of effect elsewhere and resulting in a **substantial or very substantial adverse** significance (importance) of cumulative effect
- 8.22 The proposed design changes are not considered to alter those descriptions or rankings of effect.
- Visual Effects Summary
- 8.23 With mitigation and appropriate management, the proposed design changes are not predicted to result in any increase in the magnitude of effect or significance (importance) of visual effect for any of the identified viewpoints assessed in the LVIA.
- 8.24 As noted in the LVIA, at an outline stage, the assessment can only be based upon a worse case scenario of the heights and massing indicated on the Parameter Plans. Should the amended Parameter Plans be consented, the materiality of the built forms, detailing of roof lines and individual positions of buildings, trees and planting should all be addressed through the detailed design of the scheme proposals to minimise impact upon views.

9.0 SUMMARY AND CONCLUSIONS

- 9.1 This LVIA Addendum identifies any new or altered effects which could arise as a result of the proposed changes to the masterplan, compared to those assessed in the Landscape and Visual Impact Assessment (LVIA) dated 20th February 2018. It also addresses changes to the landscape planning policy framework and baseline conditions that have taken place since the original LVIA was reported.
- 9.2 The Addendum describes how the proposed changes to the scheme layout have been informed by landscape analysis and with a view to the amount and types of development that has already been approved.
- 9.3 The overall approach to landscape and visual mitigation has sought to respond to updated site conditions and strengthen the measures identified in the 2018 LVIA, to help better integrate the development into the local landscape character and create a robust green infrastructure network that will provide value as a wildlife corridor and recreational resource.
- 9.4 Whilst the revised scheme proposes the removal of existing bunds (found to be unstable) and vegetation that was previously proposed to be retained, these were unnatural features that did not contribute positively to the natural characteristics of the site. Save for this amendment, the revised application will result in fewer changes to the landscape fabric of the site itself, due to the proposed realignment of the access road to avoid existing trees and the retention and creation of additional areas of vegetation to the site’s southern and eastern boundaries and through the centre of the site; all secured by the amended Parameter Plans.
- 9.5 Beyond the site itself, the 2018 LVIA concluded that the consented development would result in a moderate adverse effect on the local landscape character, South Downs National Park, Grooms Copse Ancient Woodland and public footpath 2149 through the site. The Addendum considers that the proposed design changes would not alter the LVIA assessment findings in relation to landscape receptors but provides some methodological updates that have altered some of the assessment rankings.
- 9.6 The Addendum considers that the amended Parameter Plans could offer greater opportunity to retain trees and embed the development within the locally wooded setting that would be positive design changes from the consented scheme.
- 9.7 The Addendum considers that in terms of visual effects, the proposed design changes would not result in an increase to the extent of visibility of the proposed development which would remain localised and relatively limited. No new views of the development would be available.
- 9.8 With mitigation and appropriate management, the proposed design changes are not predicted to result in any increase in the magnitude or significance (importance) of visual effect for any of the identified viewpoints.

APPENDIX 1

Methodology tables

- Table 1 Landscape Receptor Value
- Table 2 Landscape Susceptibility
- Table 3 Magnitude of Landscape Effects - Thresholds
- Table 4 Visual Value
- Table 5 Magnitude of Visual Effects - Thresholds
- Table 6 Hierarchy of Landscape and Visual Sensitivity
- Table 7 Importance of Effects Thresholds - Landscape or Visual Effects.

Appraisal Methodology

1.

The methodology used for the accompanying appraisal of landscape and visual effects is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The guidance sets out some differences between works carried out as part of an EIA and non EIA work, although the approach to both is essentially the same. Assessment work carried out for non EIA projects is referred to as a Landscape and Visual Appraisal (LVA).
2.

GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention 2002 i.e., “an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”. The Convention is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes “landscapes that might be considered outstanding as well as everyday or degraded landscapes.” Its main thrust is landscape protection.
3.

Set out below are tables containing the criteria used within the appraisal. The tables are:

Table 1	Landscape Condition
Table 2	Landscape Receptor Value
Table 3	Landscape Susceptibility
Table 4	Magnitude of Landscape Effects - Thresholds
Table 5	Visual Value
Table 6	Magnitude of Visual Effects - Thresholds
Table 7	Hierarchy of Landscape and Visual Sensitivity
Table 8	Importance of Effects Thresholds - Landscape or Visual Effect

4.

Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely as a mechanism to be applied in their own right irrespective of professional judgement. In this regard GLVIA3 stresses the need to avoid a formulaic approach to appraisal, also noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority’s decision.
5.

Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
6.

Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view, or where the beneficial elements are considered to be balanced by the adverse elements.

7.

The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:
Establishing the landscape and visual baseline:

- A review of relevant background data (including salient drawings and reports forming part of the planning application, planning policies, designations, OS and historic mapping, aerial photography and published Landscape Character and Capacity Studies).
- Field surveys of the site and surrounding area and inspection of publicly accessible views.
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work.
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work.
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development and / or development allocations not yet implemented, where appropriate including a cumulative appraisal.

Appraisal of landscape effects:

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.
- Analysis of the development proposals and consideration of the potential landscape and visual effects of the proposed development on landscape receptors.
- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to the receptor).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility*.
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction which-ever is the ‘worse case’) and Summer Year 10 or Year 15.

Appraisal of visual effects

- Identification of the likely visual effects of the development on visual receptors. Unless specifically instructed to do so, individual residential receptors will not be considered although comments may be included to summarise properties likely to be exposed to visual change.
- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to views).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the ef-

fect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility*.

- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the ‘worse case’) and Summer Year 10 or Year 15.
- View lengths: Close to short distance .0.0m -100m, Middle distance 100m-500m, Long distance 500m-1500m. Very long distance 1500m+.
- Unless stated otherwise in the appraisal the project has been assumed to be irreversible.

8. In the accompanying appraisal, adverse effects ranked as Moderate or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.
9. Unless noted otherwise, definitions are those contained in GLVIA3. In this regard, for the avoidance of doubt, landscape susceptibility (Table 3) is deemed to refer to the specific project that is the subject of the appraisal, not to the generic type of development.

Assumptions / Limitations

4. Where adverse effects have been predicted to reduce over time on account of proposed mitigation planting, it has been assumed that the planting will be subject to appropriate long term management and maintenance so that the mitigation scheme establishes and performs the mitigation role identified.
5. Unless noted otherwise in the appraisal, the Day 1 effects reported exclude any allowance for mitigation by planting unless advance planting has been carried out, but they will include allowance for screening measures such as land raising, fencing and walling as may be appropriate.
6. Other key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the report.

TABLE 1 - Landscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	RANK
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↓ Good ↓
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	Ordinary ↓ Low ↓
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	Poor ↓ Very Poor

TABLE 2 - Landscape Receptor Value

TYPICAL LANDSCAPE / TOWNSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1)	RANK
EG: important components or particularly distinctive positive character and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional* ↓ High Value ↓
EG: an area of moderately positive characteristics and possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. May have significant literary or other cultural associations and good recreational value.	Medium (Good) Value ↓
EG: A relatively unimportant area, weak landscape structure or character, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Unlikely to have significant literary or cultural associations. Some recreational value.	Low (Ordinary) Value ↓
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Unlikely to have literary or cultural associations. Little or no recreational value.	Poor Value
* In this instance the site does not lie in an area of exceptional value, thus this value ranking is not referenced in subsequent Tables.	

TABLE 3 - Landscape Susceptibility

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTILTY	RANK
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character and / or contrary to policy. Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High ↓
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character and / or partly contrary to policy. Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	Medium ↓
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character and / or generally in accordance with policy. If required, effective, in character, mitigation would be readily achievable and could enhance.	Low

TABLE 4 - Magnitude of Landscape Effects - Thresholds

MAGNITUDE OF LANDSCAPE EFFECT	RANK
EG: Total loss or major alteration to key elements / features characteristics of the baseline i.e. predevelopment landscape and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	Medium Adverse
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	Low Adverse
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Minimal / No change
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Low Beneficial
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Medium Beneficial
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	RANK
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 - Magnitude of Visual Effect - Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT
High	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low	EG: few viewers affected / minor change(s) in view or very small changes in wide scale / panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No/ Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 7 - Hierarchy of Landscape and Visual Sensitivity

LANDSCAPE SENSITIVITY or VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low
• Refer to text for rankings of visual susceptibility of receptors adopted in this case			

TABLE 8 - Importance of Effects Thresholds – Landscape or Visual effects

IMPORTANCE OR LANDSCAPE or VISUAL EFFECTS			
MAGNITUDE OF EFFECT (Day 1)	LANDSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect
▪ Substantial adverse or beneficial effect - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. <u>Could be a determining issue in its own right.</u> ▪ Moderate adverse or beneficial effect - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. <u>Could be a determining issue, especially where combined with other similar rankings.</u> ▪ Slight adverse or beneficial effect - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. <u>Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect.</u> ▪ Minimal adverse or beneficial effect - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. <u>Can be regarded as “de minimis” or “not material” and may thus be regarded as neutral.</u> • The colour coding of effects identifies the most important levels of effect.			