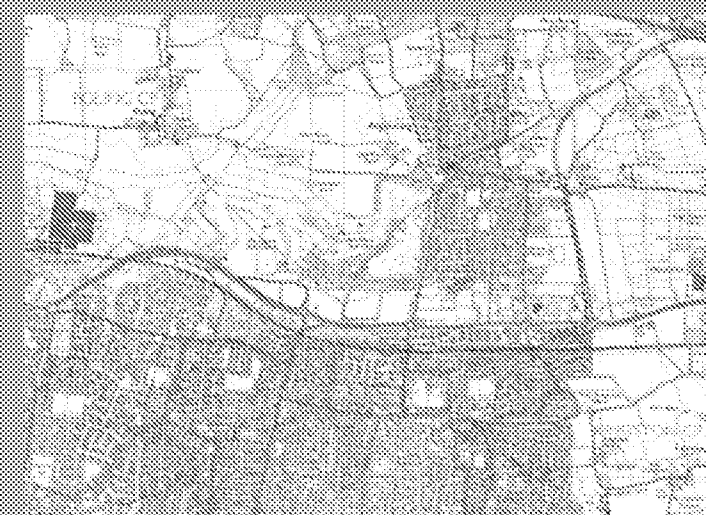


Rustington Golf Centre, Rustington
LANDSCAPE AND VISUAL APPRAISAL
for Residential Development

on behalf of **BDW Southern Counties**
February 2022



B	CR	AS	JBA	Feb 2022
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		James Blake Associates		

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1. INTRODUCTION

1.1 Background

- 1.1.1 This LVA has been prepared by James Blake Associates Ltd. Chartered Landscape Architects, on behalf of BDW Southern Counties to support a full application for a development of up to 167 dwellings and associated car parking, to include public open space, new access arrangements and all ancillary works, on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex.
- 1.1.2 Angmering is located to the north-east of Littlehampton and Rustington, and to the south of the A27 corridor. It falls under the authority of Arun District Council, with the towns of Chichester approximately 18km to the west and Brighton 26km to the east. The A259 runs between Angmering and Rustington, and forms the southern boundary to the Site, which sits within the Parish of and to the west of Angmering and north of Rustington.

1.2 Scope

- 1.2.1 The aims and objectives of this assessment are:
- To describe and evaluate the current landscape character of the site and its surroundings, and identify potential landscape receptors with reference to published character types / areas and their characteristic landscape elements;
 - To identify potential visual receptors (i.e. people who would be able to see the site and the proposed development) and their representative views;
 - To evaluate the sensitivity of landscape and visual receptors to the type of development proposed;
 - To describe and assess the nature of effects of the development in so far as they affect the landscape and/or views of it; and
 - To set out green infrastructure and produce an Illustrative Landscape Masterplan.
- 1.2.2 The methodology for undertaking the assessment is in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) and best practice.
- 1.2.3 The initial evaluation (baseline) was used to identify the landscape and visual constraints as well as opportunities of both the site and its surrounding landscape. The potential landscape and visual effects have informed a landscape strategy that can be taken forward and incorporated into the development masterplan.

1.3 Study Area and Landscape Context

- 1.3.1 The location and boundaries of the site are shown in Figure 1. The area is located to the north of the A259 and west of Angmering. The eastern boundary is formed by Golfers Lane, with the Rustington Golf Centre and Health Club and associated car parking to the north. The Rustington Golf Centre itself wraps around the remaining northern and western boundaries. The Site is divided by a line of substantial and mature monterey pines, aligned north - south. The A259 curves around Rustington to the south and separates it from Angmering to the north.
- 1.3.2 The Site is currently an area for golf practice with tees and short length greens and some sand bunkers, with areas of trees and scrub to break up the expanse of well maintained grassland. Groupings of mature deciduous

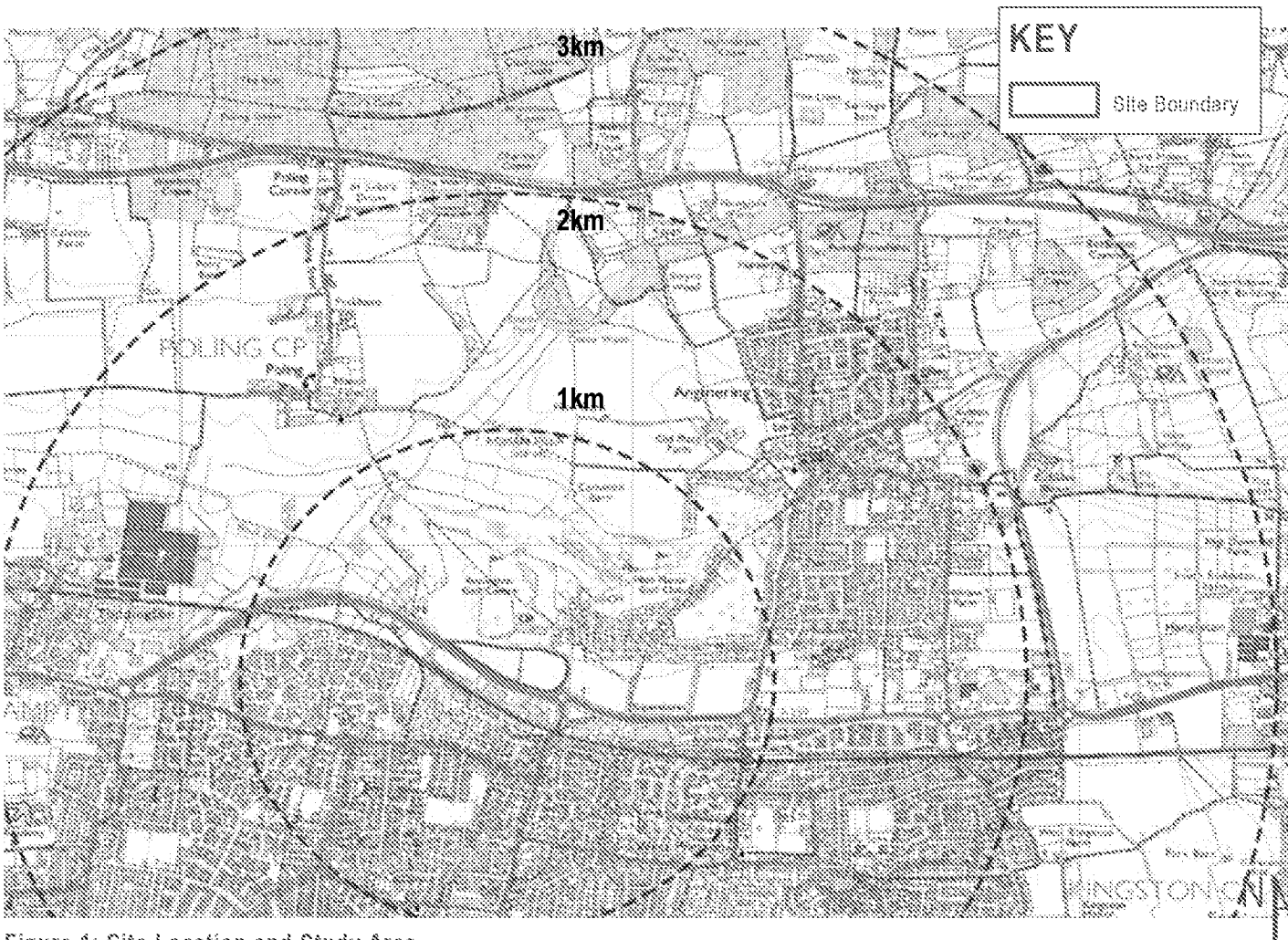


Figure 1: Site Location and Study Area.

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- and evergreen trees provide a good vegetative boundary to the southern boundary, although with large gaps. An evergreen hedgerow forms part of the northern boundary to Golfers lane, although is open to the east.
- 1.3.3 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area is shown on Figure 1 and extends approximately 3km to the north and a short distance to the east, south and west, where views are then curtailed by the existing vegetation and settlement.
- 1.3.4 The landscape within the study area comprises the South Coast Plain National Character Area (NCA 126). More locally, the Site lies within the Littlehampton and Worthing Fringes LCA (as identified by the West Sussex Landscape Character Assessment).

1. INTRODUCTION Continued.

1.4 Limitations and Assumptions

- 1.4.1 The visual survey and baseline photographs were completed in March 2021. These photographs taken in the winter months represent the worst case scenario when deciduous vegetation has minimal leaf cover. Visibility will be lower in the summer when deciduous vegetation is in full leaf.
- 1.4.2 In assessing both landscape and visual effects the influence of time, particularly on the growth of new vegetation, can be substantial. The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented following the substantial completion of each phase and fully implemented by Year 1 with an average growth rate of 300-400mm/year.
- 1.4.3 Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This report does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.
- 1.4.4 Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present day landscape character, context and setting of an area. These aspects have been given consideration within this report in terms of physical landscape resources (for example trees and hedgerows) and also landscape character. However, this report does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

2. PROPOSED DEVELOPMENT

2.1 Introduction

- 2.1.1 The proposal seeks for the construction of a residential development and associated infrastructure set within an existing and mature green infrastructure. The scheme has been fully detailed, refer to JBA 20-128 Detailed Landscape Proposals 01-08 . For ease of reference the detailed masterplan for plots and Public Open Space has been included in this report, refer to Figure 2. The main aspects of the development are outlined below.

2.2 Proposed Development

Layout

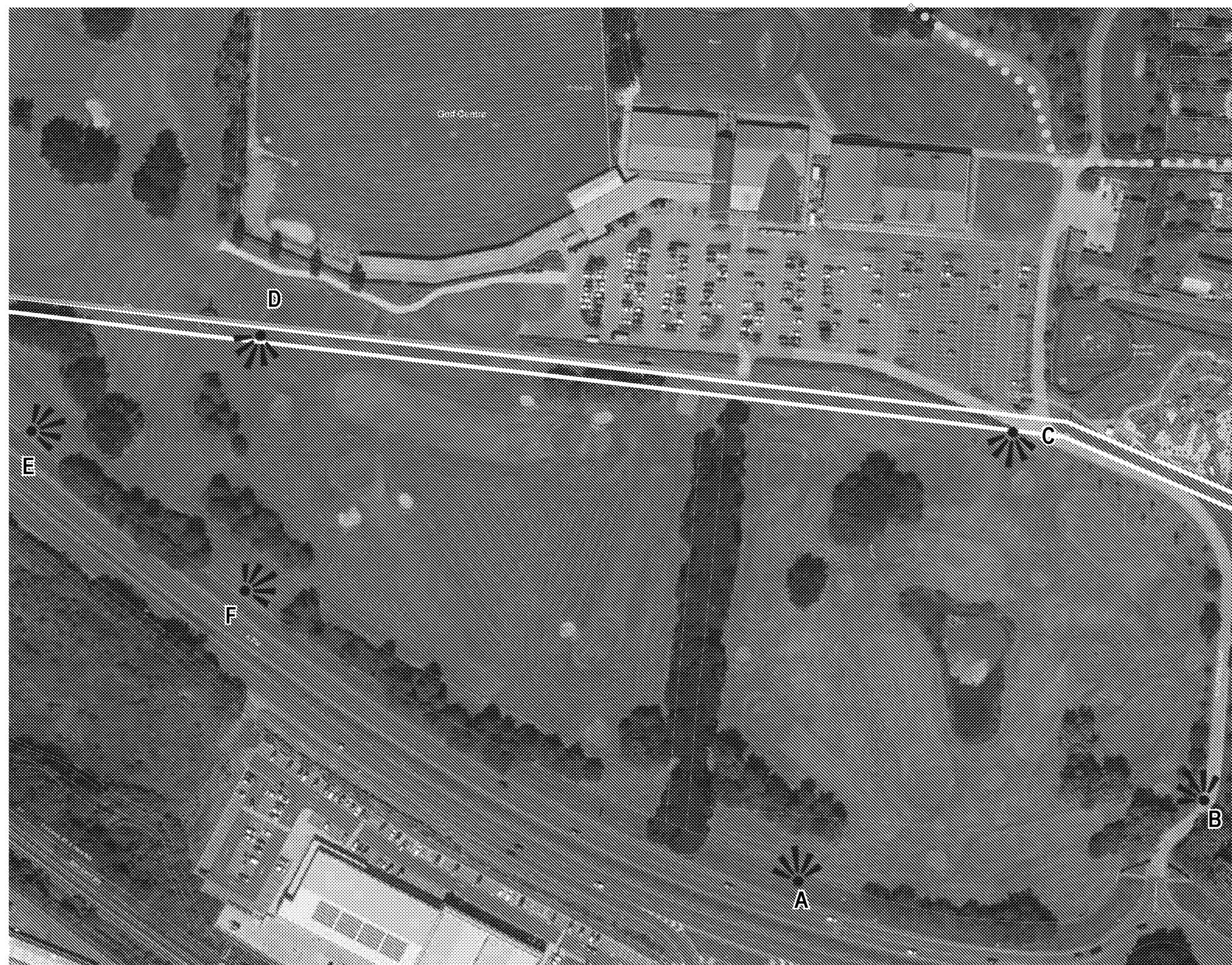
- 2.2.1 Areas of residential development are concentrated to the east and west of the retained mature band of monterey pines, retaining a 'green spine' along a north - south alignment.
- 2.2.2 New vehicular access to the site is proposed from Golfers Lane to the east, with secondary routes and lanes leading off it.
- 2.2.3 Each dwelling will have private amenity space and parking spaces which will be defined by curtilage enclosures.

Built Form

- 2.2.4 A total of 167 units have been included in the proposals. The design proposals detail the positions and types of houses. Details of these are listed below:
- Houses are generally detached or semi-detached and have 2,3 or 4 bedrooms. Houses are between 2-2.5 storeys in height. A number of 1 bedroom apartments have also been incorporated into the proposals.
 - A range of house typologies have been included such as plots for affordable housing and market housing.

Landscape

- 2.2.5 As set out within the design proposals, a range of green infrastructure and public open space has been provided. Of the 7.46 ha Site, 2.246 ha has been devoted to public open space (including play provision). This has been focussed around the retained mature trees, and regularly spaced throughout the Site, all set within the wider context of the Rustington Golf Centre. This contributes to creating a 'green' setting for the development.
- 2.2.6 A number of play areas have been included into the public open space, including LEAPs and LAPs.
- 2.2.7 Augmentation and enhancement of the existing trees along the southern boundary will further aid screening of the Site, as well as the Retail Park and provides an additional buffer to the A259.
- 2.2.8 Existing young trees have the potential to be re-positioned within the Site, providing instant maturity and character as well as retaining and enhancing the ecological value of the proposals.
- 2.2.9 SUDs attenuation has been included to the south east and north west of the site.



KEY

-  Site boundary
-  Site Views (see Figure 5 - Site Views)
-  PRow Footpath

Figure 3: Site Viewpoint Location Plan. Scale NTS@A3





View A- Looking north from the southern boundary

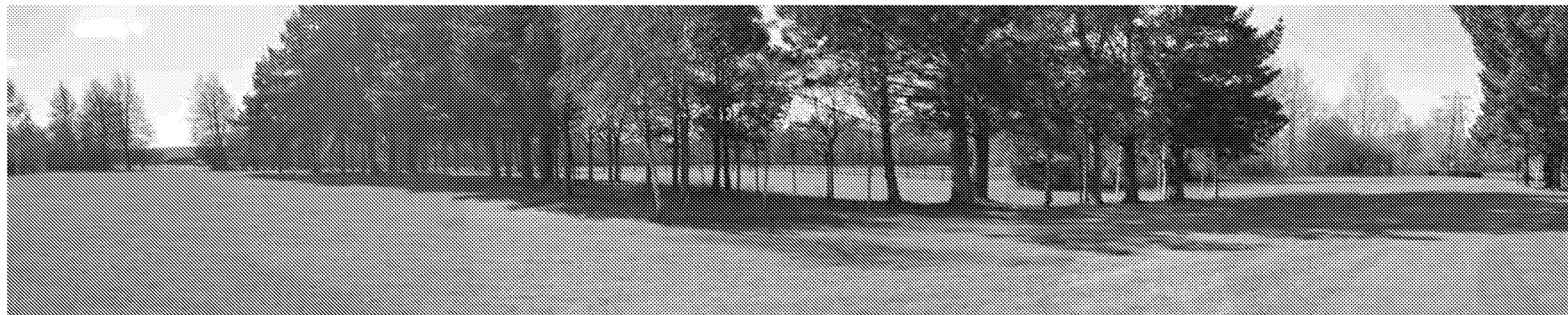


View B- Looking north west from the eastern boundary



View C- Looking south from the northern boundary

Figure 4: Site Photographs.



View D- Looking south west from the northern boundary



View E- Looking east from the western boundary



View F- Looking north east from the southern boundary

Figure 4: Site Photographs.

3. PLANNING POLICY FRAMEWORK

3.1 Background

3.1.1 This section provides an overview of planning policy as relevant to landscape. The assessment includes the identification of both statutory and non-statutory designations within the study area (including protected landscapes, historical and ecological assets).

3.1.2 The assessment considers the following:

- The National Planning Policy Framework (NPPF), July 2021;
- Arun Local Plan, 2018; and
- Angmering Neighbourhood Plan, 2015.

3.2 The National Planning Policy Framework

3.2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

3.2.2 NPPF Section 12: Achieving well-designed places sets out that good quality and inclusive design is a key aspect of sustainable development. As such all new developments should *'function well and add to the overall quality of the area...; be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'sympathetic to local character and history, including the surrounding built environment and landscape setting'*. These principles are supported by NPPG 26: Design.

3.2.3 NPPF Section 15: Conserving and Enhancing the Natural Environment sets out that the planning system should contribute to and enhance the environment by protecting and enhancing valued landscapes. This includes designated landscapes but also the wider countryside. In this respect Local planning authorities could achieve this by *'protecting and enhancing valued landscapes'; 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services' and 'minimising impacts on and providing net gains for biodiversity'*. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

3.2.4 NPPF Section 16: Conserving and Enhancing the Historic Environment places emphasis on the conservation and enjoyment of the historic environment, recognising that *'heritage assets are an irreplaceable resource'* and should be *'conserved in a manner appropriate to their significance'*. These principles are supported by NPPG 18a: Conserving and Enhancing the Historic Environment.

3.3 District Level Planning Policy

Arun Local Plan (2018)

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

3.3.2 Policies of relevance to landscape and visual matters are outlined below:

Policy GI SP1: Green Infrastructure and Development

3.3.3 *'The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. (Refer to Figure 6)*

3.3.4 *All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.*

3.3.5 *Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text'.*

Policy LAN DM1: Protection of Landscape Character

3.3.6 *'Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.*

3.3.7 *Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas*

3.3.8 *The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting'.*

Policy HER SP1: The historic environment

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

Policy HER DM1: Listed Buildings

3.3.10 *'Proposals affecting statutory Listed Buildings will be required to:*

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building'.*

Policy HER DM3: Conservation Areas

3.3.11 *'In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or*

3. PLANNING POLICY FRAMEWORK Continued.

relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area'.

Policy ENV DM4: Protection of trees

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

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees;
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

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

Policy ENV DM5: Development and biodiversity

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

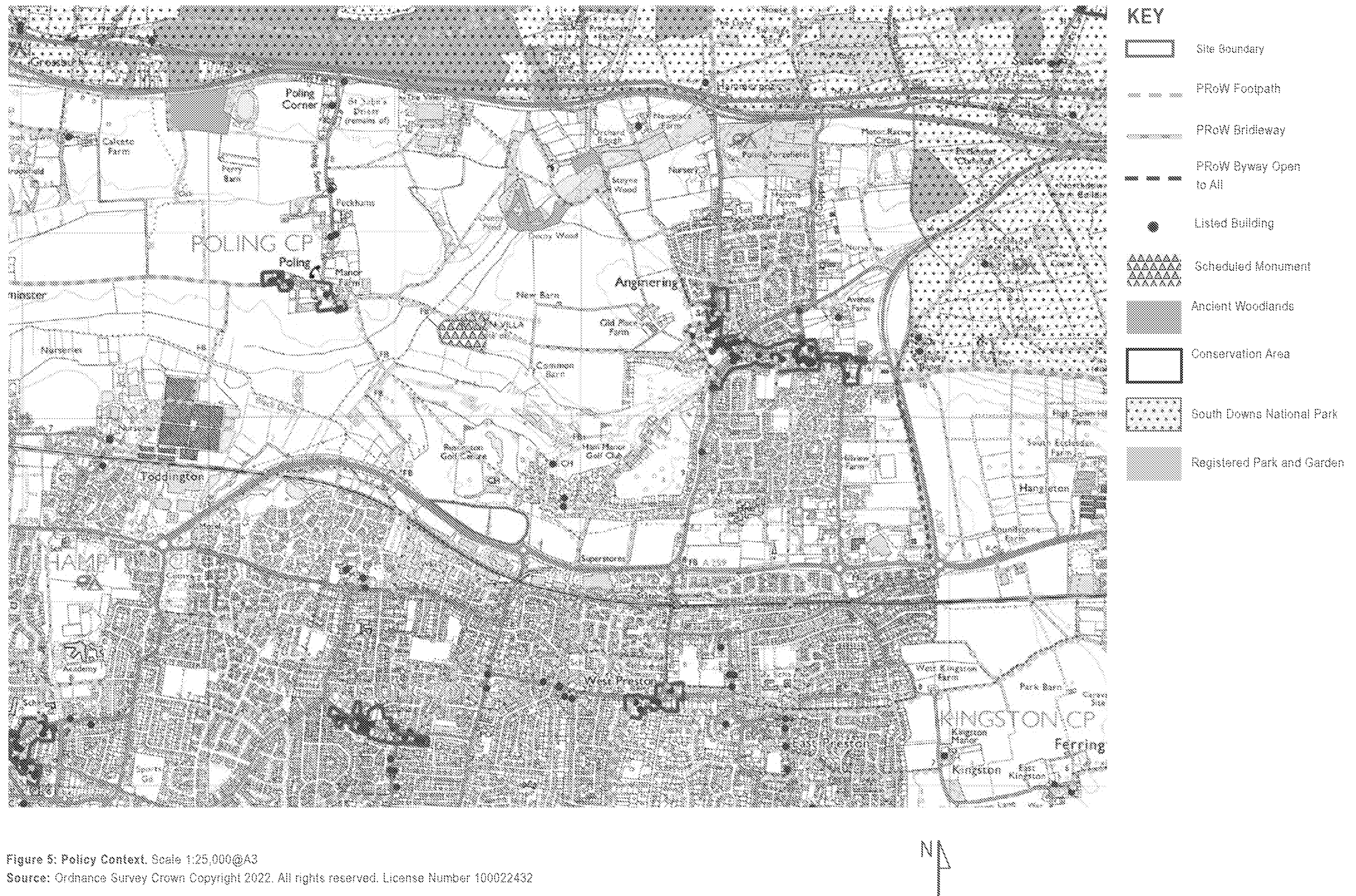
Arun Design Guide (2021)

- 3.3.14 The Arun District Design Guide has been prepared as a Supplementary Planning Document to provide further guidance on design policies contained within Arun's Local Plan. 'The purpose of the Design Guide SPD is to promote good design. This has an impact on all aspects of the built and natural environment, and goes beyond the appearance of individual buildings' and includes elements such as integration with blue and green infrastructure, innovative design response, pedestrian friendly public realm and complement local character.

3.4 Local Level Planning Policy

Angmering Neighbourhood Plan (2015)

- 3.4.1 The proposed Site lies within the Angmering Parish and as such the Angmering Neighbourhood Plan provides particular consideration to the landscape setting of the National Park and identifies key areas where the landscape setting in the Plan area plays an important role in maintaining views in to and out of the National Park. The identified viewpoints have all been considered as part of the Visual Assessment in **Section 6.0**.
- 3.4.2 As highlighted within the Neighbourhood Plan 'screening development from the National Park is not always appropriate and is not a substitute for high quality design. Where screening is appropriate and desirable it should form part of an overall site-wide approach to green infrastructure which is consistent with local landscape character and be seamless with it'. This approach has been carried forward into the proposed development framework which seeks to create high quality Green Infrastructure which is complimentary to the setting of the National Park.
- 3.4.3 Policy EH2: Protect the Landscape setting of the South Downs National Park states that 'new Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design'.



3.5 Statutory and Non-Statutory Designations

- 3.5.1 The wider study area incorporates a number of statutory and non-statutory designations. These are shown on **Figure 5 - Policy Context** and are described below:
- 3.5.2 The South Downs National Park encompasses over 1600 square kilometres of England's most valued lowland landscapes. This is a nationally important and highly valued landscape. The South Downs National Park lies to the north and north east of the Site. In accordance with the NPPF, National Parks are afforded the highest level of protection.
- 3.5.3 The purposes of National Parks are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public. The Site is considered to form part of the setting to the National Park.
- 3.5.4 The following seven Special Qualities were agreed by the South Downs National Park Authority in 2011:
- Diverse, inspirational landscapes and breathtaking views;
 - A rich variety of wildlife and habitats including rare and internationally important species;
 - Tranquil and unspoilt places;
 - An environment shaped by centuries of farming and embracing new enterprise;
 - Great opportunities for recreational activities and learning experiences;
 - Well-conserved historical features and a rich cultural heritage;
 - Distinctive towns and villages, and communities with real pride in their area.
- 3.5.5 Angmering has a designated Conservation Area which highlights the historic core and incorporates numerous Listed Buildings. The nearest Listed Buildings to the proposed Site lie outside of the Conservation Area and are located within the West Drive area to the north east of the Site. The Gates of the Dower House, Grade II Listed are to 225m to the north east and date back to the 18th century and likely to have been the original gates to Ham Manor. The Dower House, Grade II Listed is located 226m to the north east and dates from the 17th century, a timber framed and thatched dwelling. Ham Manor Golf Clubhouse, Grade II Listed, located 330m to the north east, dates back to 1822, extended and the interior restored 1929. Due to the intervening vegetation and existing built form, these have been excluded from further assessment.
- 3.5.6 There is one Scheduled Monument (SM) located within the study area. The Romano-British Villa is located approximately 0.9km to the north of the application site and is separated from the Site by the existing mature landscape of Rustington Golf Centre. Due to the distance and intervening landform the Romano-British Villa has been excluded from further assessment.

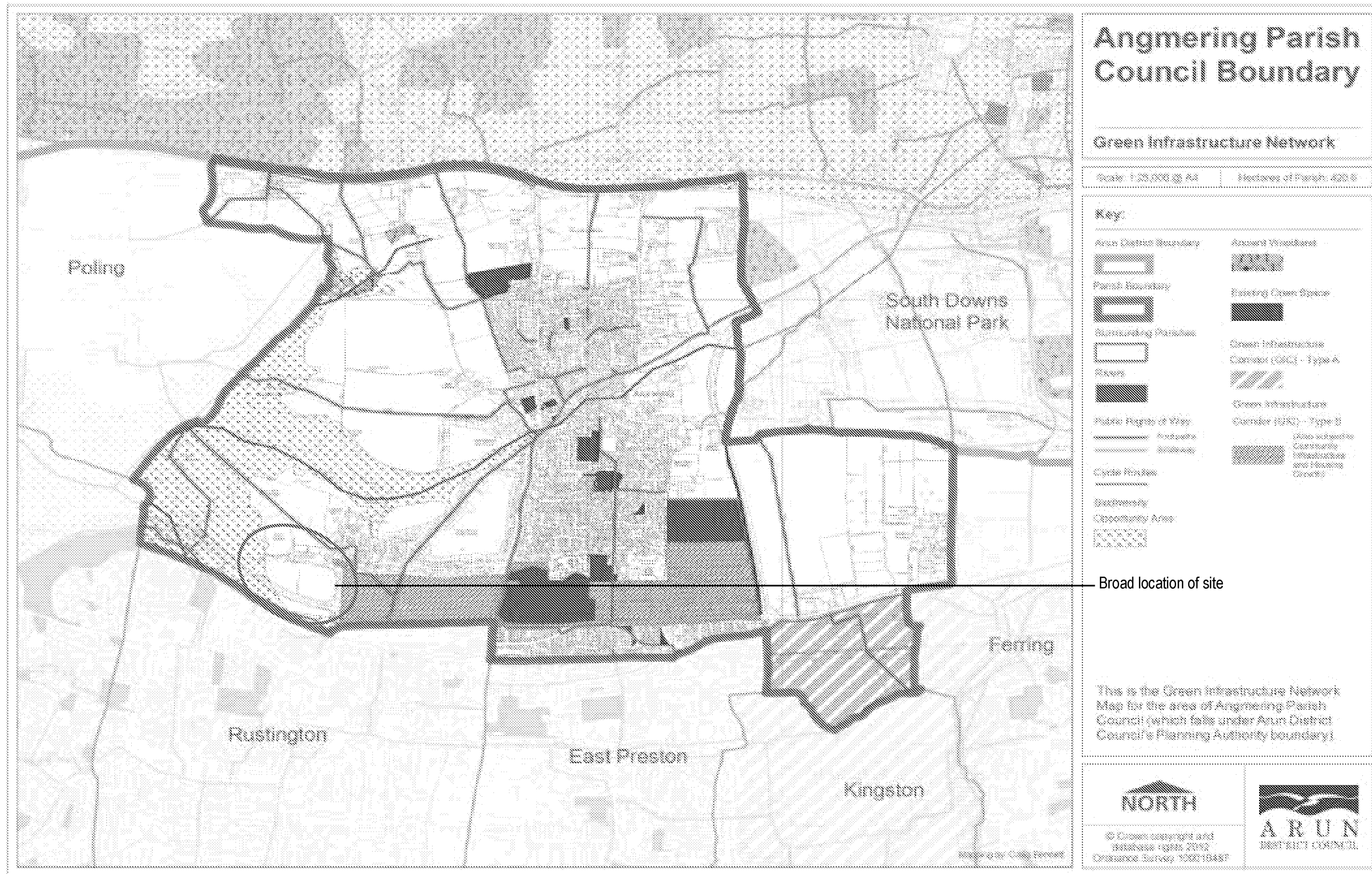


Figure 6: Angmering Parish Green Infrastructure Network

Source: Arun Green Infrastructure Study, 2012

4. CHARACTER APPRAISAL

4.1 Landscape Character

Scope

- 4.1.1 In accordance with National and Local guidance, this section considers the existing landscape character of the site and its environs.
- 4.1.2 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Factors used to assess landscape character include:
- Physical – geology, land-form, climate, soils, fauna and flora;
 - Cultural and Social – land-use, settlement, enclosure & history;
 - Aesthetics – colour, texture, pattern, form and perception.
- 4.1.3 It should be noted that landscape is a continuum and character does not generally change abruptly on the ground. More commonly, the character of the landscape will change gradually and therefore the boundaries between both Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) should be considered to reflect zones of transition.
- 4.1.4 The published LCTs and LCAs from the national to local level within the study area are shown on **Figure 7** and are summarised in **Table 1** below:

Table 1: Hierarchy of Landscape Character Types and Character Areas

National: National Character Area Profiles, Natural England, 2012
National Character Area (NCA 126)
South Coast Plain
County: West Sussex Landscape Character Assessment
LCA SC11 South Coast Plain: Littlehampton and Worthing Fringes
District: Arun Landscape Study 2006
LCA 42 Angmering Coastal Plain

4.2 National Character

- 4.2.1 At the national level (Natural England, 2012) the study area lies within the South Coast Plain (NCA 126).
- 4.2.2 The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.
- 4.2.3 Key characteristics of the South Coast Plain (NCA 126) include:
- *'The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards*

the sea and the Isle of Wight beyond.

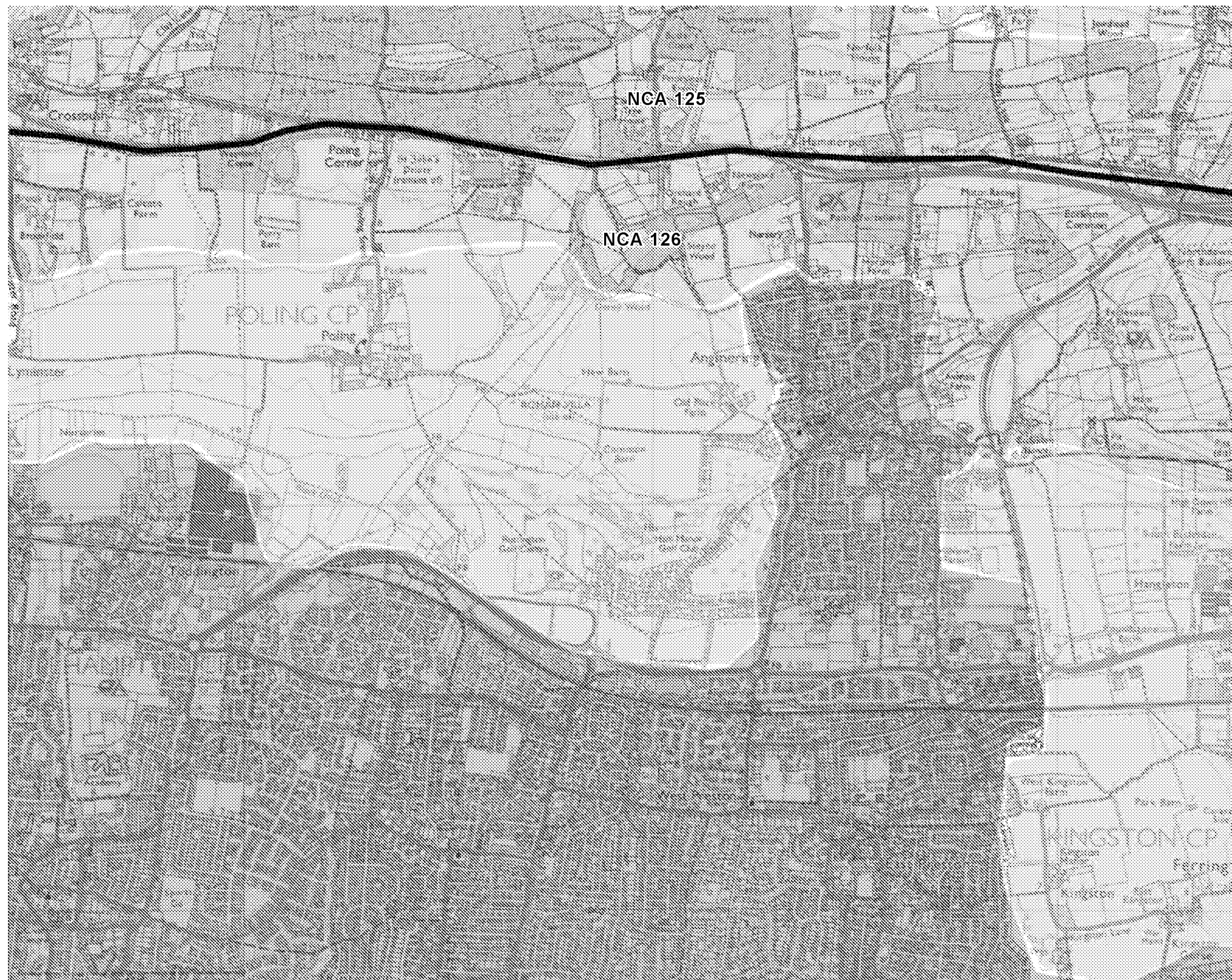
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *There are isolated remnants of coastal heath in the west.*
- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.*
- *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.'*

4.3 County Character

The West Sussex Landscape Character Assessment was carried out in 2003 and identifies 42 distinct areas of landscape character within the county. The Site lies within LCA SC11: South Coast Plain, sub set Littlehampton and Worthing Fringes. The South Coast Plain lies between the dip slope of the South Downs and the waters of the English Channel, stretching between Selsey and Chichester to Worthing and Shoreham-by-Sea. The Fringes sub set Character Area lies in the south east of the County between urban and built up areas, forming a suburban transition zone to the rural landscape to the north and South Downs beyond. The urban fringes associated consist of sporadic urban development in many areas. Rows of large light reflective glass houses, equestrian facilities, horse paddocks and industrial buildings are strong suburban elements.

- 4.3.1 Key characteristics of SC11: Littlehampton and Worthing Fringes include:

- *Low lying flat open landscape.*
- *Dominant urban fringe with major conurbations of Littlehampton, Worthing, Lancing and Shoreham. Settlement edges often sharply contrast with adjacent open countryside.*



KEY



Site Boundary

National: National Character Area Profiles

NCA 125 South Downs

NCA 126 South Coast Plain

Boundary between Character Areas

County: West Sussex Landscape Character Assessment



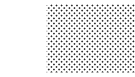
Urban Area



LCA SC12: Angmering Upper Coastal Plain



LCA SC11: South Coast Plain



LCA SD4: Angmering Park

Figure 7: Landscape Character Plan. Scale 1:25,000@A3

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4. CHARACTER APPRAISAL Continued.

- Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space.
- Medium scale arable farming and market gardening, with clusters of greenhouses.
- Meandering rifees and straight drainage ditches.
- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.
- Clusters of windblown trees.
- Nucleated villages such as at Poling and Sompting Abbots scattered across the area. Mixed building materials of flint, brick, half timber and stone.
- Occasional farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- Busy minor and major roads.
- Industry in the countryside.
- South Coast railway line links the areas.

4.3.2 Key historic features of the landscape identified within the Landscape Character Assessment include Highdown Hill, which has a late Bronze Age enclosure with an Anglo Saxon cemetery - Scheduled Monument (SM) - in the middle.

Plate 1: Landscape Sensitivity - Extract Arun Landscape Study 2006

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁸ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-4 Negligible 5-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
42	Angmering Coastal Plain	Soil erosion and agriculture landscape; shelterbelts and secondary hedgerows, scattered trees.	Modest contribution to setting of Angmering and surrounding within golf course.	Largely consistent with form of adjacent settlements.	Golf course and agriculture land contribute to wider landscape. Partially contains Angmering.	Separated Angmering from Littlehampton and Angmering and Poling.		SLIGHT

Plate 2: Landscape Value - Extract Arun Landscape Study 2006

No	Landscape Character Area	Landscape Designation ²⁰ low high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, English Heritage etc), the undeveloped coast	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-4 Negligible 5-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
42	Angmering Coastal Plain		Existing natural beauty, historic parkland setting to CA			Lowest scenic beauty		SLIGHT

Other historic features include the Black Ditch, a significant former waterway; and large regular fields mostly the product of Parliamentary enclosure.

4.3.3 Potential development pressure from the extension of existing coastal conurbation is identified as a key force for change within the landscape. Furthermore, key landscape and visual sensitivities include:

- Urban development pressures, especially in the gaps between settlements.
- Closing of open views between settlements.
- Industrialisation of agricultural areas due to changes in farm practices.
- Major existing road improvements and the possibility of new ones.
- Derelict glasshouses and farmland.
- New field divisions and changes to field boundary types from farm diversification and horseiculture.
- Loss of tree and hedgerow cover due to wind, salt desiccation and drought.
- Planting of hedge and tree boundaries with unsympathetic exotic species such as Leyland Cypress.

4.4 District Landscape Character

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

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

4.4.2 The Site lies within the Angmering Coastal Plain LCA. The LCA is described as a 'golf course and agricultural landscape with shelterbelts and boundary hedgerows. The area has considerable urban influence from residential areas of Littlehampton south of the A259. However, the roadside vegetation and internal hedged and treed boundaries do contain Angmering, providing visual separation between Angmering and the A259 / Littlehampton.'

4.4.3 A summary of Landscape Value and Sensitivity (as per the Arun Landscape Study) are shown in **Plates 1 and 2**.

4.5 Landscape Management Guidelines

National: NCA Statements of Environmental Opportunity

4.5.1 Statements of Environmental Opportunity for the South Coast Plain (NCA 126) of relevance to the proposal include:

- 'SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment. For example, by:
 - Developing a comprehensive framework of green infrastructure throughout the NCA and the creation/ improvement of other green spaces that link into the heart of urban areas and contribute to urban greening, meeting Accessible Natural Green Space Standards (ANGSt) where possible.
 - Seeking to maintain and enhance areas of open countryside in this heavily urbanised NCA, to preserve the distinct settlement pattern and ensure that local communities have access to greenspace for their wellbeing

4. CHARACTER APPRAISAL Continued.

and enjoyment.

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

County: West Sussex Landscape Character Assessment

4.5.2 The key landscape management guideline for the Littlehampton and Worthing Fringes (SC11) is to 'restore and strengthen the landscape of the gaps between settlements'. For example by:

- Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along roadside verges, village edges and around glasshouses.
- Establish landscape management plans for urban edges.
- Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds.
- Establish new areas of planting through the creation of sheltered areas using sympathetic measures, such as low stone walls and earth mounds, and nurse species for wind protection.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Restore field boundaries through shelterbelt planting, especially around horse paddocks.
- Maintain and enhance the landscape and biodiversity of rife and other existing wetland habitats such as salt marsh, mud flats and water meadows.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Carry out colour and design studies for industrial and large farm buildings.
- Encourage landscape enhancements around villages and on their approaches.
- Conserve, manage and enhance existing village ponds.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Encourage conservation and community involvement in urban spaces and village greens.

4.6 Local Character

- 4.6.1 The village of Angmering is located approx. 2 miles north of the English Channel, approximately midway between the towns of Worthing and Littlehampton which are both about 4 miles to the east and west respectively. The parish is about six miles long (from north to south) and two miles wide and covers some 1900 hectares. Angmering is located south of the A27 corridor towards the south-east of the district. The National Park is within close proximity, with the dip slope of the South Downs approximately 1km to the north of the village.
- 4.6.2 Angmering is situated on gently rising ground at the foot of the Ecclesden Hills. Agricultural fields, a Golf Centre, playing fields and horticultural enterprises occupy a narrow belt of land north of the A259 which separates Angmering from Littlehampton to the south. There are significant urban influences on the landscape between the two settlements which limit the rural quality of the landscape. This narrow belt of agricultural land does however maintain clear separation between the two settlements.
- 4.6.3 Today's parish of Angmering originally comprised three separate parishes, namely, West Angmering (St Margaret's), East Angmering (St Nicholas) and Bargeham (nearly three miles to the north). All these churches had 12th Century origins. Following the Reformation, Bargeham and East Angmering churches were demolished or left to fall into ruin and the three parishes amalgamated into one in 1573. The present church largely dates from the mid-19th Century, but its tower (constructed in 1507) was retained.

Historical & Cultural Influences

- 4.6.4 The name "Angmering" probably derives from a Saxon farming settlement of about 600AD. It is thought that the original name was "Angenmaering" meaning Angenmaer's people. Various name changes took place over the centuries. Towards the end of the 9th century Alfred the Great, King of Wessex, bequeathed to his kinsman Osferth the '... Angmerengatum and the land that thereto longyth'.
- 4.6.5 One of the earliest settlements within the present parish boundary was Roman or Romano-British. The remains of a substantial and luxurious villa, dated between AD 65 - 75, lie beneath farmland about one mile to the west of the village centre. The bath house alone was comprised of eight rooms. An Iron Age ditch was discovered close to the villa. A Middle Bronze Age (c.1500 BC) settlement was located approx 700 metres north from the centre, with a second site approx 700 metres to the north-east of the centre revealed settlements from the Mid- to-Late Bronze Age, Iron Age (c.750 BC to 0 BC), and Saxon (c.450 AD to 800 AD).
- 4.6.6 Prior to the Norman invasion in 1066, there were two manors recorded in the Domesday Survey as being in Angemare; they were probably the manors of East and West Angmering. Following the conquest, the manors appear to have been subdivided into five, these being East and West Angmering, Bargeham (later Barpham), Ecclesden and Ham. None of the original buildings exists today.
- 4.6.7 Angmering was a relatively prosperous village in the 14th and 15th centuries primarily due to the quality of the soil, it being considered some of the best agricultural land in the region. Sheep farming was also one of the principal industries. This may have drawn Portuguese wool merchants to the area, three of whom lived in Angmering during this period. In 1384 it was classed as a town and in that year received a charter to hold a Saturday market and an annual fair.

Settlement and Landuse

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

4. CHARACTER APPRAISAL Continued.

Landscape Designations

4.6.9 As shown on **Figure 5: Policy Context** the study area incorporates a number of statutory and non-statutory designations. These are described in more detail in section 3.5 and summarised below:

- There are three Listed Buildings in the vicinity of the site, namely within West Drive to the north east of the Site.
- A Scheduled Monument lies to the north of the Site.
- The South Downs National Park (NP) lies further to the north and north east of the Site.

4.6.10 It is considered that the proposed development of the Site will not have an effect on these designations. The Site itself is not covered by any landscape designation.

Topography, Hydrology and Geology

4.6.11 The historic core of Rustington is centred around the The Parish Church of St Peter and St Paul along The Street and Sea Lane, approximately 5m AOD, the rest of the town gradually spreading northwards from the coastline staying within the lower lying land 5-10m AOD approximately.

4.6.12 Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. There are two different types of flood zone shown on the Rustington Flood Map for Planning:

- Flood Zone 3 - an area that could be affected by flooding if there were no flood defences. This area could be flooded from a river by a flood that has a 1 percent (1 in 100) or greater chance of happening each year; or Land having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 2 - additional extent of an extreme flood. These outlying areas are likely to be affected by a major flood, with up to a 0.1percent (1 in 1000) chance of occurring each year; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

4.6.13 The River Arun to the west and the Black Ditch to the north demonstrate both these flood risk zones, much of which appears to be out of the built up areas of settlement, although some risk shown to the built up areas in the western fringes around Littlehampton from the River Arun.

4.6.14 The geology is sedimentary bedrock formed in the Cretaceous Period, specifically New Pit Chalk Formation. The soil type consists of freely draining, slightly acid loamy soils, of low natural fertility.

Vegetation Cover

4.6.15 There is a lack of woodland surrounding Angmering, with the exception being the dip slopes of the South Downs National Park. Large scale arable agricultural fields dominate the wider countryside, with a lack of hedgerows defining field boundaries.

Access and Rights Way

4.6.16 The main transport infrastructure includes the A27 to the north and the A259 to the south of Angmering. The A259 connects the A27 with the various towns and villages along the south coast of West Sussex. There is a network of Public Rights of Way, particularly within the South Downs NP to the north.

4.6.17 There are no PROWs cutting through the Site itself.

4.7 Site Location and Characteristics

4.7.1 The area is located to the north of the A259 and west of Angmering. The Site is currently an area for golf practice with tees and short length greens and some sand bunkers, with areas of trees and scrub to break up the expanse of well maintained grassland. The Site is divided by a line of substantial and mature monterey pines, aligned north - south. Figure 4 Site Photos illustrates the existing condition of the site.

Context

4.7.2 The eastern boundary is formed by Golfers Lane, with the Rustington Golf Centre and Health Club and associated car parking to the north. An evergreen hedgerow forms part of the northern boundary to Golfers lane, although is open to the east. The Rustington Golf Centre itself wraps around the remaining northern and western boundaries. Groupings of mature deciduous and evergreen trees provide a good vegetative boundary to the southern boundary, although with large gaps.

4.7.3 The A259 that forms the southern Site boundary, curves around Rustington to the south and separates it from Angmering to the north. This is a busy road that connects to the A27 and is audible from the site.

4.7.4 There is a good network of public foot paths and bridleways beyond the site boundary that link the surrounding villages and residential areas.

Topography and Hydrology

4.7.5 The Site is relatively flat at 5m AOD. The Proposed Development will not require substantial regrading of the existing land form in order to facilitate the proposed residential development.

4.7.6 There are no natural streams or rivers through or near the Site. Feature ponds as part of the golf course design are found within the Site.

Land Use, Land Cover and Vegetation

4.7.7 The site is currently utilised for golf practice with a variety of tees with short greens, well maintained turf grass with some areas of rough grass around the edges of the ponds and under the mature tree groupings. Rustington Golf Centre and grounds extend beyond the site boundary to the west and north.

4.7.8 To the south is the A259 with Manor Retail Park beyond. Rustington is of a dense urban grain situated behind the retail and commercial units.

4.7.9 A multi line of scots pine define the eastern edge to Golfers Lane with arable agricultural fields beyond.

4.7.10 The A259, although outside of the site boundary, is influential to the Site in terms of tranquillity. The A259 is a busy transport route that is audible from the site.

4.8 Landscape Value

- 4.8.1 An appraisal of the Site in relation to the criteria to consider when determining whether a landscape is valued or not, (Box 5.1 GLVIA3) are outlined in **Table 1**.

Table 1: Summary of Landscape Value

Landscape Value	Definition
Landscape Quality	Low / Medium - In reference to the detailed arboricultural survey, the majority, 69%, of existing vegetation is considered to be of moderate quality and value. The trees are typical of the local landscape and comprise species such as Monterey Pine, Italian Alder, Hawthorn and Oak. The grassland is a well maintained golf turf mix and there are some ponds and sand bunkers, typical of a designed landscape for a golf course. It is a highly managed and maintained landscape for recreational activities.
Scenic Quality	Low - The Site is relatively contained and enclosed with no middle or long distance views across or from within the Site. Short distance views afforded out of the Site, present detracting movement flicker and noise arising from local transport network of the A259. The Site contains substantial mature monterey pines, visually distinctive and due to their height visible on the horizon line over longer distances, but otherwise the Site offers little in and of itself to scenic quality.
Rarity	Low / None - The Site is not considered to accommodate any rare features, nor is it part of a rare Landscape Character Type.
Representativeness	Low / Medium - The Site is uncharacteristic in terms of it being a designed golf course, not representative of the typical landscape charcter of the Littlehampton and Worthing Fringes LCA, a low lying flat open landscape, with dominant urban fringe of major conurbation of Littlehampton. Settlement edges often sharply contrast with adjacent open countryside. It does exhibit some key characteristics of the Angmering Coastal Plain such as 'golf course landscape with shelterbelts and boundary hedgerows. The area has considerable urban influence from residential areas of Littlehampton south of the A259. However, the roadside vegetation and internal hedged and treed boundaries do contain Angmering, providing visual separation between Angmering and the A259 / Littlehampton'. There are no other features associated with the site that are considered representative of this landscape.
Conservation Interest	Low – The Site is heavily maintained golf course with turf grass and groupings of mature trees. This high level of maintenance is of poor quality in terms of wildlife habitats. There are no other features known to have wildlife, archaeological or historical/cultural interest present.
Recreation Value	Medium - It directly abuts the A259 a busy transport route which is audible from the Site. Visually the movement and flicker from the constant passing vehicles is distracting to those utilising the site for recreation and has views of the Manor Retail Park, especially the eastern half of the Site. The Site is not subject to public access, it forms part of the Rustington Golf Centre complex and as such, whilst currently utilised for recreational activities, the proposals will not detract from the remaining main large golf course and practice range and therefore the Site itself is considered of medium value.

Landscape Value	Definition
Perceptual Assets	Low - Whilst the Site itself consists of grassland and mature trees, and visually it may appear semi rural, edge of settlement, the dominant urban influences, audible noise from the A259 in particular, has a noticeable effect on the enjoyment and use by local people and wildlife. There is no overwhelming sense of tranquillity as a result of this.
Associations	None - There are no known cultural or historical associations with this Site.

- 4.8.3 Whilst the Site is likely to be valued locally, there are few features which elevate the Site above the ordinary. Given the assessment below, it is considered that the Site is of Low landscape value. The Site is not considered to be a valued landscape in the context of the NPPF.

4.9 Landscape Receptors

- 4.9.1 Based on the above assessment of landscape and settlement character, a number of landscape receptors have been identified. Within the study area, the following landscape elements and characteristic landscape components (in no particular order) that may be effected by the proposed development are:

- The Site including:
 - Topography;
 - Land use;
 - On Site Vegetation;
- Off-site features:
 - Rustington Golf Centre.
- Landscape Character
 - The Littlehampton and Worthing Fringes LCA;
 - The character of the Angmering Coastal Plain LCA;

- 4.9.2 An assessment of predicted effects are described in **Table 2**. The wider LCTs are considered not to be affected by the proposed development due to intervening vegetation, topography and/or the built environment.

Table 2: Summary of Landscape Receptors, Predicted Effect and Nature of Effect

Receptor	Description of Predicted Effect	Nature of Effect
Site features		
Topography	The Site is relatively flat at 5m AOD, with some slight undulations created as part of the golf course. Beyond the northern boundary, the Rustington Golf Centre and arable fields are generally flat, rising slightly to the A27 at 10m AOD and then continuing to climb to 143m AOD at Barpham Hill located within the South Downs National Park. The Site itself will require minimal changes to the topography to ensure proposed dwellings will follow as much as possible the natural topography.	Negligible
Land use	The site currently comprises of a golf course practice range of tees and short greens interspersed with groups of mature trees and an occasional pond and sand bunker. The landuse will change substantially to residential settlement, retaining the substantial band of mature trees following a north south alignment and the majority of the vegetation along the Site boundaries where possible. Enables augmentation and enhancement of strategic buffer planting and open space areas around the retained mature trees. Through good design, residential dwellings will be a noticeable change but not uncharacteristic when set within the neighbouring attributes.	Medium Negative
On-site vegetation	There are many mature trees on Site, many of which are evergreen pines, with the majority, 69%, being of moderate quality. Proposed development will bring about change and whilst losing areas of existing trees, does introduce and retain areas of strategic green infrastructure including the substantial band of mature monterey pine trees following a north south alignment, augmented and enhanced buffer planting to the southern and northern boundaries, as well as individual trees, shrubs and hedgerows, allowing retention and enhancement of habitats, creating linkages from edge of settlement to the wider landscape, creating a good contextual fit with the scale, landform and pattern of the landscape.	Medium Negative
Landscape Character		
County Level: The Character of the Littlehampton and Worthing Fringes LCA	The character of the Littlehampton Fringes is of a low lying flat open landscape, with dominant urban fringe of major conurbation of Littlehampton. Settlement edges often sharply contrast with adjacent open countryside. It aims to enhance and strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along roadside verges. Key issue to avoid is coalescence and the closing of open views between settlements. The Site itself is already well contained and enclosed, almost entirely to the southern boundary, and with existing mature pine trees just outside the eastern boundary, proposed development of the Site includes retention of as much existing boundary vegetation as possible and thus will not close any existing open views and will not add to the perception of coalescence as it is already benefits from good boundary screening. The development proposals include augmenting the existing boundary vegetation and thus will contribute to the aims of the LCA.	Medium Positive
District Level: The Character of the Angmering Coastal Plain LCA	It does exhibit some key characteristics of the Angmering Coastal Plain such as 'golf course landscape with shelterbelts and boundary hedgerows. The area has considerable urban influence from residential areas of Littlehampton south of the A259. However, the roadside vegetation and internal hedged and treed boundaries do contain Angmering, providing visual separation between Angmering and the A259 / Littlehampton'. Surrounded by existing mature trees and shelterbelts, with the A259 forming its southern boundary, the Site and development proposals will fit well with the land form scale and pattern, augmenting and enhancing the existing well vegetated boundaries and contributing to visual separation of Angmering, the A259 and Littlehampton.	Medium Positive
Local Level: Character of the Site	The Site is currently of ordinary to character in terms of a typically design golf course landscape. Development proposals retain mature trees where possible, including the central band following a north south alignment, with a considered landscape led design, focussing on strategic landscape infrastructure, particularly to the Site boundaries, and provision of a variety of habitats, retaining and enhancing the visual separation of Rustington and the A259 to the south and the strategic green buffer to the north whilst improving linkages and connectivity for local wildlife.	Low Positive
Off-Site Features		
Rustington Golf Centre	This currently comprises well managed and maintained tees and greens set amongst shelterbelts that contain a high proportion of evergreen species. The proposed development includes retention and enhancement of strategic buffers around the Site boundaries, retaining existing mature trees and contributing to the overall density of the shelterbelts. This will reflect the scale and pattern of the existing golf course, whilst also augmenting existing key features characteristic of the local landscape.	Medium Positive

5. VISUAL APPRAISAL

5.1 Scope

- 5.1.1 The following section examines the visibility of the site from the surrounding area. This appraisal is based on a visual envelope around the site. **Figure 8** and **Representative Views 1-21**.

5.2 Visual Envelope

- 5.2.1 The visual envelope is the extent of the area from which the site and the proposed development is likely to be visible. An approximate visual envelope is shown on **Figure 9 - Visual Analysis** and **Inset A**.
- 5.2.2 The topography of the site and nature of existing vegetation ensure a fairly contained primary visual envelope. The primary visual envelope extends a short distance along the A259, which forms the southern Site boundary, with linear views along the road to the west and east. The primary visual envelope also extends to Golfers Lane, which forms the eastern and majority of the northern Site boundary.
- 5.2.3 The secondary visual envelope extends a short distance to the retail and commercial parks immediately south of the A259 as well as extending a short distance to the north and west, over existing golf course where most views are glimpsed between intervening mature vegetation that contains a high proportion of evergreen species, and therefore year round screening. The secondary envelope also extends to the east over an arable field, although these will be only be glimpsed where views are afforded under the canopys and through the trunks of the existing pine trees.

5.3 Representative Views

- 5.3.1 Viewpoints 1-21 are representative views taken from within the visual envelope and wider study area. The nature of existing views and the potential visibility of the proposed residential development are considered below.
- 5.3.2 Within the study area a number of representative and illustrative views of the site have been selected to demonstrate the existing visual amenity and the change likely to be experienced. These can be seen in Viewpoints 1-21. The viewpoint locations have been chosen based on distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors.
- 5.3.3 A panoramic photograph has been provided for each viewpoint, taken in early spring to represent the worst case scenario when deciduous vegetation has minimal leaf cover. Visibility will be lower in the summer when deciduous vegetation is in full leaf. The photos were taken on 19.03.2021.
- 5.3.4 For each viewpoint the visual receptors are identified and the existing view described. The effects of the proposed development are then subsequently described and assessed.

5.4 Visual Receptors

- 5.4.1 Within the visual envelope, visual receptors i.e. those individuals who will see the Site and may experience a change in their view as a result of the proposed development have been broadly identified as follows:
- Users of local roads
 - Users of Public Rights of Way (PRoW)
 - Users of Recreational Facilities
 - Workers at Recreational Facilities

- Users of Retail and Commercial Parks
- Workers at Retail and Commercial Parks
- Local Residents

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

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

- 5.4.4 The following specific receptors have been identified as potentially experiencing visual effects as a result of development of land at Rustington Golf Centre:

- Users of the A259;
- Users of Mill Lane;
- Users of Golfers Lane;
- Users of PRoW ANGMERING 2159-3;
- Users of PRoW ANGMERING 2195-1;
- Users of PRoW ANGMERING 2156-2;
- Users of PRoW ANGMERING 2155-4;
- Users of PRoW ANGMERING 2160-1#1;
- Users of PRoW POLING 2156-1;
- Users of PRoW POLING 2155-3;
- Users of Rustington Golf Centre and Health Club;
- Workers from Rustington Golf Centre and Health Club;
- Users of Manor Retail Park and commercial car sales units south of A259;
- Workers from Manor Retail Park and commercial car sales units south of A259;
- Users of Rustington Retail Park south of A259;
- Workers from Rustington Retail Park south of A259; and
- Residents of West Drive.



KEY

-  Site Boundary
-  Representative Viewpoints (refer to Viewpoints 1-19)
-  Primary Zone of Theoretical Visibility
-  Secondary Zone of Theoretical Visibility (glimpsed/ filtered views)

Inset: Near distance views

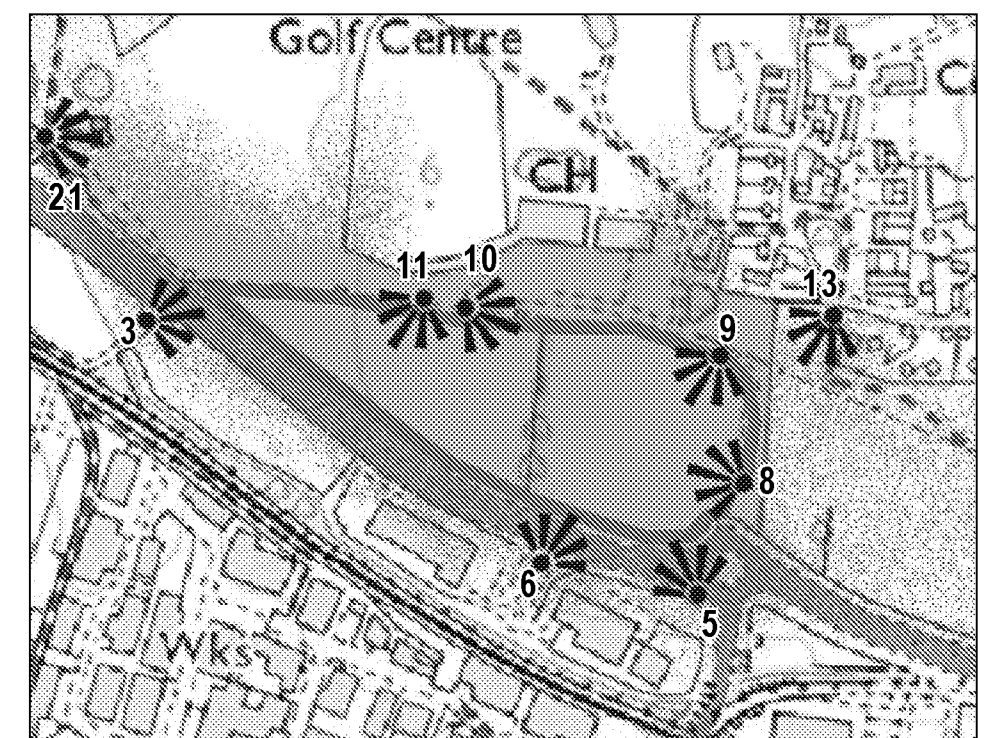


Figure 9: Visual Analysis Plan

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VIEWPOINT 1

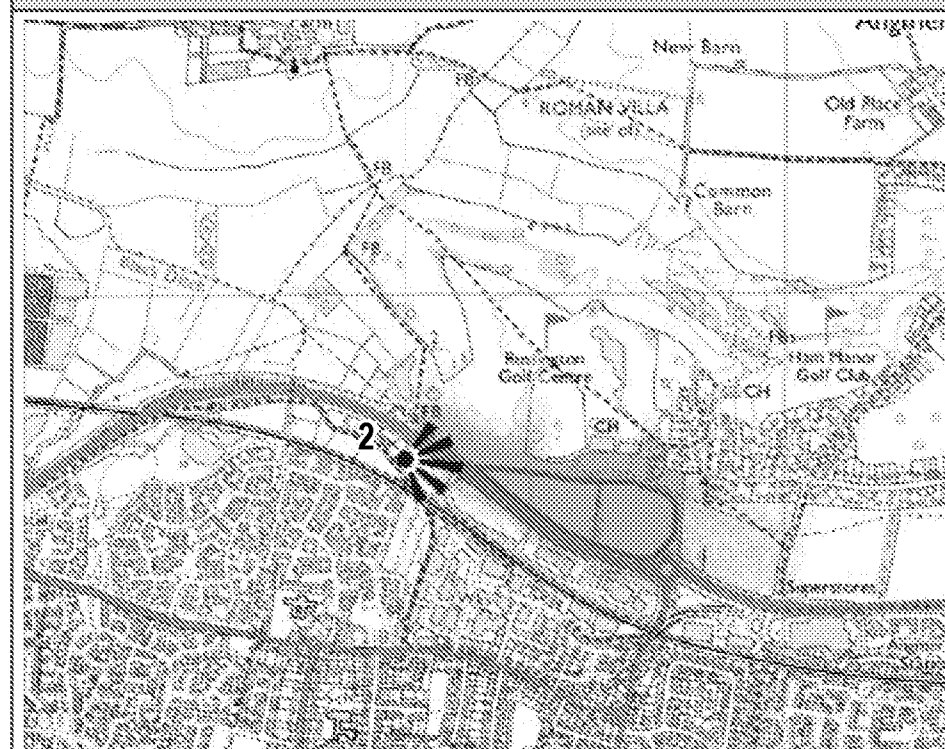
View looking east towards the Site from the A259	Description of View and Receptors	Predicted Effect	Nature of Effect
	Taken from the A259, looking eastwards, there is a gap in the vegetation bounding the northern side of the road, affording views into the western point of the proposed Site. There are some filtered views through the existing trees to manicured lawn beyond, presenting a typical golf course landscape. The majority of the vegetation defining the road consists of mature trees, a good proportion of which is evergreen, ensuring a year round screening effect Receptors • Users of the A259 The A259 is a busy dual carriageway with drivers travelling at speed, focused on the road ahead.	Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.	Low Negative. Proposal is only a minor component or slightly uncharacteristic part of the view and does not introduce incongruous features.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432	
Distance from site: 198m	Viewpoint height (AOD): 5m
OS grid reference: 504989 , 103626	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 2

View east towards the Site from PRow ANGMERING 2159-3.



Description of View and Receptors

Taken from the PRow, layers of intervening mature vegetation following the route of the A259, screen the Site. Tall mature pine trees can be distinguished above the deciduous trees and indicate the western point of the Site.

Receptors

- Users of PRow ANGMERING 2159-3

Predicted Effect

No Effect.

Nature of Effect

None.

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Distance from site: 217m

Viewpoint height (AOD): 5m

OS grid reference: 504977, 103540

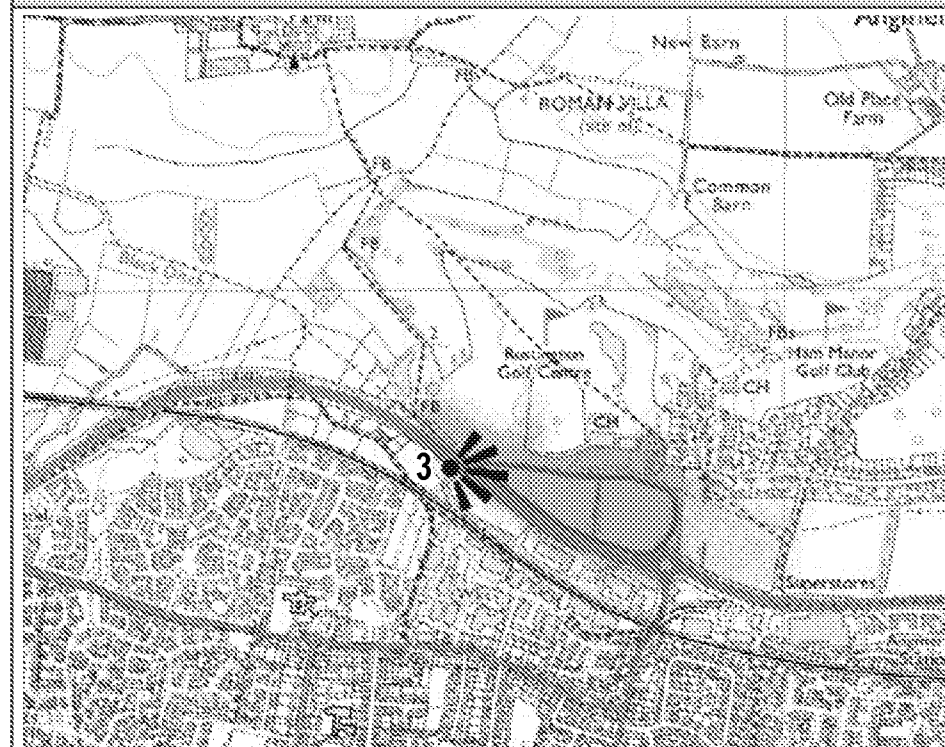
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 3

View north east towards the Site from the A259.



Description of View and Receptors

Taken from the A259, looking north eastwards, mature trees filter views into the Site, where glimpses of well maintained grass beyond are afforded through the tree trunks. Gaps in the vegetation bounding the northern side of the road, afford open views into the proposed Site. The majority of the vegetation defining the road consists of mature trees, a good proportion of which is evergreen, ensuring a year round screening effect.

A large pylon is visible adjacent to the boundary, one of a series that run along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of the A259
- The A259 is a busy dual carriageway with drivers travelling at speed, focused on the road ahead.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Low Negative.

Proposal is only a minor component of the view, and will not alter the balance of elements within it and therefore might be missed by a casual observer.

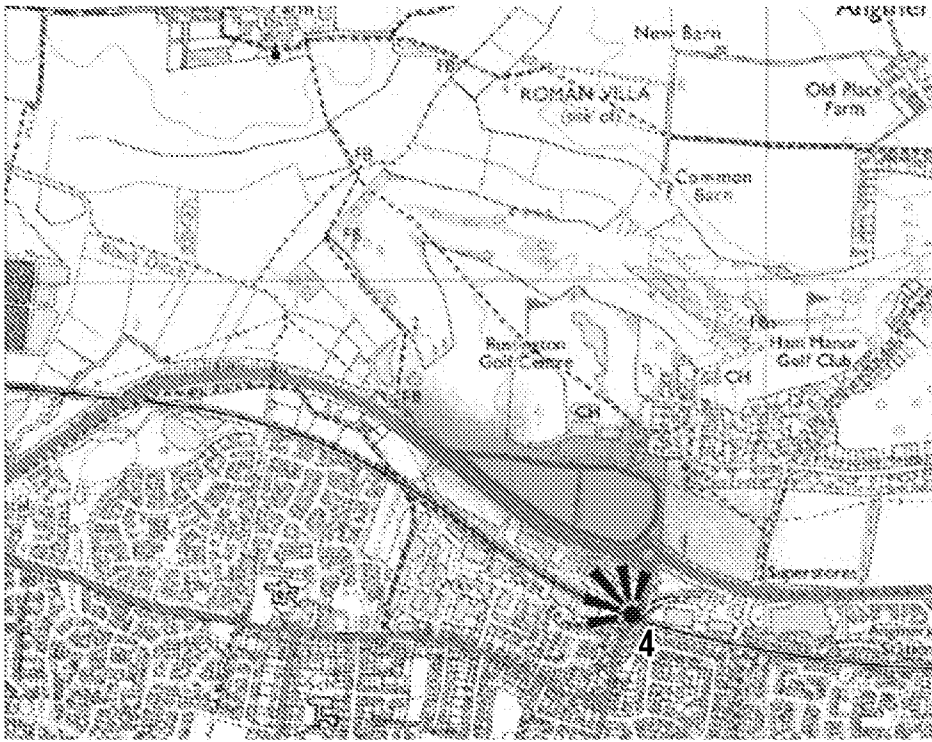
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 54m	Viewpoint height (AOD): 5m
OS grid reference: 505128 , 103523	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 4

View north west towards the Site from Mill Lane bridge over the railway line.



Description of View and Receptors

Taken from Mill Lane, the southern Site boundary is clearly distinguishable, with the roof of the Rustington Golf Centre just visible beyond. Mature trees and vegetation form the horizon line.

The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, appearing well above the horizon line, providing visual orientation. Rooflines formed by units within the Retail Park are clearly visible in the middle ground and serve to screen views into the Site.

Receptors

- Users of Mill Lane
- A busy road with drivers focused on the road ahead.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Low Negative.

Proposal is only a minor component of the view, and will not alter the balance of elements within it and therefore might be missed by a casual observer.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 206m

Viewpoint height (AOD): 5m

OS grid reference: 505650 , 103101

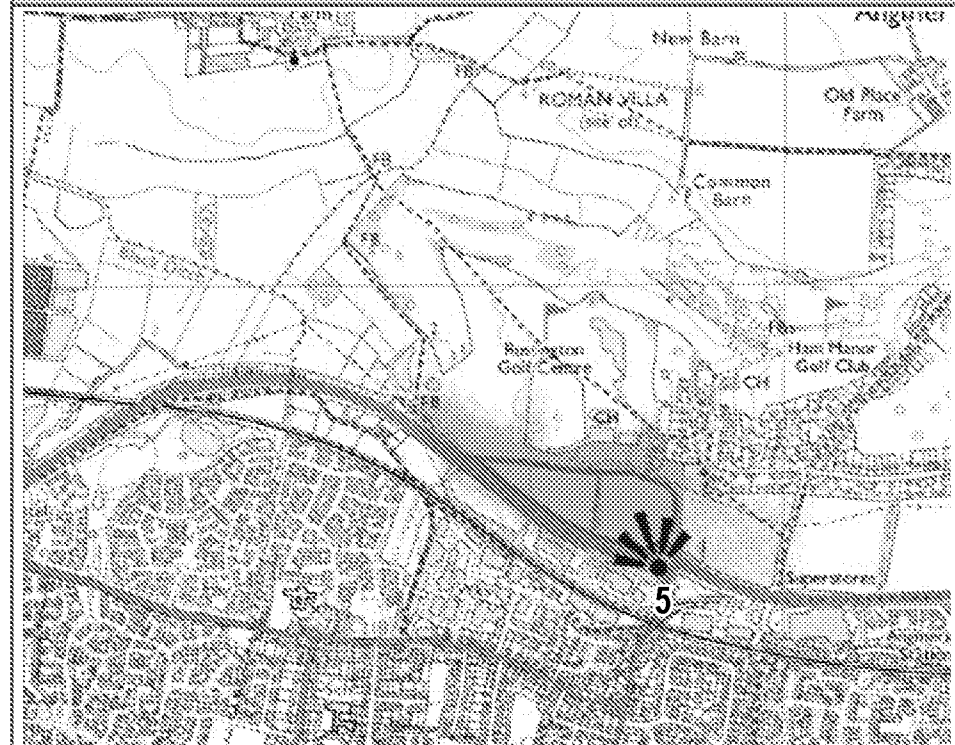
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 5

View north west towards the Site from Mill Lane junction with roundabout to A259.



Description of View and Receptors

Taken from Mill Lane at the roundabout with the A259, clear views are afforded of the southern boundary and into the Site beyond, with the Rustington Golf Centre visible beyond. Mature trees and vegetation form the horizon line. The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation. Car parking to the Retail Park are visible to the far left hand side of the view, with roof tops of existing residential dwellings along West Drive are visible to the far right hand side of the view.

Receptors

- Users of Mill Lane
- Users of the A259
- Users of Manor Retail Park and commercial car sales units south of A259
- Workers from Manor Retail Park and commercial car sales units south of A259

The A259 is a busy dual carriageway with drivers travelling at speed, focused on the road ahead.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Medium Positive.

Proposal introduces a stronger vegetated boundary therefore foreshortening views, however this vegetated buffer is characteristic of the local environs, complementing the composition of the view.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 74m

Viewpoint height (AOD): 5m

OS grid reference: 505661, 103239

Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 6

View north towards the Site from entrance road to Manor Retail Park.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 78m

Viewpoint height (AOD): 5m

OS grid reference: 505507 , 103263

Camera make + model: NIKON D3200

Photograph Date: 19.03.2021

Description of View and Receptors	Predicted Effect	Nature of Effect
From this point there are clear, uninterrupted views to the southern boundary and into the site beyond. Intermittent groups of mature trees provide some partial filtering of views. The central band of mature monteray pines within the proposed Site, aligned north - south, are a promenant feature within the view, providing visual orientation. Rustington Golf Centre and Health Club, along with existing residential dwellings along West Drive are visible set within a well vegetated horizon line. Receptors • Users of the A259 • Users of Manor Retail Park and commerical car sales units south of A259 • Workers from Manor Retail Park and commerical car sales units south of A259 The A259 is a busy dual carriageway with drivers travelling at speed, focused on the road ahead.	Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.	Medium Positive. Proposal introduces a stronger vegetated boundary therefore foreshortening views, however this vegetated buffer is characteristic of the local environs, complementing the composition of the view.

← Approximate extent of Site →

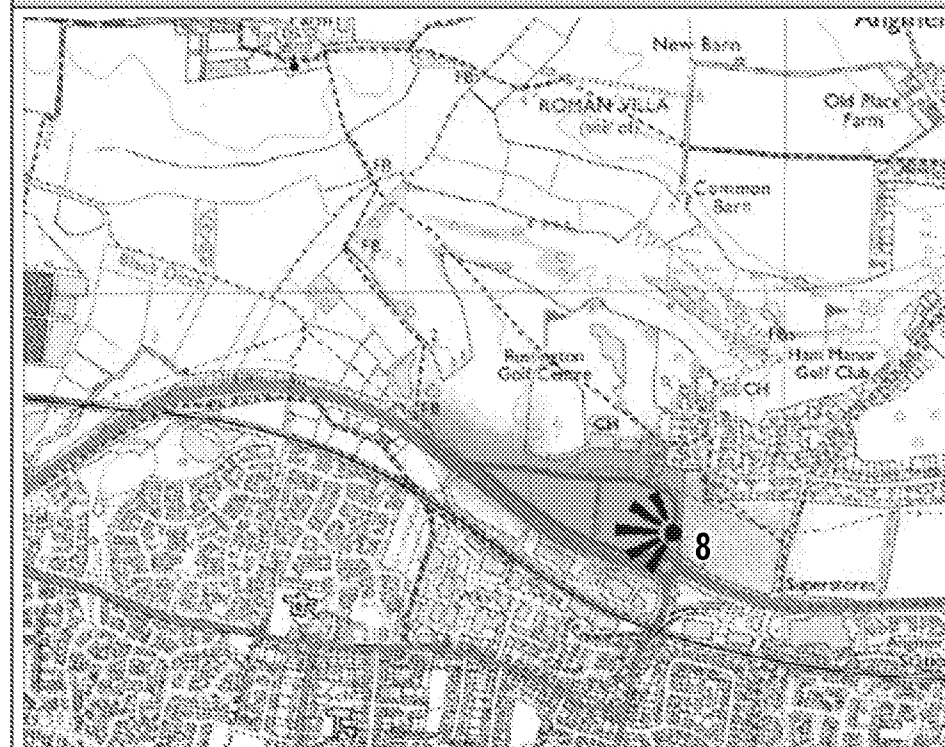


VIEWPOINT 7				
View north west towards the Site from the entrance to Rustington Retail Park.		Description of View and Receptors	Predicted Effect	Nature of Effect
		From this point the Site is screened in the majority, with the mature central band of monteray pines visible in a gap between mature tree planting on the roundabout on the A259 and the mature trees that form a short band into the arable field just east of Golfers Lane and the proposed Site. This point is at a busy vehicular junction with a lot of visual clutter in terms of columns and signs, detracting visual elements. Receptors • Users of A259 • Users of Rustington Retail Park south of A259 • Workers from Rustington Retail Park south of A259 The A259 is a busy dual carriageway with drivers travelling at speed, focused on the road ahead.	Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.	Negligible. The development would be barely discernible
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432				
Distance from site: 313m	Viewpoint height (AOD): 5m			
OS grid reference: 505950 , 103147				
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021			



VIEWPOINT 8

View west towards the Site from Golfers Lane.



Description of View and Receptors

From this point there are clear, uninterrupted views to the eastern boundary and into the site beyond. Intermittent groups of mature trees provide some partial filtering of views. The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation. Rustington Golf Centre and Health Club, along with existing residential dwellings along West Drive are visible set within a well vegetated horizon line. Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of Golfers Lane
 - Users of Rustington Golf Centre
- Drivers travelling at low speed with an interest in their surroundings for recreational activities. Recreational users focused on the activity.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Eastern boundary relatively open with grass and mature trees and residential built form set further behind. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

High Negative.
Proposal introduces dominant elements altering the composition of the view.

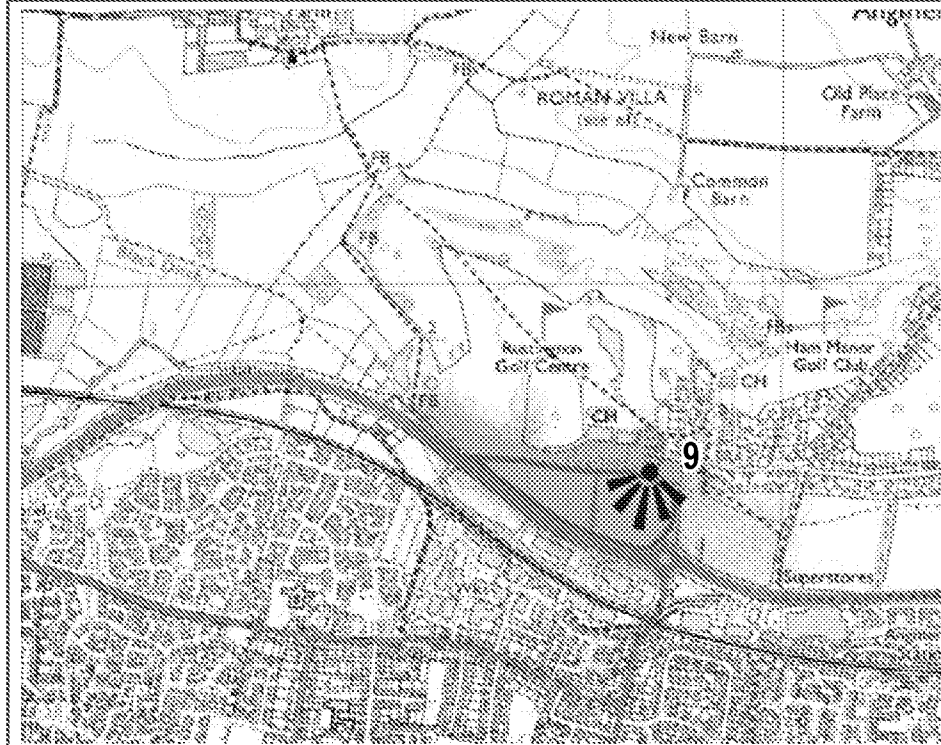
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 6m	Viewpoint height (AOD): 5m
OS grid reference: 505711, 103380	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 9

View south towards the Site from Golfers Lane.



Description of View and Receptors

From this point there are clear, uninterrupted views into and across the Site to the southern boundary. Intermittent groups of mature trees provide some partial filtering of views. The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation. Manor Retail Park to the south, beyond the A259 are visible with filtered views in places through mature trees. Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of Golfers Lane
- Users of Rustington Golf Centre

Drivers travelling at low speed with an interest in their surroundings for recreational activities. Recreational users focused on the activity.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south and to augment the existing hedgerow to the northern boundary. Eastern boundary relatively open with grass and mature trees and residential built form set further behind. Proposed new buffer planting to northern boundary will aid screening and softening of residential development within the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffers along the northern and southern boundaries, it will screen and soften the built form.

Nature of Effect

High Negative.
Proposal introduces dominant elements altering the composition of the view.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 6m

Viewpoint height (AOD): 5m

OS grid reference: 505695, 103474

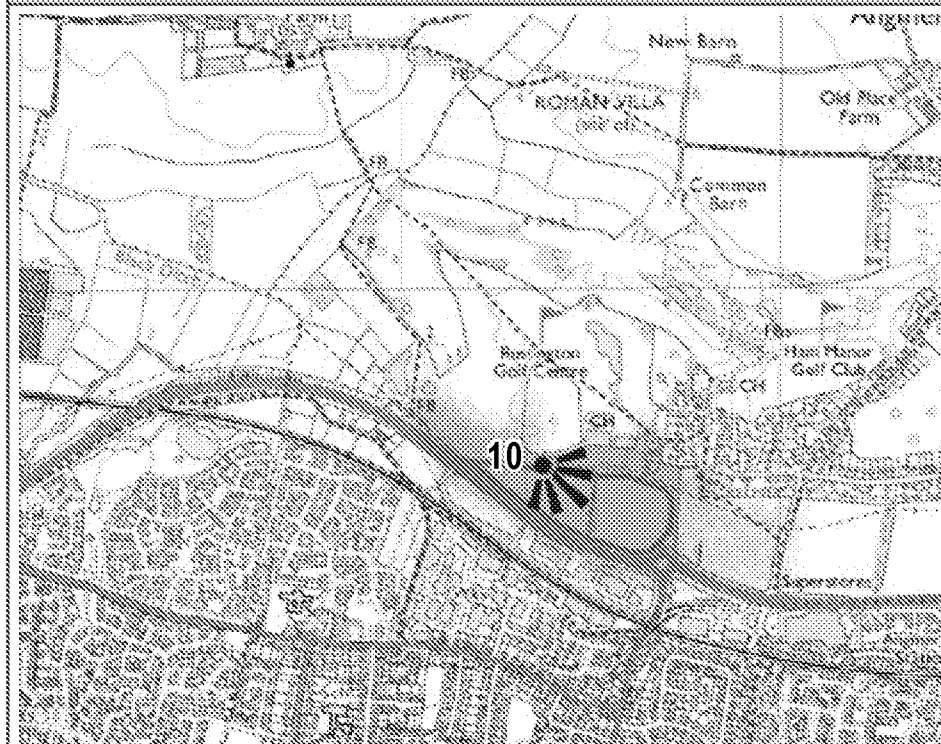
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 10

View south east towards the Site from Golfers Lane.



Description of View and Receptors

From this point there are clear, uninterrupted views into and across the Site to the southern boundary. Intermittent groups of mature trees provide some partial filtering of views. The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation. Manor Retail Park to the south, beyond the A259 is visible with filtered views in places through mature trees. Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of Golfers Lane
 - Users of Rustington Golf Centre
- Drivers travelling at low speed with an interest in their surroundings for recreational activities. Recreational users focused on the activity.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south and to augment the existing hedgerow to the northern boundary. Proposed new buffer planting to northern boundary will aid screening and softening of residential development within the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffers along the northern and southern boundaries, it will screen and soften the built form.

Nature of Effect

High Negative.
Proposal introduces dominant elements altering the composition of the view.

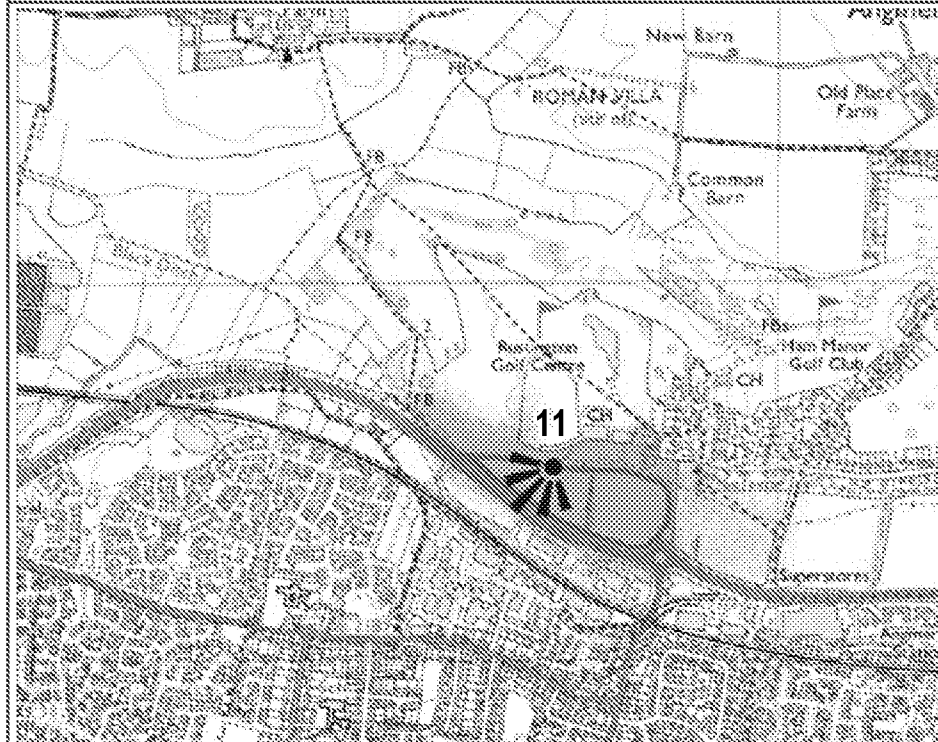
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 2m	Viewpoint height (AOD): 5m
OS grid reference: 505466 , 103532	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 11

View south west towards the Site from Golfers Lane.



Description of View and Receptors

From this point there are clear, uninterrupted views into and across the Site to the southern boundary. Intermittent groups of mature trees provide some partial filtering of views. The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation. Manor Retail Park to the south, beyond the A259 is visible with filtered views in places through mature trees. Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of Golfers Lane
- Users of Rustington Golf Centre

Drivers travelling at low speed with an interest in their surroundings for recreational activities. Recreational users focused on the activity.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south and to augment the existing hedgerow to the northern boundary. Proposed new buffer planting to northern boundary will aid screening and softening of residential development within the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffers along the northern and southern boundaries, it will screen and soften the built form.

Nature of Effect

High Negative.
Proposal introduces dominant elements altering the composition of the view.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 2m

Viewpoint height (AOD): 5m

OS grid reference: 505429 , 103533

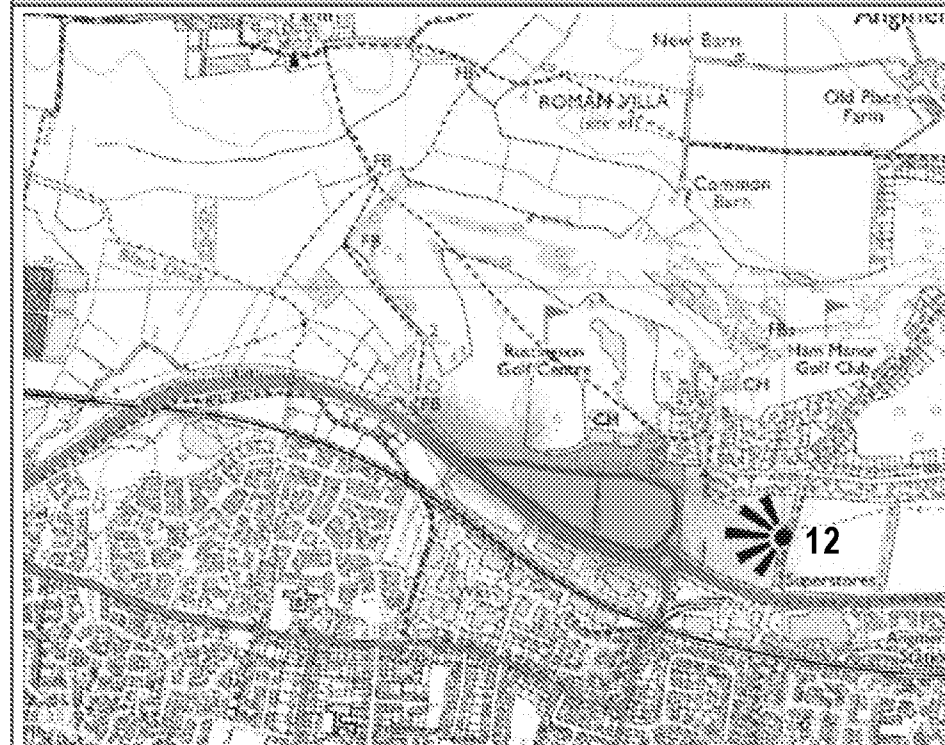
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 12

View west towards the Site from PRoW ANGMERING 2195-1.



Description of View and Receptors

From this point there are filtered views towards the Site. A multi line row of scots pine trees forms the eastern boundary to Golfers Lane and the canopy will screen the majority of new proposed built form. There will however be filtered views afforded through the tree trunks to development beyond.

The central band of mature monteray pines within the proposed Site, aligned north - south, are a prominent feature within the view, providing visual orientation.

Further lines of mature pines and deciduous trees merge together to form the horizon line.

Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of PRoW ANGMERING 2195-1
- Users with a proprietary interest in the surroundings.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Eastern boundary relatively open with grass and mature trees and residential built form set further behind.

As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Low Negative.

Proposal does not alter the overall composition of the view or dominance or balance of elements within it.

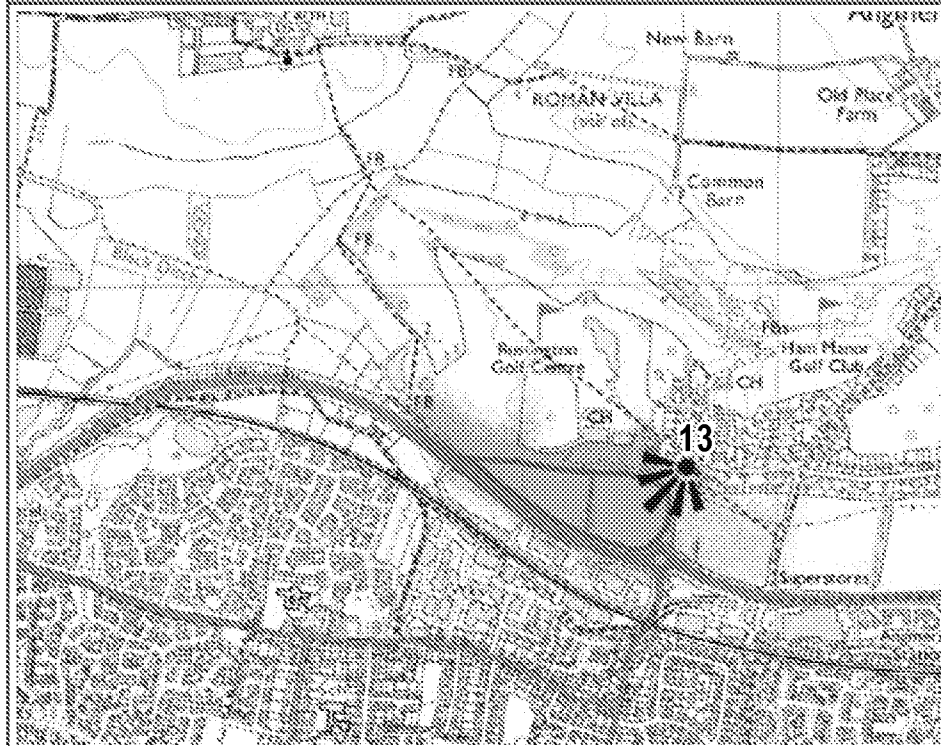
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 306m	Viewpoint height (AOD): 5m
OS grid reference: 506005 , 103356	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 13

View south west towards the Site from PRoW ANGMER-ING 2156-2.



Description of View and Receptors

From this point there are filtered views towards the Site. A multi line row of scots pine trees forms the eastern boundary to Golfers Lane and the canopy will screen the majority of new proposed built form. There will however be filtered views afforded through the tree trunks to development beyond. Further lines of mature pines and deciduous trees merge together to form the horizon line.

Receptors

- Users of PRoW ANGMERING 2156-2
- Residents of West Drive

Users with a proprietary interest in the surroundings.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Eastern boundary relatively open with grass and mature trees and residential built form set further behind.

As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Medium Negative.

Proposal is clearly visible and recognisable but not prominent in views.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

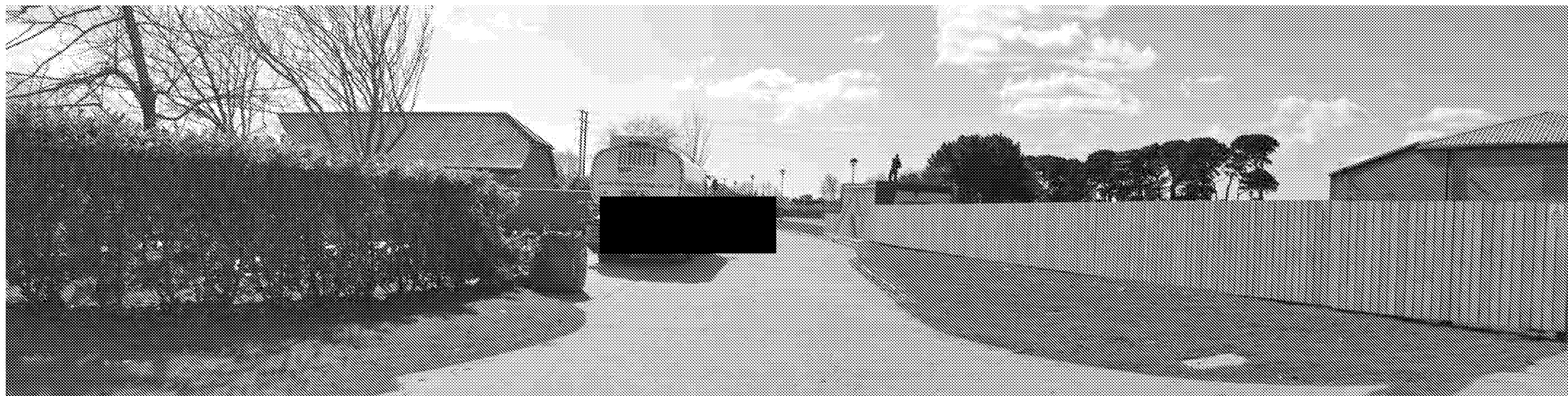
Distance from site: 123m

Viewpoint height (AOD): 5m

OS grid reference: 505798 , 103527

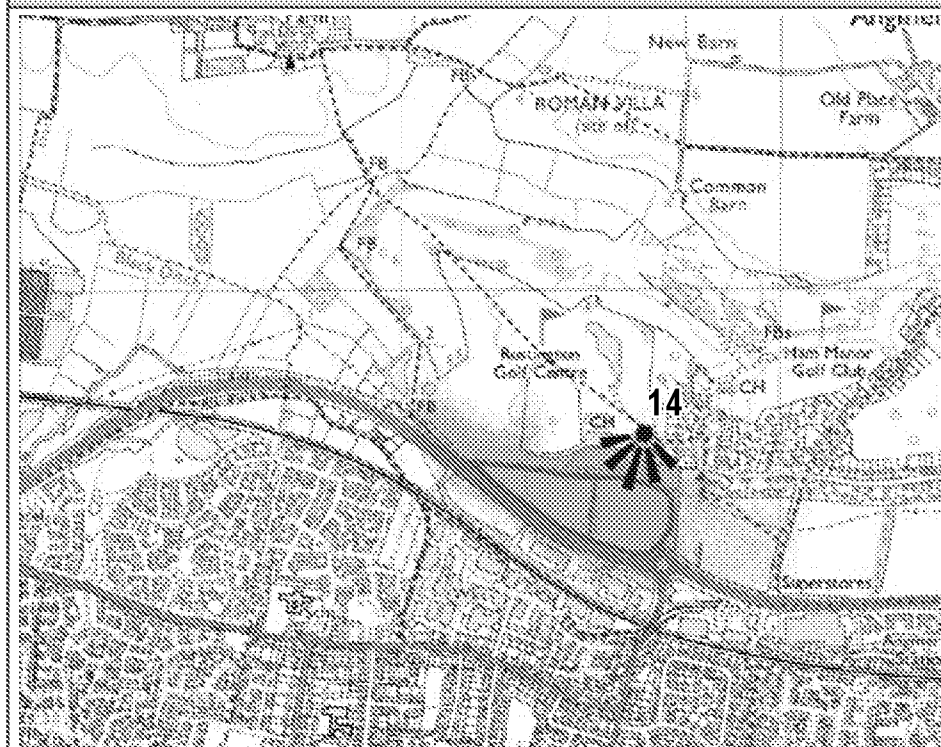
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 14

View south towards the Site from Golfers Lane.



Description of View and Receptors

From this point there are clear, uninterrupted views along this short branch off Golfers Lane to the northern boundary and into the Site itself, with the Manor Retail Park visible beyond the southern boundary and the A259. A section of evergreen hedgerow forms the northern Site boundary, visible just beyond the car park, but there is no hedgerow to the north eastern, hidden behind the lorry in this view.

Either side of the Lane, buildings associated with Rustington Golf Centre and Health Club screen views to the wider Site.

The central band of mature monteray pines within the proposed Site, alinged north - south, are a promenant feature within the view, providing visual orientation.

Receptors

- Users of Golfers Lane
 - Users of PRoW ANGMERING 2156-2
 - Residents of West Drive
- Users with a proprietary interest in the surroundings.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees and existing hedgerow within the built form where possible. Proposed strategic green infrastructure to augment and strengthen existing boundary vegetation to the A259 to the south. Eastern boundary relatively open with grass and mature trees and residential built form set further behind.

As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

Nature of Effect

Medium Negative.

Proposal is clearly visible and recognisable but not prominent in views.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

Distance from site: 114m

Viewpoint height (AOD): 5m

OS grid reference: 505666 , 103606

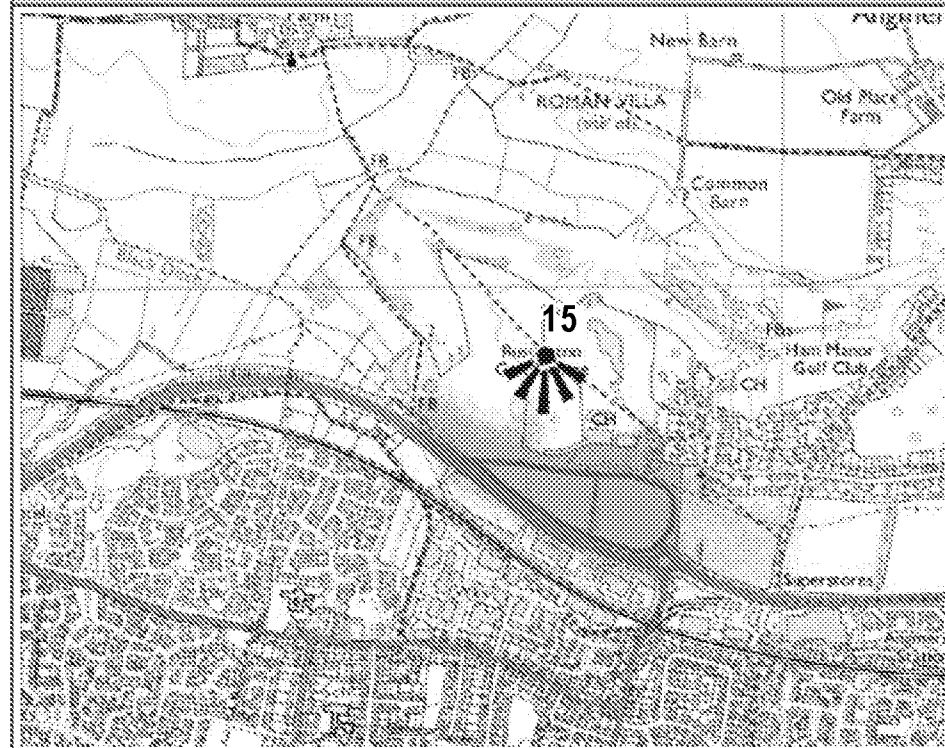
Camera make + model: NIKON D3200

Photograph Date: 19.03.2021



VIEWPOINT 15

View south towards the Site from PRoW ANGMERING 2156-2.



Description of View and Receptors

From this point views are afforded through the tree trunks towards the Site, the majority of which is screened from view. Mature trees can be seen above the practice driving range. Further lines of mature pines and deciduous trees merge together to form the horizon line. Large pylons are visible, a series that runs along the northern Site boundary, and are detracting features within the landscape.

Receptors

- Users of PRoW ANGMERING 2156-2
- Users with a proprietary interest in the surroundings.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the northern boundary, it will screen and soften the built form. The majority of the development will be screened from this viewpoint, with only the roofline and gable ends of new dwellings visible, filtered through existing retained mature trees.

Nature of Effect

Negligible.
Proposals perceived as a background component in view.

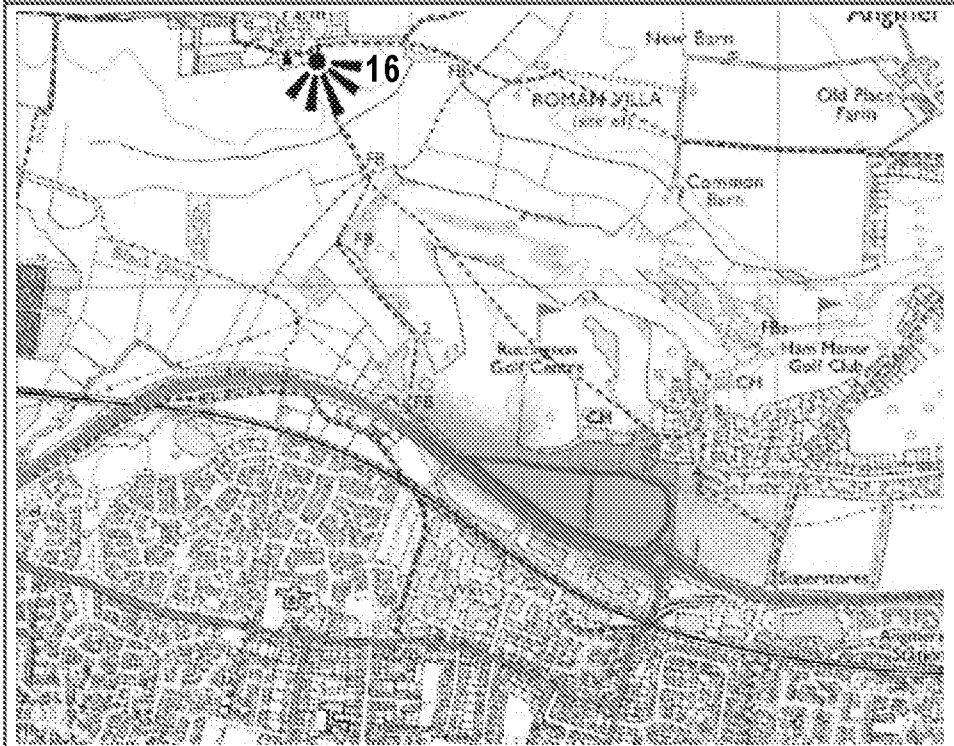
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 282m	Viewpoint height (AOD): 5m
OS grid reference: 505387 , 103812	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 16

View south east towards the Site from PRow POLING 2156-1.

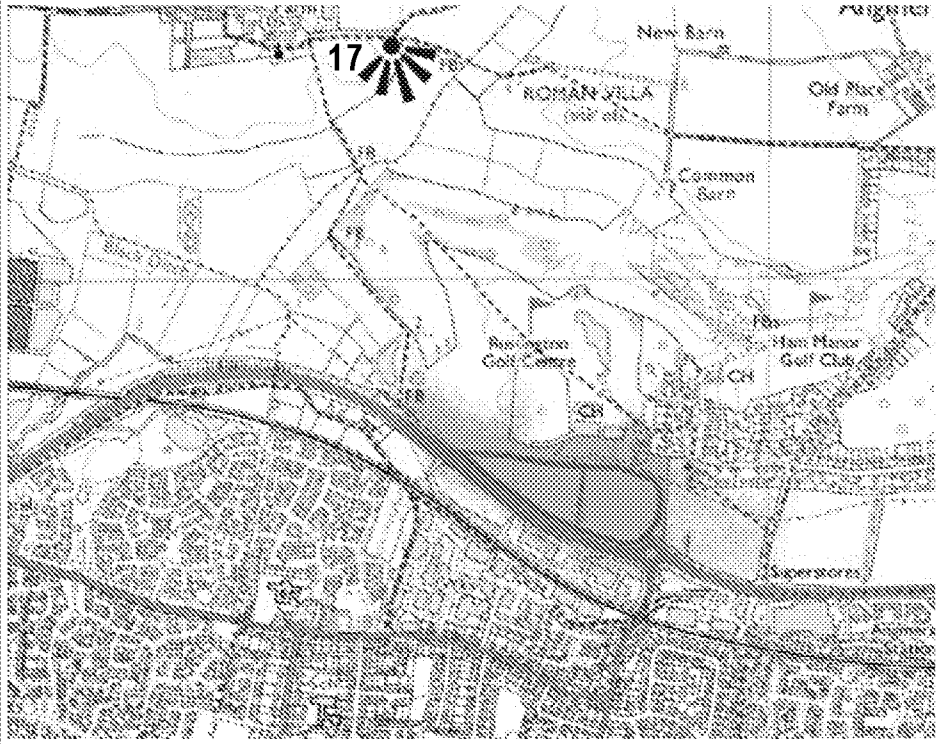


Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 1,180m	Viewpoint height (AOD): 5m
OS grid reference: 504789 , 104606	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021

Description of View and Receptors	Predicted Effect	Nature of Effect
From this point the Site is not visible. Arable fields extend either side of the PRow. Mature trees and hedgerows merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening. Receptors • Users of PRow POLING 2156-1 Users with a proprietary interest in the surroundings.	No Effect.	None.



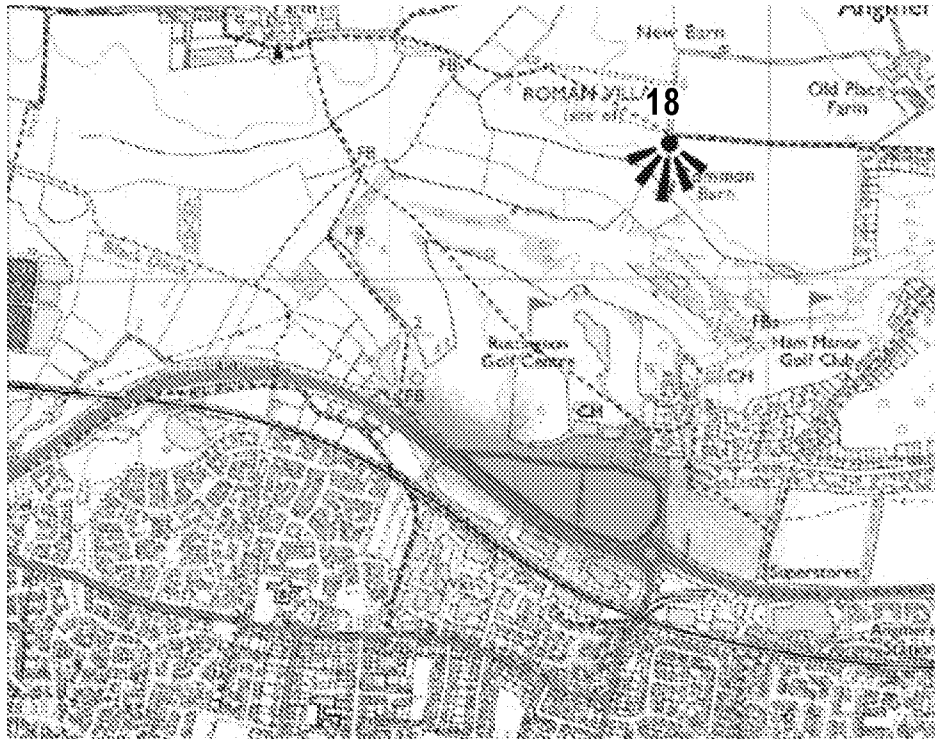
VIEWPOINT 17	
View south east towards the Site from PRow POLING 2155-3.	
	
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432	
Distance from site: 1,163m	Viewpoint height (AOD): 5m
OS grid reference: 505005 , 104654	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021

Description of View and Receptors	Predicted Effect	Nature of Effect
From this point the Site is not visible. Arable fields extend either side of the PRow, with copses and small linear tree belts defining field boundaries. Highdown Hill is clearly visible on the horizon, situated to the east of Angmering. Mature trees and hedgerows merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening. Receptors • Users of PRow POLING 2155-3 Users with a proprietary interest in the surroundings.	No Effect.	None.



VIEWPOINT 18

View south towards the Site from PRow ANGMERING 2155-4.



Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 897m

Viewpoint height (AOD): 5m

OS grid reference: 505731 , 104393

Camera make + model: NIKON D3200

Photograph Date: 19.03.2021

Description of View and Receptors

From this point the Site is not visible. Arable fields extend either side of the PRow.
Mature trees and hedgerows merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening.

Receptors

- Users of PRow ANGMERING 2155-4

Users with a proprietary interest in the surroundings.

Predicted Effect

No Effect.

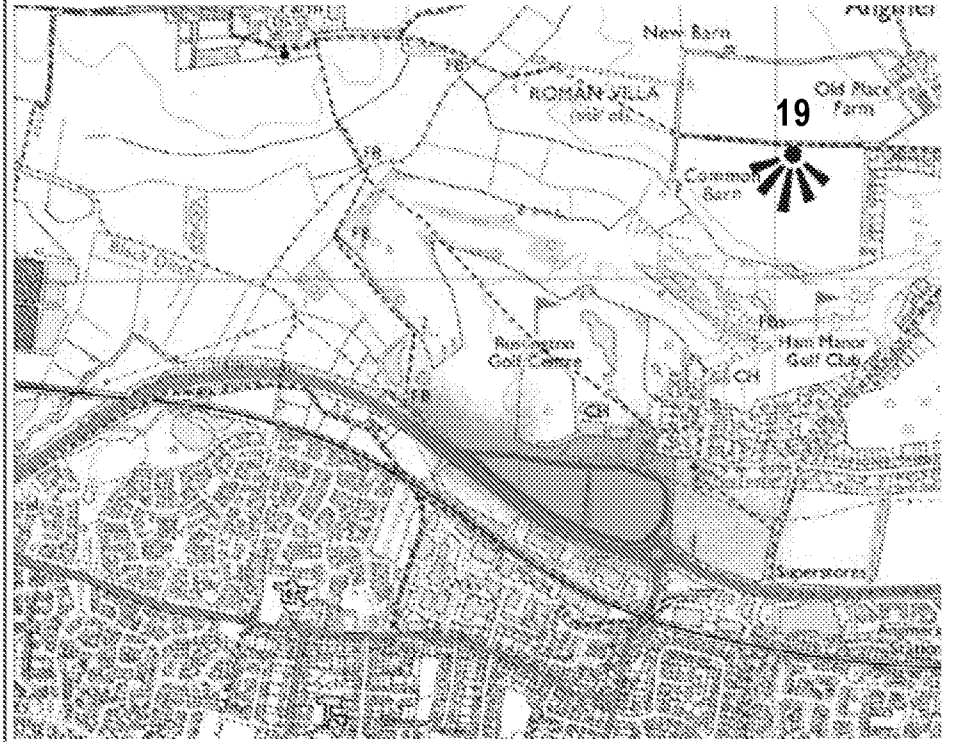
Nature of Effect

None.



VIEWPOINT 19

View south west towards the Site from PRoW ANGMER-ING 2155-4.



Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432	
Distance from site: 984m	Viewpoint height (AOD): 5m
OS grid reference: 506105 , 104361	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021

Description of View and Receptors	Predicted Effect	Nature of Effect
From this point the Site is not visible. Arable fields extend either side of the PRoW. Mature trees and hedgerows merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening. Receptors • Users of PRoW ANGMERING 2155-4 Users with a proprietary interest in the surroundings.	No Effect.	None.



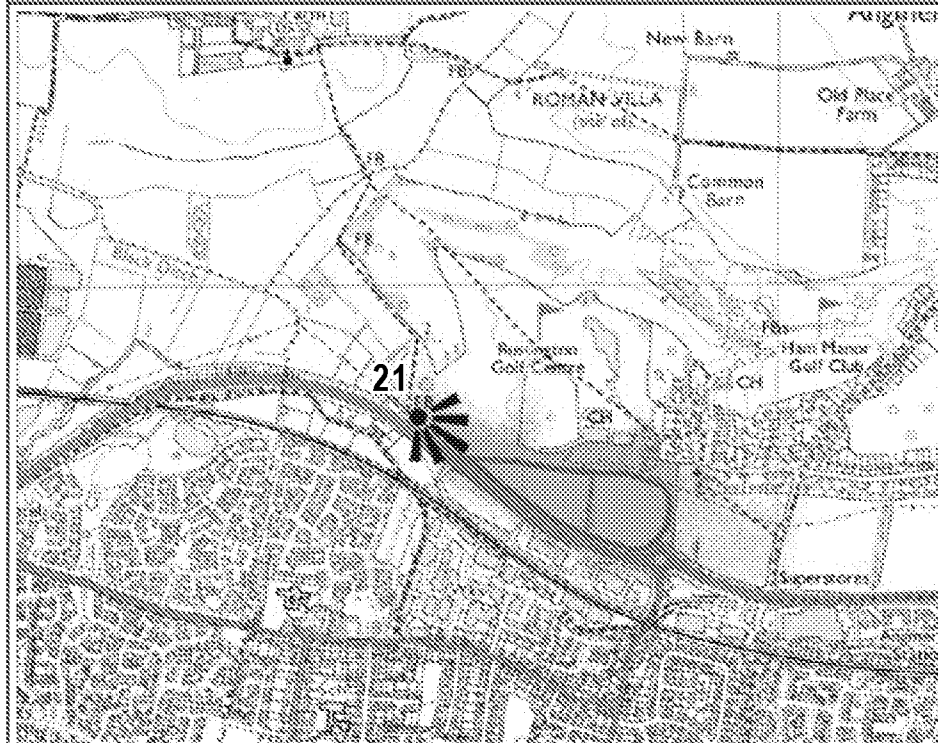
VIEWPOINT 20			
View south east towards the Site from PRoW ANGMER-ING 2160-1#1.		Description of View and Receptors	Predicted Effect
	From this point it is difficult to distinguish the Site due to the multiple groupings of mature evergreen trees. The A259 can be distinguished through a gap in the roadside vegetation. The Golf course sweeps through with sand bunkers and large ponds set amongst well maintained greens. Mature trees start to merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening. Receptors • Users of PRoW ANGMERING 2160-1#1 • Users of Rustington Golf Centre Users with a proprietary interest in the surroundings. Recreational users focused on the activity.	Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the northern and southern boundaries, it will screen and soften the built form. The majority of the development will be screened from this viewpoint, with potential glimpses of new dwellings, filtered through existing retained mature trees.	Negligible. The development would be barely discernible.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432	
Distance from site: 354m	Viewpoint height (AOD): 5m
OS grid reference: 505046 , 103856	
Camera make + model: NIKON D3200	Photograph Date: 19.03.2021



VIEWPOINT 21

View south east towards the Site from PRoW ANGMER-ING 2160-1#1.



Description of View and Receptors

From this point it is difficult to distinguish the Site due to the multiple groupings of mature evergreen trees. The A259 can be distinguished through a gap in the roadside vegetation. The Golf course sweeps through with sand bunkers and large ponds set amongst well maintained greens. Mature trees start to merge together to form a dense wooded horizon line. A large proportion of the vegetation is evergreen and therefore provides dense year round screening.

Receptors

- Users of PRoW ANGMERING 2160-1#1
- Users of Ruslington Golf Centre

Users with a proprietary interest in the surroundings.
Recreational users focused on the activity.

Predicted Effect

Proposed Site layout for new area of residential settlement, retaining mature trees within the built form where possible. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the northern and southern boundaries, it will screen and soften the built form. The majority of the development will be screened from this viewpoint, with potential glimpses of new dwellings, filtered through existing retained mature trees.

Nature of Effect

Negligible.

The development would be barely discernible.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. Licence Number 100022432

Distance from site: 196m

Viewpoint height (AOD): 5m

OS grid reference: 505024 , 103677

Camera make + model: NIKON D3200

Photograph Date: 19.03.2021

5. VISUAL APPRAISAL Continued.

5.5 Visual Appraisal

- 5.5.1 Initially a broad study area extending to 3km and beyond from the Site boundary was adopted as a desk study to understand the relationship of the Site with its wider surroundings. Following the assessment in the field, views are classified as either:
- Near Distance 0-0.5km
 - Middle Distance Views 0.5-1km
 - Long Distance Views 1.0km +
- 5.5.2 The 21 viewpoints appraise the site and surroundings and the potential effects of the proposed residential dwellings set within existing mature trees on the Site. Four views experience High Negative effects, two viewpoints experience Medium Negative effects with four viewpoints determined as Low Negative, the majority taken from the near distance.
- 5.5.3 Of the eleven remaining viewpoints, two would experience Medium Positive effects, four would experience Negligible effects with five experiencing no change in view following development of the proposals.

5.6 Zone of Theoretical Influence

- 5.6.1 The 21 viewpoints of the Site and surrounds help provide a good understanding of the existing visual baseline. The Zone of Theoretical Visibility, or Influence (ZTV), the area from within which the proposed development may have an effect, is relatively contained and does not extend across middle or long distances. In summary, the proposed development is in the majority screened to the south by existing boundary vegetation and from further afield by the retail parks south of the A259, existing golf course and mature tree groupings which include a high proportion of evergreen trees to the west and north, existing built form of Rustington Golf Centre and Health Club to the north and evergreen tree belt just outside of the eastern boundary, containing and screening the Site from middle to longer distance views.
- 5.6.2 The ZTV is relatively contained to the Site and immediate surrounds, with secondary zone where views may be filtered and or glimpsed extending slightly further out.

5.7 Visual Evaluation

- 5.7.1 The proposed residential development, retains the band of substantial mature trees that align north-south and introduces strategic green infrastructure to augment and enhance the southern and northern site boundaries. Views into the Site are in the majority well screened. Those views that experience the greatest change are those that are taken from short distances from the Site boundary.
- 5.7.2 The influence of the development proposals on the views around the western edges of Angmering remains localised and is not considered to be harmful to middle or longer distance views.

Table 3 - Summary of Visual Effects

Viewpoint	Distance of View	Nature of Effect
1	Near	Low Negative
2	Near	None
3	Near	Low Negative
4	Near	Low Negative
5	Near	Medium Positive
6	Near	Medium Positive
7	Near	Negligible
8	Near	High Negative
9	Near	High Negative
10	Near	High Negative
11	Near	High Negative
12	Near	Low Negative
13	Near	Medium Negative
14	Near	Medium Negative
15	Near	Negligible
16	Long	None
17	Long	None
18	Middle	None
19	Middle	None
20	Near	Negligible
21	Near	Negligible

6. LANDSCAPE STRATEGY

6.1 General

- 6.1.1 The landscape strategy for the site has been informed by the findings of the landscape and visual appraisal described above and an analysis of the constraints and opportunities of the site and its context.

6.2 Framework for Development

- 6.2.1 In consideration of context, visual setting and local character, a suitable strategy can further reduce potential effects, with particular emphasis on short distance views, through careful attention to layout and orientation, historic landscape patterns, vehicular access points and strategic green infrastructure, alongside opportunities to create arrival and departure points.
- 6.2.2 Utilising a multi disciplinary assessment led approach, a number of issues were identified for consideration, in order to respond to place, with a view to achieving minimal adverse effects and to the benefit of local people and wildlife. These are set out below;

Spine Road

- The linear belt of mature Monterey pines across the site are the most significant trees, both from an arboricultural and landscape viewpoint. The southernmost sub-group is of high value. The other pines are of moderate value, in light of their historic management (excessive crown lifting) and with occasional trees in a fair, rather than good, structural condition.
- The new spine road, and associated pedestrian pathways, run through this belt of trees. The road and associated path construction has been narrowed by carefully diverting one of the pedestrian paths further north to minimise the impact on the tree belt. Nevertheless, special consideration will need to be given to the construction of the road and associated paths to further minimise impacts on the trees.

Golfers Lane

- It is likely that Golfers Lane will be upgraded to an adoptable standard. Most of the trees west of the road are of low value due to their relatively young age and small size. The trees east of Golfers Lane are of higher value, as they contribute to screening the site. It would be preferable to remove trees along the western side if Golfers Lane is widened; these could be transplanted elsewhere on the site as part of the landscaping scheme.

Strategic Buffer to A259

- Proposed strategic green infrastructure will augment and strengthen the existing boundary vegetation to the A259 to the south. Existing mature vegetation screens large areas of the Site, with gaps affording views into the Site. As new boundary vegetation becomes established and matures, particularly the strategic buffer along the southern boundary, it will screen and soften the built form.

6.3 Constraints and Opportunities

- 6.3.1 The main constraints and opportunities are summarised below:

- Maintain the separation of settlements between Littlehampton and Angmering;
- Existing mature boundary vegetation provides good screening into the site, in views from the south and A259;
- There are opportunities to create a significant habitat corridors to benefit protected species (subject to ecological survey) providing multi-purpose benefits including:
 - Informal recreation / footpath links;
 - Augmentation and enhancement of the existing buffer planting to the southern boundary;
 - Retention and enhancement of the central band of monterey pines following a north - south alignment;
 - Development edges softened and screened by planting;
- Residents of properties along the existing settlement edge have open views across the site from upper and (in a few cases) lower storey windows;
- Potential to create unique open space within the Site with the substantial band of monterey pines;
- Potential of buffering of noise from the A259 through strengthening of strategic landscape infrastructure along the Site boundaries; and
- The site provides a range of different habitats which could support protected species (presence/absence to be confirmed by further ecological survey work).

6. LANDSCAPE STRATEGY Continued.

6.4 Landscape Strategy

6.4.1 The principles of the landscape strategy are demonstrated on **Figure 2 - Detailed Landscape Masterplan**.

6.4.2 The landscape strategy and associated recommendations take into account local landscape and settlement character and associated guidelines, along with the visibility of the site. The aims of the landscape strategy are to minimise potential effects and incorporate opportunities for enhancement to ensure that the development is integrated into the existing settlement and surrounding landscape.

6.4.3 The main elements of the landscape strategy provide a framework of connected open space, breaking up the built form into clusters of residential development of varying density and character. Key principles of the landscape strategy include:

- The establishment of a series of green corridors throughout the site (north-south and east-west). These will strengthen the existing pattern of vegetation, break up the built form into discrete areas, improve ecological connectivity and provides opportunities for informal recreation and play.
- The creations of connections to existing Public Rights of Way and permissive paths.
- Retention of the majority of substantial mature monterey pines within the proposed development, important skyline trees with areas of open space/amenity areas, will provide a green corridor, breaking up the built form in views.
- Provision of a range of play equipment including LEAPs and LAPs.
- Provision of SUDs attenuation to the south east and north west of the site.
- Residential streets and buildings should reflect the existing settlement form such as height and density.
- Proposed development will link to the existing settlement edge of West Drive.
- The strategic green buffer to the southern boundary in particular, will reinforce and augment the existing vegetation along the Site boundary to the A259, increasing screening and softening whilst retaining and maintaining a robust and defensible green edge, visually separating and containing Angmering from Littlehampton.

7. SUMMARY AND CONCLUSION

7.1 General

- 7.1.1 The report assesses the effects of the proposed scheme on land at Rustington Golf Centre, Angmering, on landscape character and visual amenity from the surrounding properties, roads, footpath network and public open spaces.
- 7.1.2 The principles of the proposed residential development have been developed from the Landscape baseline as part of a landscape led approach. Throughout the landscape and visual appraisal, potential effects were reviewed and assessed as part of this iterative design.

7.2 Summary of Landscape Character and Visibility

- 7.2.1 At the district level the site lies within LCA SC11: South Coast Plain, sub set; Littlehampton and Worthing Fringes. The area consists of golf course and agricultural landscape with shelterbelts and boundary hedgerows. The area has considerable urban influence from residential areas of Littlehampton south of the A259. The LCA is sensitive to change, settlement expansion in particular can have an adverse effect by creating coalescence between Angmering and Littlehampton.
- 7.2.2 In landscape terms, the site is well screened from middle and long distance viewpoints, with existing mature vegetation, Rustington Golf Centre to the north and west and Manor Retail Park to the south. There are some views into the Site from A259 and in particular Golfers Lane, short distance views from the Site boundaries.
- 7.2.3 Development of the Site would bring about greater enhancement and strengthening of the vegetated boundary to the A259, as well as retention of skyline trees. These are noted as key aims of the LCA, ensuring proposed development can benefit local character through restoration and enhancement.

7.3 Landscape Strategy

- 7.3.1 The key principles of the Landscape Strategy take into account local landscape and settlement character and associated guidelines, along with the visibility of the site as summarised above. This includes retaining the majority of existing boundary vegetation in order to maintain the existing level of tree cover and screening; using an appropriate high quality layout and integrating the built form into the surrounding landscape by through appropriate landscape treatment and structural planting.
- 7.3.2 The approach to the strategy will ensure that the development complements and respects the existing edge of settlement and its landscape context. New buffer, tree and hedge planting has been introduced to strengthen and enhance the existing boundary vegetation in particular, as well as new planting within the development and overall level of tree cover which will break up the scale and mass of the development and integrate the development with its surroundings.

7.4 Conclusion

- 7.4.1 The site is in the majority, screened from view by existing mature either along the site boundary or just outside of it and maintains a green visual break between the settlements of Littlehampton and Angmering, ensuring there is no visual connection between the two settlements. This visual barrier is further strengthened in scale and permanence, by the proposed strategic green infrastructure for the residential development.
- 7.4.2 Strategic Infrastructure planting also buffers the effect of the A259 in both noise and movement flicker terms. The augmentation and enhancement of strategic infrastructure will create habitat enhancements such as tree-planting and meadow creation to provide more bio-diverse linkages to West Drive and Angmering and beyond to the wider countryside, increasing connectivity for people and wildlife.
- 7.4.3 A number of Landscape Character Area (LCA) aspirations from both the West Sussex Landscape Character Assessment and the Arun Landscape Study can be delivered through the development of this area of land, supporting the aims of Local Plan Policy GI SP1 and Policy LAN DM1.
- 7.4.4 In conclusion, the proposal will retain and enhance strategic green infrastructure wherever possible, responding to the local context. The landscape strategy sets out the main principles of how development of the Site respects local landscape character. The nature of the layout of built form, retention of the mature boundary vegetation and substantial band of monterey pines, along with strategic boundary buffer planting and tree planting within the development, will continue to visually contain the Site whilst strengthening and maintaining the green visual separation of the settlements.

Appendix A: Sources of Information

Planning

- The National Planning Policy Framework (NPPF), February 2019;
- Arun Local Plan, 2018; and
- Angmering Neighbourhood Plan, 2015.

Mapping and Other Data

- Ordnance Survey maps (1:20,000 Explorer Series);
- Historic Ordnance Survey maps;
- All LIDAR data © Environment Agency copyright and/or database right 2015. All rights reserved;
- Aerial images;
- Multi-Agency Geographic Information for the Countryside (MAGIC) (<http://magic.gov.uk/>).

Landscape Character Documents

- National Character Area Profiles: NCA 126 South Coast Plain (Natural England, 2012); and
- West Sussex Landscape Character Assessment; and
- Arun Landscape Study

General

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

1.1 Background

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

1.2 Approach

- 1.2.1 The assessment of landscape and visual effects is based on the following good practice guidelines:
- Landscape Character Assessment Guidance for England and Scotland¹; and
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA3)².
- 1.2.2 In accordance with the guidelines and best practice, the approach and methodology used is proportional to the scale of the project and the nature of the likely effects; the emphasis being on those that are likely to be important.
- 1.2.3 The process of LVA is based on the following process:
- Baseline appraisal including desk based and field surveys to identify the nature of the existing resource. Sources of information for the desk study are listed in **Appendix A**;
 - Identification of the individual receptors likely to experience change from the proposal and a description of the predicted effects;
 - An assessment of the nature of the effect; and
 - Identification of mitigation measures that may be required.
- 1.2.4 In terms of the description of visual effects it is acknowledged that this will vary according to the season based on the extent of vegetation cover. The assessment at all stages is based on the worst case scenario when vegetation
- 1 Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage, 2002
- 2 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013

is not in leaf.

- 1.2.5 It is recognised that the predicted nature of the change will vary throughout the course of the project. To provide an indication of the changes likely to occur through the various stages, the effects are assessed at the following key points:
- Construction phase – estimated duration of 1 year. Parts of the development may be completed and occupied within this time;
 - Completion Year 1 – to represent the worst case scenario, where planting has been implemented, but before any planted mitigation can take effect. This commences on the full practical completion of the proposed development; and
 - Completion Year 15 – to represent the best case scenario, where planting mitigation measures can be expected to be effective. These are considered to be the residual effects.
- 1.2.6 The assessment is an integral part of the design process. Following an initial assessment of the baseline, primary mitigation measures (for example the retention of vegetation, the location of buildings / open space, building heights and new planting) were embedded into the design of the development proposals as part of an iterative approach. These measures are identified in the description of the development. The assessment of landscape effects is based on the final submitted scheme.

1.3. Landscape Appraisal

- 1.3.1 The assessment of landscape effects addresses the effects of change and development on landscape as a resource i.e:
- The landscape components within the site that contribute to the landscape - topography, land cover, land use, vegetation, settlement and buildings for example; and
 - Landscape character and the key characteristics that contribute to it including aesthetic and perceptual aspects.
- Landscape Baseline**
- 1.3.2 The baseline study includes a combination of desk and fieldwork in order to identify the existing character of the landscape, and the elements, features and aesthetic and perceptual aspects that contribute to it. Landscapes that share similar components and characteristics can be classified into generic Landscape Character Types (LCTs) and/or locational specific Landscape Character Areas (LCAs) at a range of scales from national through to local.
- 1.3.3 Within the study area a hierarchy of published Landscape Character Assessments has been undertaken. The study of the assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape components that may be present at different scales.
- 1.3.4 Field work was used to record the specific characteristics within the study area to determine the extent to which the site and its immediate surroundings are representative of the wider area, and to identify other characteristics potentially not identified in published documents, but which are important when considering the effects of the proposed development at a local level.

1.3.5 Following the baseline study, the potential landscape receptors (landscape components and character areas) were identified and the value of each assessed, setting out the relative value attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a variety of different reasons, from national to local level. Landscape Value is attributed to landscape receptors on the basis of any statutory designations, heritage designations or local policy designations, combined with the assessors view on a range of other factors. These include the condition of the landscape, its management and how intact its traditional features remain. They may also include consideration of its scenic qualities, its cultural value, its interest to visitors or for recreation, and the rarity or irreplaceability of the characteristic features within it.

1.3.6 Whilst the NPPF does not define a 'valued landscape', and in line with the approach taken by the European Landscape Convention and Natural England, all landscapes are considered to have some degree of value, and that the best-designed developments are those that respond to the character and qualities inherent in the local landscape.

1.3.7 Recent case law in relation to NPPF paragraph 170 (CO/4082/2014 and CO/978/2016) is clear in distinguishing designated landscapes from 'valued landscapes'. To be considered a 'valued landscape', a landscape needs to demonstrate physical attributes which take it out of the ordinary and is not merely valued by local people. Factors which may be considered when determining whether a landscape is valued or not valued are set out within Box 5.1 of GLVIA3. These include aspects such as rarity, tranquillity, recreation value and conservation interest. Whilst the factors listed within the box are not comprehensive, it is useful starting point for assessing if a landscape is a "Valued Landscape".

Predicted Landscape Effects

1.3.8 Changes to landscape features and elements that contribute to character, identified during the baseline study and the subsequent effect on these receptors were identified and described. Such interactions include changes to or loss of existing elements, the introduction of new elements and the combined effect of these changes on the overall character of the area.

1.4. Visual Appraisal

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

Visual Baseline

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

1.4.3 For visual effects the receptors may include:

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

1.4.4 The area from which the site and proposed development will be visible was determined using a Zone of Theoretical Visibility (ZTV). Zones of Theoretical Visibility were plotted using two types of data. The first being a Digital Terrain Model (DTM) which represents the elevation of the bare earth without taking into account of any overground features. The second set of data used was the Digital Surface Model (DSM) which takes account of the height of features in the landscape (such as trees and buildings) as well as the topography of the land. Both sets of data were used to show how the intervening vegetation which surrounds the Site acts as a natural screen in both near and longer distance views.

1.4.5 This assessment assumes an observer height of 1.65m (eye level).

1.4.6 The ZTV was then refined by manual analysis of topographical data combined with aerial images, this forms the visual envelope. As the extent is locally influenced by landform, vegetation and existing built development, fieldwork was used to verify the views actually available using publicly accessible locations.

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

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

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

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

Predicted Visual Effects

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

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

B. METHODOLOGY

- vehicle; and
- 1.4.11 The nature of the change resulting from the development through the removal or introduction of features (both natural and man-made) and any associated changes to the profile of the skyline, visual simplicity/complexity, enclosure/openness and scale.
- 1.6. Nature of Landscape and Visual Effects
- 1.6.1 Following the baseline study, the potential receptors were identified and the nature of the effect gauged by the degree to which specific views would change with the development and the type of receptor. It considers the scale and type of features either removed or introduced, the extent of loss or gain of vegetation and other features, and the degree to which landscape character may be altered.
- 1.6.1 The Nature of Effects is defined and established on word based scales (for criteria refer to **Appendix C: Tables C1 and C2**). Effects can be either positive or negative.

Table C1: Nature and Magnitude of Visual Effects

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

Table C2: Nature and Magnitude of Landscape Effects

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

Table C2: Nature and Magnitude of Landscape Effects Continued.

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

