

FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND SOUTH OF A259, ANGMERING

ON BEHALF OF REDROW HOMES

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

Pegasus Group

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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

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1. INTRODUCTION

- 1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group, on behalf of Redrow Homes in relation to a planning application for the Proposed Residential Development of 76 dwellings, on Land South of A259, Angmering. The LVIA has been prepared to consider the potential effects of the Proposed Development upon:
- Landscape elements associated with the site, such as vegetation, topography, and waterbodies.
 - Landscape character of the local area.
 - Visual amenity associated with local receptors and perception of the Gap.
- 1.2 With reference to **Appendix 1: Site Location Plan**, the site comprises a broadly rectangular parcel of agricultural land enclosed by hedgerows or hedgerow trees along three of its boundaries, the eastern boundary is open; the site being part of a larger field. The existing access point is from the north from the A259.
- 1.3 The site falls within the Local Gap (Arun Local Plan 2011-2031, Arun District Council, July 2018) between the settlements of East Preston and Ferring (**Appendix 2: Environmental Designations Plan**). The site is not within any other statutory or non-statutory landscape designations. The South Downs National Park is located 1km north of the site at its closest point.
- 1.4 The details of the Proposed Development are set out in the planning application and supporting documents. The assessment is based upon **Appendix 3: Landscape Masterplan**.
- 1.5 An initial desk-top study was carried out to review a range of published information relating to the site and its context, including planning policy of relevance to landscape and visual matters, landscape designations, published landscape character assessments and the accompanying guidance. A site visit was carried out in January 2022 to review the findings of the desk-top study and to determine the extent of the visual influence of the site.

METHODOLOGY

- 1.6 The LVIA has been undertaken regarding the following best practice:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment.

- Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19.
- An Approach to Landscape Character Assessment (2014) - Natural England.
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.

1.7 In accordance with the published guidance, landscape (elements and character) and visual impacts are assessed separately. The detailed methodology is outlined in **Appendix 4**.

1.8 A preliminary study area was defined as 5km radii from the site's boundaries. Following the desktop studies and site visit it transpired that a more focused approach (within 1km radius) was required with the visual assessment concentrating on the immediate areas around the site. This reflects the presence of vegetative screening, visual barriers such as major highways and associated tree cover, and visual context.

Nature of Effect

1.9 GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

1.10 GLVIA 3 assists on this point noting paragraph 5.37 concerning landscape effects which states that:

"One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- **The degree to which the proposal fits with existing character.**
- **The contribution to the landscape that the development may make its own right, usually by virtue of good design, even if it is in contrast to existing character.**

¹ Para 6.29, Page 113, GLVIA 3rd Edition

The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision making process."

2. DESCRIPTION OF LANDSCAPE PROPOSALS

2.1 The application seeks planning permission for 76 residential units, associated parking, gardens and open space.

2.1 At a macro level the proposed green infrastructure would ensure that the development would:

- Support and reinforce local landscape character.
- Protect and enhance existing green infrastructure assets namely the trees and hedgerows and land cover around the site so that they can be appreciated and valued by everyone for future generations.
- Protect and create habitats to enable biodiversity habitats and species to thrive.
- Provide a resilient and adaptive environment in the face of climate change, principally through hedge and tree planting.

2.2 The green infrastructure would deliver many benefits which would include:

- Climate change adaptation and mitigation – principally tree planting for natural air cooling and CO2 absorption.
- Investment in the proposed green infrastructure bringing benefit to people, wildlife and the environment.
- Protecting and enhancing landscape character and biodiversity by using land improvements and management to deliver biodiversity gain and overall landscape enhancement.

2.3 Specific landscape and visual mitigation and enhancement proposals (shown at **Appendix 3**) include:

- An area of orchard tree planting north of the LEAP, with flowering lawn and native shrubs to create wildlife habitat area and enhance visual amenity at the entrance of the site.
- Large naturalistic SuDS basin with native shrub and marginal planting to create wildlife habitat and provide a focal point within the central space.
- A smaller basin within the western area of open space to create further habitat opportunities and enhance the visual amenity of this area.
- A LAP within the central area of open space, providing an informal play environment with naturalistic equipment. Planting in this area is proposed to help define the space whilst allowing play to break out into the wider area.
- The acoustic fence to the southern boundary will be softened with native hedgerow planting. Fruit tree planting within rear gardens will further enhance the landscaped edge of the development.
- A 10m wide native understory shrub planting with pine tree planting will provide screening and a landscape context for the development in-keeping with the northern boundary.

- Existing boundary vegetation is to be retained and enhanced with further shrub and tree planting. Appropriate management will ensure the level of screening is maintained and biodiversity benefits are on-going.
- Areas of ornamental shrub planting will help to create the character of the streetscape and soften the built form, creating a sense of place.
- Street trees have been selected for their fastigiate nature to create structure within the streetscape. Seasonal displays of foliage and blossom will add to the visual amenity and character of the streets.
- Low level hedges will provide year-round structure and add to the streetscape character.

2.4 The existing access point in the northwest corner of the site, exiting at the roundabout will be retained, this would not result in the removal of any trees or hedgerow. An additional access point will be provided along the northern boundary with the A259. The access will result in the loss of a limited section of boundary vegetation including three trees (T17, T18 and T19), and a section of H21, H10, and three individuals from G9 along the northern boundary. Those trees which are to be removed are shown with a red dashed canopy outline on the Tree Protection Plan (**Appendix 11**). All other existing vegetation around the boundaries of the site will be retained. In contrast the proposals include the following additions:

- 110 no. Trees
- Rear Gardens: 8071m²
- Front Gardens: 2014m²
- Eastern understory native planting: 1488m²
- Total area of Public Open space 8061m² consisting of:
 - 843m² of native shrub planting
 - 14m² of marginal/aquatic planting
 - 80m² of ornamental planting
 - 429m of hedgerow
 - 968m² of SuDs basins
 - 400m² LEAP
 - 100m² LAP

2.5 Collectively, all the existing mature hedgerows and trees along the northern boundary would be retained and reinforced, together with the proposed eastern tree belt, and additional hedgerows along the western and southern boundaries to further reinforce these landscape features will continue to define the fields shape and form.

3. EFFECTS ON LANDSCAPE ELEMENTS OF THE SITE

Site Description

- 3.1 The site comprises a broadly rectangular parcel of agricultural land (**Appendix 5: Landscape Framework Plan**) enclosed by hedgerows or hedgerow trees along three of its boundaries, the eastern boundary is open; the site being part of a larger field. The existing access point is from the north from the A259.
- 3.2 The A259 runs along the northern boundary, offset by dense mature trees and an area of greenspace adjacent to the roundabout which links the A259. An unnamed track runs from the roundabout at the northeast corner, and through the Site to Roundstone Farm approx. 130m to the east of the site. The site having no existing defined boundary along this edge. The western edge of the site abuts Saxon Close. The railway line runs along the southern edge of the site forming a strong physical boundary.
- 3.3 High voltage lines cross the southwest corner of the site on a board northwest-southeast orientation and east-west along the railway line; the pylons sit outside the site.
- 3.4 There are no Public Rights of Way (PRoW) within the site (**Appendix 2**). PRoW footpath ANG 2126/1 to the west of the site, runs broadly north – south between the A259 and PRoW footpath ANG 2114_1/5 south of the railway line. PRoW footpath ANG 2114 runs broadly east – west between Ferring and East Preston. PRoW footpath ANG 2143/1 runs north from the A259 to PRoW footpath ANG 2140/4 at Ecclesden Manor.

Site Elements

- 3.5 The following assesses the effects on the landscape elements (features) that currently characterise the site. It considers the introduction of the new elements that make up the proposed development and how these will physically affect the existing features present within the site.

Topography

- 3.6 The site is located flat, low-lying land. The site is broadly rectangular, the southern and eastern boundaries being straight with a curved northern boundary and stepped western boundary. The topography typically ranges between approx. 8 – 9m AOD. The existing level gradient across the site means that only limited earthworks would be necessary to accommodate the proposed scheme. The

susceptibility of the topography to the type of development proposed is considered to be medium, which combined with a medium value, would result in an overall medium sensitivity.

- 3.7 Changes to the topographic profile would generally be irreversible, however, these changes would be only very localised and relate to drainage features, the construction of roads and foundations of the houses. Consequently, there would not be any requirement for large-scale remodelling of the existing landform within the site. The overall magnitude of change to the ground profile of the site would be negligible. With a medium sensitivity and a negligible magnitude of change, the overall effect on the topography would be negligible (adverse) in terms of scale of effect.

Trees and Hedgerows

- 3.8 Existing tree cover and hedgerow are limited within the site to its northern boundary. The existing tree and hedgerow resource is considered to be of high value in overall terms and of high susceptibility to changes arising from the development proposed. With a high value and susceptibility, the overall sensitivity of the tree and hedgerow resource is high.
- 3.9 With reference to the Arboricultural Impact Assessment and Method Statement (**Appendix 10**) the scheme would involve minimal loss of trees and hedgerow and would involve removal of a small section to allow for the access point along the northern boundary including three trees (T17, T18 and T19), and a section of H21, H10, and three individuals from G9.
- 3.10 The report concludes "*...it is therefore judged that the loss of Landscape value provided by the specimens of this group could be acceptably mitigated by providing replacement trees as part of the wider landscaping scheme.*" As illustrated in the site layout and planting plan (**Appendix 2**) the proposals include a considerable amount of planting, including 110no. trees and 429m of hedgerow. A 10m wide native shrub and tree buffer is proposed along the eastern edge and will substantially add to the vegetation on site. Therefore, with a medium magnitude of change, with a high sensitivity, this is considered to result in a major (beneficial) effect on the tree and hedgerow resource of the site.

Land Use/Cover

- 3.11 There would be an inevitable change in the existing land use of the site with the proposed development in place. The field is currently in arable use, crops providing limited diversity, bound along the northern edge by mature trees which are to be retained. The loss of arable land would provide the opportunity for a more diverse land use/cover consisting of, and not limited to, front and rear gardens, drainage basins, Public Open space, tree belt, hedgerow, native and ornamental planting and 102 no. trees, providing substantial 'net gain'. With a medium susceptibility and medium value, resulting in a medium sensitivity combined with a high magnitude of change would result in a major (adverse) degree of effect with regard to land cover associated with the site.

Public Rights of Way

- 3.12 There are a number of public rights of way in the locality, all those beyond the site would be physically unaffected with the scheme in place. No diversions of any footpaths are required to facilitate the proposed scheme.

Watercourses and Waterbodies

- 3.13 There are no watercourses or ditches on site, therefore there would be no direct effect on any existing. The scheme would, however, incorporate a sustainable urban drainage system with a large and small naturalistic basin within the open green spaces. Set within shrub and tree planting, these would offer wildlife and visual benefits. As features in landscape terms, these would be regarded as an enhancement. With a high susceptibility, value and sensitivity, combined with a low magnitude of change, there would be minor beneficial degree of effect with regard to water features within the site itself.

Summary of Effects upon Landscape Features

- 3.14 The proposed development would result in an overall beneficial effect upon the landscape elements within the site.

Summary of Effects on Landscape Elements table

<i>Element</i>	<i>Effect of Appeal Scheme</i>
Topography	Negligible (adverse)
Trees and Hedgerows	Major (beneficial)

Land Cover / Land Use	Major (adverse)
Public Rights of Way	None
Water Features	Minor (beneficial)

- 3.15 Overall, the proposed development would result in some beneficial effects with regard to the landscape elements that currently define the landscape character of the site, which would change from an arable field to a high-quality design residential neighbourhood. The elements that currently contribute to defining the character of the site, namely trees, shrubbery and hedgerows would be strengthened and form a more prominent element in the medium and longer term, however this would be in the context of residential neighbourhoods.
- 3.16 Drawn together the elements of the site define the overall character of the site itself. In summary, the site is characterised predominantly by its field boundaries. The site is framed to the west by residential development and highway to the north and is currently significantly affected by the substantial urbanising influences of adjacent development. The site in terms of its character would appear as an urban fringe environment. The scheme would introduce a high-quality residential built environment which would be in keeping with the local settlements and therefore, not at odds or out of character or appearance and would not as such, result in an adverse effect but rather neutral in as a consequence of its change in landscape character terms.

4. EFFECTS ON LANDSCAPE CHARACTER OF THE SITE

Published Landscape Character Assessments

- 4.1 The landscape character assessment approach is a descriptive approach that seeks to identify and define the distinct character of landscapes that make up the countryside. This approach recognises the intrinsic value of all landscapes, not just 'special' landscapes, as contributing factors in people's quality of life, in accordance with the European Landscape Convention. It also ensures that account is taken of the different roles and character of different areas, in accordance with the NPPF Core Principles.
- 4.2 The description of each landscape is used as a basis for evaluation to make judgements to guide, for example, development or landscape management.

National Landscape Character

- 4.3 At a national level, the site is located within National Character Area (NCA) 126 South Coast Plain. Key characteristics described on page 6 of the published document that are of relevance to this Landscape and Visual Impact Assessment include:
- **"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea..."**
 - **There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches...**
 - **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..."**
- 4.4 The relevant key characteristics of the NCA, would be physically unaffected and would continue to remain and prevail with the proposed scheme in place. The field pattern hedgerows and ditches and the grain of the landscape would all remain in place. The only material change would be that instead of there being an area of arable land residential development would be introduced in the fields as per the layout. There would be no loss of any features other than the arable use and small section of boundary trees to allow for access, however this would sit

within the framework of the existing field. In character terms, beyond the site and its immediate environs, there would be no material change to the physical and experiential characteristics of the landscape.

- 4.5 The overall key characteristics of the NCA reveal a settled and farmed landscape with many specific references to built infrastructure. This Natural England document is inevitably a high-level character assessment, but which provides a useful overview to understand the character of the local and wider landscape and its surroundings. At this higher level, it is considered that the proposed development would bring about no material change to the key characteristics of this NCA as identified above. Beyond the environs of the site, this character area has a medium susceptibility and value, resulting in a medium sensitivity, which combined with a negligible change of magnitude, would result in a negligible (adverse) degree of effect as a consequence of the proposed development being in place as far as the wider landscape beyond the site is concerned. Within the site and immediate environs with a medium susceptibility, value and sensitivity, with a high magnitude of change would result in a major adverse effect.

Local Landscape Character

- 4.6 The West Sussex County Landscape Assessment (2003) identifies the site as being within 'Littlehampton and Worthing Fringe Area SC11' Local Landscape Character Area (as shown at **Appendix 6**). Key characteristics of relevance to the site are:

- **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.**
- ...
- **Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas.**
- **Medium scale arable farming and market gardening, with clusters of greenhouses.**
- ...
- **Meandering rivers 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,**

- ...
- **Busy minor and major roads.**
- **Industry in the countryside.**
- **South Coast railway line links the areas.**

4.7 The key characteristics would be physically unaffected and would continue to remain and prevail with the proposed scheme in place beyond the site itself. The fields within the site that are currently in arable use would be converted to pasture with the introduction of the proposed development. However, the local field pattern, hedgerows and trees would continue to remain at the local level so that the scheme would have a negligible degree of effect concerning the character area.

4.8 Under the subheading Land Management Guidelines for the LCA are to *"Restore and strengthen the landscape of the gaps between settlements"*, listed as:

- **"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.**
- ...
- **Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting.**
- ...
- **Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.**
- ...
- **Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas."**

4.9 The proposals adopt these recommendations; with regards to the 'Littlehampton and Worthing Fringe Area', its susceptibility, value and sensitivity are medium, which when combined with a negligible magnitude of change would result in negligible effects.

- 4.10 Beyond the environs of the site, this character area has a medium susceptibility and value, resulting in a medium sensitivity, which combined with a negligible change of magnitude, would result in a negligible (adverse) degree of effect as a consequence of the proposed development being in place as far as the wider landscape beyond the site is concerned. Within the site and immediate environs with a medium susceptibility, value, and sensitivity, with a high magnitude of change would result in a major adverse effect.

Summary

- 4.11 Beyond the site itself, the pattern of the land cover, trees, and hedges, low-lying topography, variety of buildings and settlement pattern generally along with the drainage network of ditches as identified in the various published reports, would all remain unchanged with the proposed development in place. It is considered that those key characteristics that define the wider landscape beyond the site boundary as identified above, would be physically unaffected with the scheme in place. Furthermore, regarding experiential factors of landscape character any noise associated with the proposal would be negligible in the wider landscape.
- 4.12 The proposed development would not materially change the broad character of the wider area as an urban fringe scene, which would continue to prevail with the proposed development in place. The change to the character of the landscape would therefore be very localised and limited to the site and its immediate environment. The landscape is of medium value, susceptibility and sensitivity and combined with a negligible magnitude of change, there would be a negligible degree of effect as a consequence of the proposed development, with regard to the landscape beyond the vicinity of the site.

5. EFFECTS ON VISUAL AMENITY AND PERCEPTION OF THE GAP

- 5.1 To reiterate, character and appearance are two different aspects. The physical character of the surrounding landscape including settlement pattern would remain unaltered with the scheme in place.
- 5.2 To gain a better understanding of the extent and nature of the change brought about by the proposed development on the appearance of the local landscape, the following assesses the effect of the proposed scheme on the general and recreational amenity of the landscape and the perception of those visual receptors (people) using the landscape and their perception of the gap of separation between East Preston and Ferring.
- 5.3 The following relates to the representative LVIA Viewpoints located (found at **Appendix 7 & 8**) and associated Assessment Schedule found at **Appendix 9**.
- 5.4 Visual amenity is defined on page 158 in the Glossary of Guidelines for Landscape and Visual Impact Assessment – Third Edition (April 2013) as:

“The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”

- 5.5 The appreciation of views from the surrounding area is mainly gained from vantage points accessible to the public. The two main ways in which members of the public can gain an appreciation of views when in the countryside are primarily from public highways and by using the various public rights of way that pass through the landscape.

Public Highways

- 5.6 The typical character of local roads tends to be with hedgerows, hedgerow trees and residential, including garden vegetation. Consequently, within the local landscape, the presence of such roadside vegetation and built form means that a road user using these highways often has only a restricted opportunity to gain views of the countryside. The view of the user is most often channelled along the road itself in the direction of travel. The user's appreciation of the wider countryside is very much limited to the direction of travel and to a narrow landscape corridor associated with the highway in front of the vehicle. Thus, the opportunity to gain a panoramic appreciation of the landscape and of the

proposed development would be very restricted from a limited number of roads in the locality.

- 5.7 The A259 runs broadly east – west along the northern boundary of the site between West Durrington in the east and East Preston to the west. Mature boundary trees and hedgerow (seen at Viewpoints N and O) screen the site when moving east and west, with glimpsed views (Viewpoint P) looking south. Retention of the existing vegetation and proposed enhancement with native shrubs will maintain and provide ongoing screening. The proposed access point would provide a view into the site; however, this would provide an oblique view into the site which would be planted with trees on either side.
- 5.8 Further north of the site, roads are limited due to intervening agricultural land, beyond which users would be unaffected due to distance, topography, and intervening vegetation.
- 5.9 To the west the character is residential with cul-de-sacs and minor roads and several larger highways (B2140, Roundstone Bypass Road). Viewpoint U Looking south-east illustrates the open countryside to the north-east (north of the A259 and site), the site is mostly obscured from the view by a combination of signs and trees on the roundabout and the established pines around the northern and north-western edges of the site and houses off the B2140, visible within the view. The existing entrance, and gap in vegetation along the western boundary, provide a glimpsed view towards the site. This edge is to be enhanced with further tree and shrub planting and appropriate management to maintain its height and biodiversity value.
- 5.10 The B2140 continues broadly southwest where it crosses the railway line. Any views towards the site are obscured by housing estates on either side of the road, between Roundstone bypass and the railway line. The houses, (predominantly orientated north south) obscure views moving east, of the gap and thus the site.
- 5.11 North Lane passes southeast from the railway line at the point the B2140 crosses it. From this short stretch of road and cul-de-sacs leading off it, the scheme would be screened from view by houses and garden vegetation.
- 5.12 For road users travelling along Kingston Lane (illustrated Viewpoint W) views are obscured in the foreground by mature hedgerow trees, where gaps occur i.e. gateways, vegetation along the southern edge of properties along Somerset Road

obscure the site. Moving further south along Kingston Lane hedgerows, fencing, and hedgerow tree, (as seen at Viewpoints B and C) and intervening trees and hedgerows, including the vegetation along Somerset Road properties screen the site from view, Kingston Lane users would be unaffected.

- 5.13 ASDA supermarket contains the residential edge to the east of the site, preventing views from roads beyond including Langbury Road. Road users would be unaffected by the proposals.
- 5.14 Due to a combination of existing vegetation along the northern boundary of the site and A259 and intervening hedgerow and trees across the flat landscape viewed from Kingston Lane, there would be a negligible degree of effect on medium sensitivity road users.

Public Rights of Way

Footpath KWS 2114/2

- 5.15 Footpath KWS 2114/2 runs west from Kingston Lane along Elm Avenue and North Lane within East Preston. The route is along a pavement through the residential area and does not provide views of the surrounding countryside along its length. At Viewpoint C the route ends and there is a glimpsed view northeast towards surrounding fields. Intervening trees and hedgerows, including the vegetation along Somerset Road properties screen the site from view; PRoW users would be unaffected, there would be no effect on the perception of the gap.

KWS 2114 1/6 & ANG 2114 1/5

- 5.16 KWS 2114_1/6, a short distance east from Footpath KWS 2114/2, runs east through West Kingston Farm, and the route contained by the cluster of buildings. Viewpoint D illustrates a glimpsed, direct view north which is predominantly obscured by intervening vegetation in the fore-midground. Any glimpsed view of the proposed development would sit within the context of the fences, buildings, and car parking in the foreground. The landscape framework proposals would include native tree and hedgerow planting, south of the proposed acoustic fence. Footpath users would be unaffected by the proposals along this section of the path.
- 5.1 Moving east along the footpath the view becomes open across the surrounding fields (as illustrated by Viewpoints E and F). The edge of East Preston is visible to the west and sits below the vegetation line along the skyline. The edge of the

site is open, the mature pines along the northern boundary are distinguishable and screen the A259 beyond. The sense of separation both physically and visually, that can be appreciated from this length of footpath. The proposals include substantial planting around the existing open edges. There is a clear sense of physical and perceived visual separation between these two settlements along this route. The proposed development would ensure that these elements of separation would continue to remain and prevail with the proposed scheme in place within views north westward across countryside from this route.

Unnamed footpath

- 5.2 Moving east from KWS 2114_1/6, joining an unnamed but well used path (Viewpoint G), views remain open to the west; vegetation in the mid-ground along the south of Ferring Country Centre begins to obscure much of the site. The edge of the proposed development would sit against the barely visible residential edge of East Ferring. With the proposals in place, the sense of vast openness between this western edge of Ferring and East Preston would remain.

Footpath KWS 2111/2

- 5.3 Joining KWS 2111/2, which crosses Ferring Rife, the topography rises in the foreground of the footpath. A partial view of the site, edge of East Preston and Roundstone Farm is available (Viewpoint H), however this begins to diminish once across the bridge over Ferring Rife (Viewpoint I) due to topography and intervening scrub. Views are generally focussed north and south along Ferring Rife. To the east there is a strong presence of the caravan Park which encroaches up to the footpath edge. The footpath splits off in north and south along Ferring Rife, east into the residential edge of Ferring and southwest towards Kingston. The availability of views are limited from this section of path due to the aforementioned rising topography, scrub, caravan park and residential edge. Users of the footpath would remain unaffected by the proposals and the perception of the gap would not be altered.

Footpath ANG 2126/1

- 5.4 Further north of the previous bridge, there is another crossing over a narrow part of the Ferring Rife, the footpath skirts around the southern edge of Ferring Country Centre and meets ANG 2126/1. This section of footpath passes northwest through horse paddocks, crosses the railway line and passes through Roundstone Farm meeting the A259 close to the north east edge of the site.

- 5.5 As appreciated at Viewpoints J – N, as you move closer to the site, views towards the west and northwest across this part of the gap become more visually cluttered with the presence of pylons, overhead lines, farm buildings, fences and railway line break up what might otherwise be an open view. The edge of East Preston is visible to the west and sits below the vegetation line along the skyline. The edge of the site is open, the mature pines along the northern boundary are distinguishable and screen the A259 beyond. The sense of separation both physically and visually, is less well defined from this length of footpath. The proposals include substantial planting around the existing open edges. The proposed development would sit against the existing settlement edge, beyond the intervening-built elements which diminish the sense of openness which is appreciated from sections of footpath to the south of the site. The existing character of the view and its components would remain. Effects on high sensitivity users of the footpath would vary along its length from negligible (around the northern part of the footpath) to moderate (along the southern part).

Footpath ANG 2143/1

- 5.6 ANG 2126/1 terminates at the A259, a short distance to the west, footpath users can pick up ANG 2143/1, which runs directly north, from the northern side of the A259 to Ecclesden Manor where it joins several other routes within the South Downs National Park. Moving south towards the site (Viewpoints P-S), the footpath passes through a series of fields within the gap. Boundary vegetation screens much of the settlement edge of East Preston to the west with rooftops visible (Viewpoint S) and due to the continuous hedgerows along the eastern edge of the path, Ferring is not perceptible. The physical separation and sense of visual separation between East Preston and Ferring would remain with the proposals in place, high sensitivity footpath users would be unaffected.

Summary

- 5.7 The assessment demonstrates that much of the landscape within the locality would be visually unaffected by the proposed scheme. The actual visual envelope from where the proposed scheme would be visible is severely constrained owing to the layering effect of vegetation including, roadside vegetation, field boundaries and hedge trees in the intervening landscape between the visual receptor (person) and the site boundary. Where visible only small elements of the scheme would be visually evident with no opportunity to experience the full extent of the proposal from any one location. The perception of the gap and its

openness would be unaffected when experienced by footpath users passing between East Preston and Ferring. There is a strong sense of physical separation and perceived visual separation between these two settlements which would continue to remain and prevail with the proposed scheme and landscape framework in place.

6. LANDSCAPE PLANNING POLICY CONTEXT

6.1 The Arun District Local Plan Policies (adopted 2018) outline the council's objectives until 2031.

6.2 Objectives for settlement structure, green infrastructure and landscape are set out as:

"Protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity."

"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."

Policy SD SP2: Built-up Area Boundary

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

6.3 The site sits outside of the built-up area boundary and within countryside (policy C SP1).

Policy C SP1: Countryside

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

a. for the operational needs of agriculture, horticulture, forestry, the extraction of

minerals or the management of waste as part of a waste site allocation within the

West Sussex Waste Local Plan; or

b. for quiet, informal recreation; or

c. for green infrastructure; or

d. for the diversification of the rural economy; or

e. for road and/or cycle schemes; or

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

6.4 The proposals have been carefully designed to deliver a high-quality residential scheme set within substantial green infrastructure. As a result, the scheme would

not cause material harm to landscape elements, landscape character or the general visual amenity of the area. Therefore, the proposals would not materially offend this policy.

Policy GI SP1: Green Infrastructure and development

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.

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.

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.

- 6.5 The Arun Green Infrastructure Network Map shows the site as being within Angmering Parish Green Infrastructure Corridor (GIC) – Type A. The area terminates at the A259 along the northern boundary of the site and continues across the arable fields to the south, covering the area between East Preston to the west, Ferring to the east and Kingston to the south and covers the site. The area is contiguous with the East Preston to Ferring Gap between Settlements. The proposals include substantial green infrastructure retention and enhancements, providing multiple recreational and biodiversity functions around the site, therefore satisfying the policy objectives.

- 6.6 Paragraphs 7.4.6 to 7.4.7 of the supporting text states that:

The gaps also provide an important addition to the District's Green Infrastructure Network. The open land, to be found at rural urban fringe locations, is a vital stepping stone in to the open countryside for local residents and visitors, and form important spaces for recreation. The gaps also provide a multitude of Green Infrastructure functions such as flood mitigation, biodiversity and tranquillity.

It is important however to regularly review the boundary of settlement gaps to ensure that they are as up to date

as possible and do not restrict greenfield development that has been identified to be the most appropriate alternative.

- 6.7 The site provides an opportunity to provide enhancements to the existing green infrastructure, including open space, play equipment and planting to provide biodiversity which otherwise would not be available.

Policy SD SP3: Gaps Between Settlements

The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity:

- **Worthing to Ferring**
- **East Preston to Ferring**
- **Littlehampton and Middleton-on-Sea**
- **Pagham to Selsey**
- **Bognor Regis to Chichester**
- **Arundel to Littlehampton**
- **Angmering to Rustington/East Preston**
- **Angmering to Worthing**
- **Felpham to Bognor Regis**
- **Barnham to Walberton**

- 6.8 The site falls within the East Preston to Ferring Gap.

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements;**
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;**

- 6.9 The perception of the gap and its openness would remain when experienced passing between East Preston and Ferring. There is a strong sense of physical separation and perceived visual separation between these two settlements which would continue to prevail with the proposed scheme and landscape framework in place.

- c. It cannot be located elsewhere; and**
- d. It maintains the character of the undeveloped coast;**

- 6.10 Due to the sites distance from the coast, there would be no material change to the character of the undeveloped coast.

- 6.11 Arun Local Plan sought to safeguard those gaps between settlements which *"contribute to the distinctive character and settlement structure of the District, as well as protect the undeveloped coastline."* Paragraph 7.4.4 goes on to say:

It is important to emphasise that this policy approach is not intended to protect the Countryside or Landscape (which have their own policies), but rather as a planning tool designed to shape the patterns of towns and villages within the District. A clear break between settlements helps to maintain a "sense of place" for residents of, and visitors to, the communities on either side of the gaps. This can be assessed using measures such as inter-visibility (the ability to see one edge from another) and; intra-visibility (the ability to see both edges from a single point).

The designation of gaps is not intended to rule out all development but to allow for appropriate, small scale development, which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately sited and designed to minimise the impact on the openness of the gap, it would also be subject to other policies within the Local Plan.

- 6.12 The proposals have been carefully designed to deliver a high-quality residential scheme set within substantial green infrastructure. The strong sense of physical separation and perceived visual separation between settlements would continue to prevail with the proposed scheme and landscape framework in place.

Policy LAN DM1: Protection of landscape character

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.

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.

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

- 6.13 The proposals would cause no material change to the South Downs National Park area or its setting.
- 6.14 Arun's Local Plan strategic objective for the Natural Environment is:

"To plan for climate change and work in harmony with the environment to conserve natural resources and

increase biodiversity."

Policy ENV SP1: Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

- 6.15 The proposals have been carefully designed to deliver a high-quality green infrastructure including substantial areas of planting around and within the site as well as retention of existing features, primarily the existing boundary tree planting, providing wildlife habitat and biodiversity opportunities. As a result, the scheme would cause no material harm to landscape elements and character of the area and would not conflict with this policy.

Policy ENV DM4: Protection of trees

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 Aletra 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.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

- 6.16 An Arboricultural Impact Assessment and Method Statement (**Appendices 10 and 11**) have been produced by ACD Environmental. The report confirms that the limited number of trees to be removed to facilitate development, are predominantly of low to medium arboricultural merit with limited landscape value and primarily relate to the proposed site access. Subsequently, their removal is not considered to be a constraint to development. Tree retention has been carefully considered throughout the design phase of the development to ensure maximum tree retention is achieved. The trees recommended for retention will be protected during the proposed construction works and successfully integrated into the site post development. Enhancements include 10 metres of native shrub and tree planting along the eastern boundary, and hedgerow and habitat creation around the other boundaries, along with tree and shrub planting within the site. The scheme would not conflict with this policy.

Policy ENV DM5: Development and biodiversity

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.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

- 6.17 The scheme proposes many opportunities for biodiversity enhancement. Large and smaller naturalistic SuDS basins with native shrub and marginal planting will create wildlife habitat. The southern boundary will be softened with native hedgerow planting. Fruit tree planting within rear gardens will further enhance the landscaped edge of the development. A 10m wide native shrub and tree buffer will link the northern and southern boundaries providing a wildlife corridor. Existing boundary vegetation is to be retained and enhanced with further shrub and tree planting. Appropriate management will ensure the level of screening is maintained and biodiversity benefits are on-going.

7. CONCLUSIONS AND SUMMARY

Introduction

- 7.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared in relation to a planning application for the Proposed Residential Development of 76 dwellings, on Land South of A259, Angmering.
- 7.2 The site comprises a broadly rectangular parcel of agricultural land enclosed by hedgerows or hedgerow trees along three of its boundaries, the eastern boundary is open; the site being part of a larger field. The existing access point is from the northwest from the A259.
- 7.3 The site falls within the Local Gap (Arun Local Plan 2011-2031, Arun District Council, July 2018) between the settlements of East Preston and Ferring. The site is not within any other statutory or non-statutory landscape designations. The South Downs National Park is located 1km north of the site at its closest point.

Landscape Elements

- 7.4 The site comprises limited landscape elements including topography, land use, vegetation, trees and hedgerows. All these individual elements would be retained and enhanced which would result in an overall net beneficial effect with regard to landscape elements within the site. The scheme would inevitably result in the loss of arable land with the proposed scheme in place. However, the areas of open space would be subject to careful design and management to create substantial areas of tree and shrub planting and grassland which would lead to an enhancement of the quality of this resource. In overall terms, there would be a substantial net beneficial effect with regard to landscape elements within the site itself. There would be no change to landscape elements beyond the site.

Landscape Character

- 7.5 With regard to landscape character, the site, its surroundings fall within the South Coast Plain NCA 126 and locally within the 'Littlehampton and Worthing Fringe Area SC11'. The key characteristics that define the local landscape character beyond the site would remain physically unaffected and with regard to experiential aspects, there would be no material change to the landscape character of the area beyond the site with the proposed scheme in place.

- 7.6 The proposal would result in a change to the character of the site, an inevitable consequence of accommodating housing on a greenfield site and thus resulting in a significant magnitude of change. The whole green infrastructure would be more in keeping with the local rural farmland with its new field and boundary structure, together with new tree belt and improved recreational opportunities. Such change to the character of the site would bring about a high magnitude of change and enhancement which would be beneficial in landscape character terms.

Visual Amenity and Perception of the Gap

- 7.7 The gap between East Preston and Ferring performs in providing both physical and perceived visual separation due to the landscape context and disposition of settlements. With the proposed scheme in place, there would be no material change regarding this current position as the proposals would lie close to East Preston and would always be seen and appreciated in the context of East Preston's fringe environment. The physical and visual separation would continue to remain and prevail with the proposed scheme in place.

Conclusion

- 7.8 The proposals are appropriately sited and designed to minimise the impact on the openness of the gap. This report concludes that in landscape and visual terms the Proposed Development is considered appropriate within the surrounding landscape and would not materially change the East Preston to Ferring Gap between Settlements and would be in accordance with the local policy designation.

APPENDIX 1

Site Location Plan



KEY

Site Boundary

Revisions:
First Issue- 07/01/2022 AD

Site Location Plan

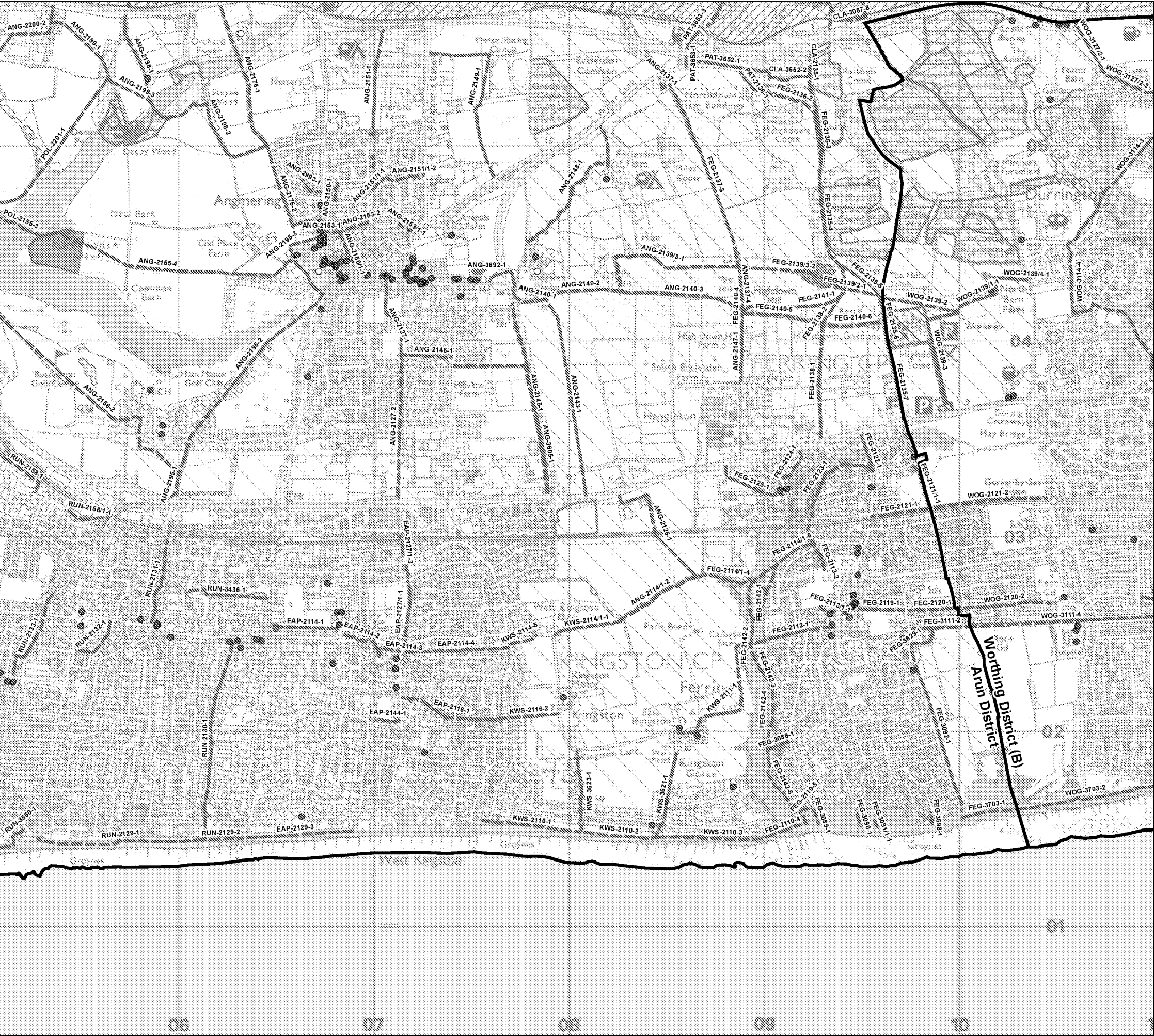
Land South of the A259, Angmering

Client:	Redrow Homes		
DRWG No:	P21-3569_03	Sheet No:	- REV: -
Drawn by:	AD	Approved by:	AC
Date:	26/01/2022	Pegasus Environment	
Scale:	1:20,000 @ A3		



APPENDIX 2

Environmental Designations Plan



KEY

Site Boundary

Local Authority Boundary

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Public Right of Way

National Park

Registered Park / Garden

Scheduled Monument

Environmentally Sensitive Area (ESA)

Ancient Woodland

Gap Between Settlements

Arun Local Plan 2018

Conservation Area

EA Flood Zone 3

EA Flood Zone 2

Revisions:
First Issue- 07/01/2022 AD

Environmental Designations Plan

Land South of the A259, Angmering

Client: Redrow Homes

DRWG No: **P21-3569_04** Sheet No: - REV: -

Drawn by: AD Approved by: AC

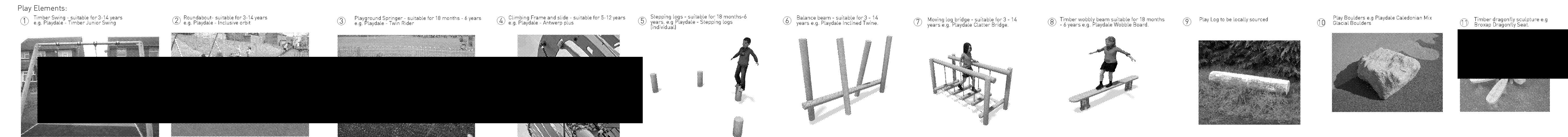
Date: 26/01/2022

Scale: 1:20,000 @ A3

Pegasus
Environment

APPENDIX 3

Landscape Masterplan



PLANTING SCHEDULE

TREE PLANTING

Species	Form	Birth cm	Height cm	Clear Stem	Root Condition
Acer campestre 'Elsrijk'	EHS	18-20	450-500	Min 200cm	100 L
Alnus glutinosa	EHS	14-16	425-400	175-200cm	85 L
Amelanchier arborea 'Robin Hill'	EHS	14-16	425-400	175-200cm	85 L
Amelanchier lamarkii	Multi-stem	-	350-400	-	85L
Betula albosinensis 'Fascination'	EHS	18-20	450-500	Min 200cm	100 L
Betula pendula	EHS	14-16	425-400	Min 200cm	85 L
Carpinus betulus 'Frans Fontaine'	EHS	18-20	450-500	Min 200cm	100 L
Gleditsia triacanthos 'Sunburst'	EHS	14-16	425-400	175-200cm	85 L
Larix decidua	EHS	14-16	425-400	175-200cm	85 L
Liriodendron tulipifera	EHS	18-20	450-500	Min 200cm	100L
Malus 'Evereste'	EHS	14-16	400-450	175-200cm	85 L
Malus 'Golden Hornet'	EHS	14-16	400-450	175-200cm	85 L
Malus 'Profusion'	EHS	14-16	400-450	175-200cm	85 L
Malus sylvestris	EHS	14-16	425-400	175-200cm	85 L
Pinus radiata	Feathered	-	350-400	-	200L
Pinus sylvestris	Feathered	-	350-400	-	200L
Prunus avium	EHS	14-16	425-400	175-200cm	85 L
Prunus padus	EHS	14-16	425-400	175-200cm	85 L
Tilia cordata 'Rancho'	EHS	14-16	425-400	175-200cm	85 L

FRUITING TREES WITHIN ORCHARD

Species	Form	Birth cm	Height cm	Rootstock	Clear Stem	Root Condition
Malus domestica 'LimeLight'	Half Standard	8-10	350-425	MM106	-	BR
Malus domestica 'Bountiful'	Half Standard	8-10	350-425	MM106	-	BR
Malus domestica 'Red Falstaff'	Half Standard	8-10	350-425	MM106	-	BR
Malus domestica 'Scrumptious'	Half Standard	8-10	350-425	MM106	-	BR

NATIVE SHRUB PLANTING

To be planted at 1/m²

Species	Height cm	Ages / Times transplanted	Habit	Root Condition
Cornus sanguinea	100-125	1+2	Branched	B
Crataegus monogyna	100-125	1+2	Branched	B
Euonymus europaeus	100-125	1+2	Bushy	B
Ilex aquifolium	100-125	n/a	Branched	C-3L
Ligustrum vulgare	100-125	1+2	Branched	B
Lonicera periclymenum	100-125	1+2	Branched	B
Prunus spinosa	100-125	1+2	Branched	B
Rosa arvensis	100-125	1+2	Branched	B
Rosa canina	100-125	1+2	Branched	B
Sambucus nigra	100-125	1+1	Branched	B
Viburnum lantana	100-125	1+2	Branched	B

NATIVE UNDERSTORY PLANTING

To be planted at 2/m²

Species	Mix %	Height (cm)	Form	Age	Root Condition
Corylus avellana	15	80-100	Transplant	1+2	B
Crataegus monogyna	25	80-100	Transplant	1+2	B
Euonymus europaeus	10	80-100	Branched	-	C 10L
Ilex aquifolium	5	80-100	Leader with laterals	-	C 10L
Ligustrum vulgare	10	80-100	Branched	0/2	B
Prunus spinosa	15	100-125	Transplant	1+1	B
Rosa canina	10	80-100	Transplant	1+1	B
Viburnum opulus	10	100-125	Transplant	1+2	B

AQUATIC PLANTING

To be planted at 2/m²

Species	Type	Root Condition
Acorus calamus	Marginal	3L
Botulus umbellatus	Marginal	2L
Callitriche palustris	Marginal	2L
Callitriche palustris	Submerged	2L
Carex pseudoacutius	Marginal	2L
Carex riparia	Tall Emergent	1L
Irax pseudocorus var. bastardi	Tall Emergent	1L
Mentha aquatica	Submerged	1.5-2L
Persicaria amphibia	Floating	1L
Potamogeton natans	Floating	1.5-2L
Stachys palustris	Marginal	Stachys palustris

NATIVE HEDGEROW PLANTING MIX

To be planted at 5 per linear metre at 0.3 cm offsets in double staggered rows

Species	Mix %	Height cm	Root Condition	Habit
Crataegus monogyna	70	60-80	B	Feathered
Cornus sanguinea	7.5	60-80	B	Feathered
Euonymus europaeus	5	60-80	B	Feathered
Prunus spinosa	2.5	60-80	B	Feathered
Rosa canina	5	60-80	B	Feathered
Sambucus nigra	5	60-80	B	Feathered
Viburnum opulus	5	60-80	B	Feathered

WILDFLOWER MEADOW GRASS FOR WELTAND

Emergate Seeds EM6 (or similar approved) To be sown at 4g/m²

Wildflowers	%	Latin Name	Common Name
1	0.2	Achillea millefolium	Yarrow
2	0.2	Agrostis eupatori	Agrostis
3	0.2	Angelica sylvestris	Wild Angelica
4	1.5	Betonica officinalis - (Stachys officinalis)	Betony
5	2	Centaurea nigra	Common Knapweed
6	2	Cruciatia laevis	Crosswort
7	1	Daucus carota	Wild Carrot
8	2	Filipendula ulmaria	Meadow Sweet
9	1.5	Galium verum	Lady's Bedstraw
10	2	Leontodon hispidus	Rough Hawkbit
11	3	Leucanthemum vulgare	Queen Daisy - (Moon Daisy)
12	3	Malva moschata	Musk Mallow
13	0.5	Plantago lanceolata	Ribwort Plantain
14	0.2	Ranunculus acris	Meadow Buttercup
15	0.2	Rhinanthus minor	Yellow Rattle
16	0.1	Rumex acetosa	Common Sorrel
17	0.2	Silene alba	Pepper Saxifrage
18	0.1	Taraxacum officinale	Dandelion
Grasses	%	Latin name	Common name
1	10	Agrostis capillaris	Common Bent
2	3	Alopecurus pratensis	Meadow Foxtail (w)
3	3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
4	3	Briza media	Quaking Grass (w)
5	24	Cynodon dactylon	Crested Dogtail
6	2	Deschampsia cespitosa	Tufted Hair-grass (w)
7	32	Festuca rubra	Red Fescue
8	3	Hordeum secalinum	Meadow Barley (w)

ON PLOT INDICATIVE PLANTING

PALETTE

Specimen Shrubs

Amelanchier lamarkii (ms)
Aucuba japonica 'Variegata'
Cornus controversa variegata
Corylus avellana 'Contorta'
Cotinus coggygia
Ilex aquifolium 'Golden Queen'
Ilex aquifolium 'Silver Queen'
Weigela florida 'Variegata'

Ornamental Hedges

Escallonia 'Apple Blossom'
Griselinia littoralis
Ligustrum vulgare
Olearia haastii
Photinia 'Little Red Robin'

Climbers / Wall Shrubs

Ceanothus arboreus 'Italian skies'
Chaenomeles speciosa 'Moerloosii'
Clematis armandii
Clematis montana rubens
Garrya elliptica
Hedera helix 'Glacier'
Hydrangea petiolaris
Lonicera halliana

Ornamental Shrub / Herbaceous Planting

Abelia grandiflora
Aucuba japonica 'Salicifolia'
Berberis thunbergii 'Atropurpurea Nana'
Bergenia cordifolia 'Purpurea'
Brachyglottis 'Sunshine'
Calamagrostis x acutiflora 'Karl Foerster'
Carex Evergold
Ceanothus impressus 'Puget blue'
Choysia ternata 'Sundance'
Cistus 'Silver Pink'
Cistus x corbariensis
Cistus x purpureus
Cornus sanguinea 'Midwinter Fire'
Cornus stolonifera 'Kelsey'
Cornus stolonifera 'Flaviremia'
Elaeagnus X Ebbingei 'LimeLight'
Escallonia lueyi
Escallonia rubra 'Woodside'
Euonymus fortunei 'Emerald Gaiety'
Euonymus japonicus 'Bravo'
Fatsia japonica
Geranium 'Wargrave Pink'
Hebe 'Great Orme'
Hebe 'Marjorie'
Hebe albanica
Heuchera 'Key Lime Pie'
Heuchera 'Palace Purple'
Hypericum 'Hidcote'
Kniphofia caulescens
Kniphofia galpinii
Lavandula 'Munstead'
Lavandula 'Vera'
Liriope muscari
Lonicera nitida 'Maygreen'
Nandina domestica 'Fire Power'
Olearia haastii
Osmanthus burkwoodii
Pachysandra terminalis
Pittosporum 'Tom Thumb'
Potentilla fruticosa 'Goldfinger'
Prunus laurocerasus 'Zabelliana'
Rosmarinus officinalis
Sarcococca confusa
Skimmia confusa 'Kew green'
Skimmia japonica 'Rubella'
Spirea japonica 'Goldflame'
Teilmia grandiflora
Viburnum davidii

BULB PLANTING

To be planted at 15/m²

Species	Bulb Size
Crocus tommasinianus	6/4/Topsize
Narcissus pseudonarcissus	7/4/Topsize

AMENITY GRASS

Emergate Seeds EB22 (or similar approved) To be sown at 25g/m²

%	Latin Name	Common Name
5	Agrostis capillaris	Common Bent
5	Festuca rubra	Red Fescue
25	Lolium perenne	Perennial Ryegrass
20	Poa pratensis	Smooth-stalked Meadow-grass

LONG MEADOW GRASS

Emergate Seeds EB5 (or similar approved) To be sown at 5g/m²

%	Latin Name	Common Name
10	Agrostis capillaris	Common Bent
2.5	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3.75	Briza media	Quaking Grass (w)
20	Cynodon dactylon	Crested Dogtail
22.5	Festuca ovina	Sheep's Fescue
30	Festuca rubra	Red Fescue
1.25	Trisetum flavescens	Yellow Gal-grass (w)

FLOWERING LAWN MIXTURE

Emergate Seeds EL1 (or similar approved) To be sown at a rate of 4g/m²

Wildflowers	%	Latin Name	Common Name
1	3.4	Galium verum	Lady's Bedstraw
2	0.5	Leontodon hispidus	Rough Hawkbit
3	0.5	Leucanthemum vulgare	Queen Daisy
4	2.0	Lolium perenne	Perennial Ryegrass
5	3.0	Primula veris	Primrose
6	3.0	Rumex acetosa	Common Sorrel
7	0.2	Rumex crispus	Witch's Buttercup
8	0.2	Rumex palustris	Witch's Buttercup
Grasses	%	Latin Name	Common Name
1	10	Agrostis capillaris	Common Bent
2	20	Cynodon dactylon	Crested Dogtail
3	20	Festuca rubra	Red Fescue
4	30	Trisetum flavescens	Yellow Gal-grass (w)



KEY

- Site boundary
- Existing vegetation to be retained in accordance with BS5837 with root protection area
- Existing vegetation to be removed
- Proposed feature tree planting
- Proposed public open space tree planting
- Proposed evergreen tree planting
- Proposed street tree planting
- Proposed orchard tree planting
- Proposed native hedgerow planting
- Proposed native shrub planting
- Proposed 10m wide native understory shrub planting
- Proposed marginal planting
- Area of proposed amenity grass
- Area of proposed rough mown grass
- Area of proposed flowering lawn
- Proposed SuDS basin with wet tolerant grassland mix
- Area of bulb planting within grass
- Proposed on-plot ornamental hedgerow, shrub planting and amenity grass
- Proposed timber bench
- Proposed litter bin
- Proposed dog waste bin
- Proposed play equipment - refer to play specification for details
- Proposed information board to be located within LEAP
- Proposed natural play elements - refer to play specification for details
- Proposed play safety surfacing
- Proposed earth mounding - gradient to be max 1:3
- Proposed 1m high metal bow top railing with pedestrian self closing gates
- Proposed maintenance gate to LEAP
- Self binding gravel footpath
- Overhead power cables
- Sewer easement
- Acoustic fence

Design Principles

- A LEAP within the northern area of open space creates a play environment with a range of equipment for different ages.
- An area of orchard tree planting, with flowering lawn and native shrubs will create a wildlife habitat area and add to the visual amenity at the entrance of the site.
- The large naturalistic SuDS basin with native shrub and marginal planting will create wildlife habitat and provide a focal point within the central space.
- A smaller basin within the western area of open space will create further habitat opportunities and help to enhance the visual amenity of this area.
- A LAP within the central area of open space creates an informal play environment with naturalistic equipment. Planting helps to define the space whilst still allowing play to break out into the wider area.
- A 10m wide native understory shrub planting with pine tree planting will provide screening and a landscape context for the development in-keeping with the northern boundary.
- The acoustic fence to the southern boundary will be softened with native hedgerow planting. Fruit tree planting within rear gardens will further the landscape edge of the development.
- Existing boundary vegetation is to be retained and enhanced with further shrub and tree planting. Appropriate management will ensure a level of screening is maintained and biodiversity benefits are on-going.
- Ornamental shrub planting will help to create the character of the streetscape, enhance the built form and creating a sense of place.
- Street trees have been selected for their fastigate nature to create structure within the streetscape. Seasonal displays of foliage and blossom adds to the visual amenity and character of the streets.
- Low level hedges further add to the character of the streetscape providing year round structure.

Revisions:
First Issue - 25/01/2022 ASK
A - 03/02/2022 RVF Minor amendments to landscape proposals
B - 09/02/2022 ASK Eastern boundary planting amended
C - 23/02/2022 HW Footpath amended to central POS
D - 07/03/2022 ASK Cycle path and Plots 1-4 amended

Landscape Masterplan

Land south of the A259, Angmering

Client: Redrow Homes Southern Counties

DRWG No: P21-3569_01 Sheet No: REV: D

Drawn by : ASK/IHW Approved by: RVF

Date: 07/03/2022

Scale: 1:500 @A1



APPENDIX 4

Methodology

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.1 This Landscape and Visual Impact Assessment (LVIA) has been undertaken with regards to best practice, as outlined within the following publications:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
- Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
- An Approach to Landscape Character Assessment (2014) - Natural England;
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.

1.2 GLVIA3 states within paragraph 1.1 that *"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."*¹

1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a *"need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."*²

1.4 GLVIA3 recognises within paragraph 2.23 that *"professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"*³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

1.5 GLVIA3 notes in paragraph 1.3 that *"LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."*⁴ Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding.

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

- 1.6 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

- 1.7 The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

- 1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

- 1.9 Sensitivity is defined in GLVIA3 as *"a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."*⁵ Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

- 1.10 Magnitude of change is defined in GLVIA3 as *"a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is*

⁵ Glossary, Page 158, GLVIA, 3rd Edition

*reversible or irreversible and whether it is short or long term in duration.*⁶ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

- 1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

- 2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

- 2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.
MEDIUM	Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.

⁶ Glossary, Page 158, GLVIA, 3rd Edition

	Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.
LOW	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.
MEDIUM	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.

LOW	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.
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2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

2.6 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4, Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the *"distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*⁷

3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

⁷ Glossary, Page 157, GLVIA, 3rd Edition

Sensitivity of Landscape Character

- 3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4 The criteria for assessing the value of landscape character is shown in Table 2.
- 3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.
- 3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

- 3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

Table 5, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 Visual amenity is defined within GLVIA3 as the *"overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area."*⁸

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views is shown in Table 6:

Table 6, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

⁸ Page 158, Glossary, GLVIA3

4.5 The criteria for assessing the susceptibility of views is shown in Table 7:

Table 7, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

Magnitude of Change on Visual Receptors

4.6 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

Table 8, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

Table 9, Degree of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

- 6.1 The typical descriptors of the landscape effects are detailed within Table 10:

Table 10, Typical Descriptors of Landscape Significance of Effects	
MAJOR BENEFICIAL	The landscape resource has a high sensitivity with the proposals representing a high beneficial magnitude of change and/or the proposed changes would: - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	The landscape resource has a medium sensitivity with the proposals representing a medium beneficial magnitude of change and/or the proposed changes would: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.

MINOR BENEFICIAL	The landscape resource has a low sensitivity with the proposals representing a low beneficial magnitude of change and/or the proposed changes would: - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE / NEUTRAL	The proposed changes would not be visible and there would be no discernible change to landscape character.
MINOR ADVERSE	The landscape resource has a low sensitivity with the proposal representing a low adverse magnitude of change and/or the proposed changes would: - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	The landscape resource has a medium sensitivity with the proposals representing a medium adverse magnitude of change and/or the proposed changes would: - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	The landscape resource has a high sensitivity with the proposals representing a high adverse magnitude of change and/or the proposed changes would: - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of the visual effects are detailed within Table 11:

Table 11, Typical Descriptors of Visual Significance of Effects	
MAJOR BENEFICIAL	The visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	The visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	The visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE/ NEUTRAL	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	The visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	The visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	The visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major deterioration in the view.

8. NATURE OF EFFECTS

- 8.1 GLVIA3 includes an entry that states "*effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.*"⁹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

⁹ Para 6.29, Page 113, GLVIA 3rd Edition

APPENDIX 5

Landscape Framework Plan



KEY



Site Boundary

Public Right of Way

Revisions:
First Issue- 07/01/2022 AD

Landscape Features Plan

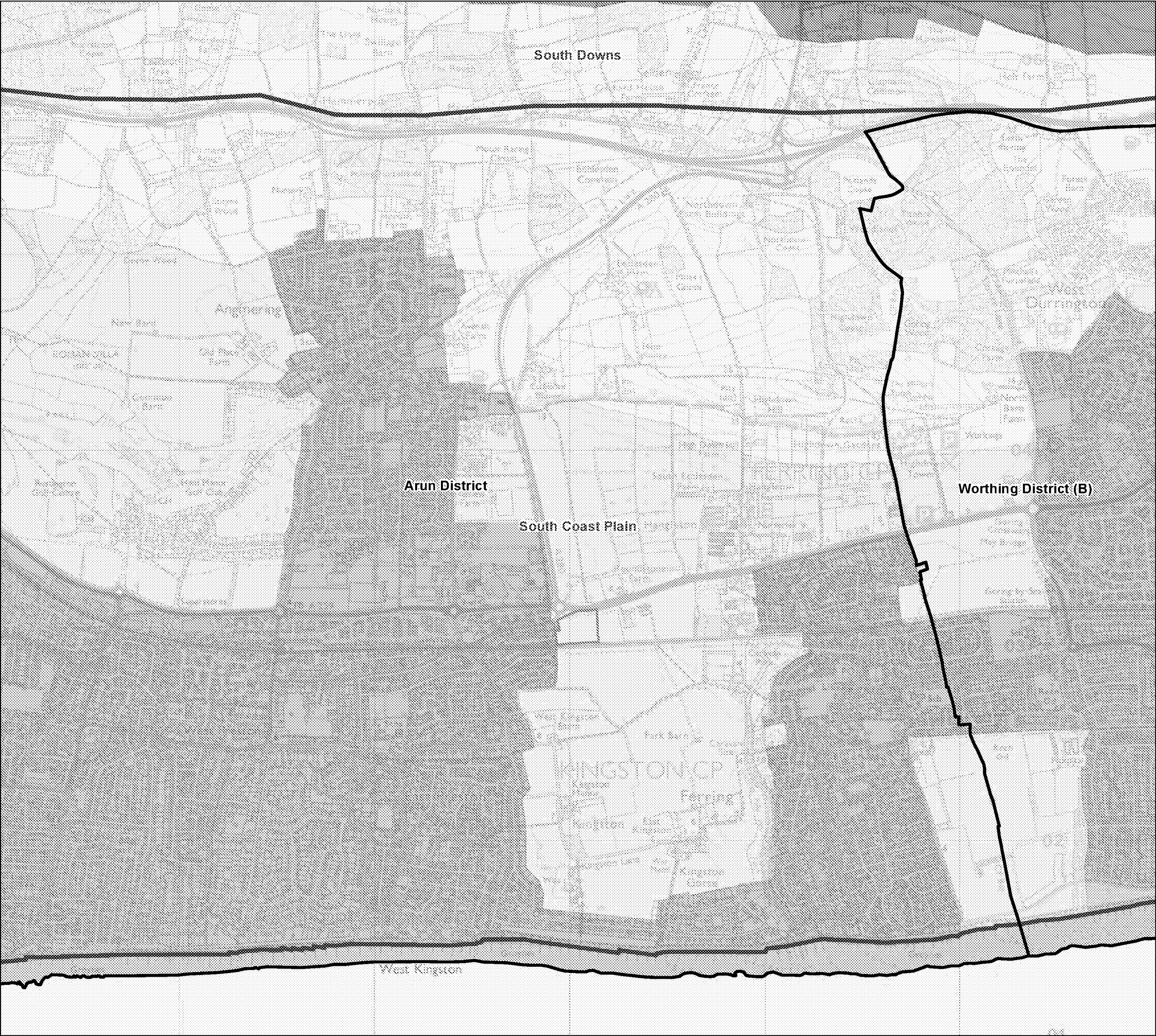
Land South of the A259, Angmering

Client: Redrow Homes
DRWG No: **P21-3569_05** Sheet No: - REV: -
Drawn by: AD Approved by: AC
Date: 26/01/2022
Scale: 1:2,000 @ A3



APPENDIX 6

Landscape Character Plan



KEY

- Site Boundary
- Local Authority Boundary
- National Character Areas

West Sussex Landscape Character Assessment 2003

- Built Up Area
- SC1 South Coast Shoreline
- SC11 Littlehampton & Worthing Fringes
- SC12 Angmering Upper Coastal Plain
- SD4 Angmering Park

Revisions:
First Issue- 07/01/2022 AD

Landscape Character Plan

Land South of the A259, Angmering

Client: Redrow Homes
DRWG No: **P21-3569_08** Sheet No: - REV: -
Drawn by: AD Approved by: AC
Date: 26/01/2022
Scale: 1:20,000 @ A3



APPENDIX 7

Viewpoint Location Plan



KEY

- Site Boundary
- Viewpoint Location

Revisions:
First Issue- 07/01/2022 AD

Photo Location Plan

Land South of the A259, Angmering

Client:	Redrow Homes	Sheet No: -	REV: -
DRWG No:	P21-3569	Drawn by:	AD
Date:	07/01/2022	Approved by:	AC
Scale:	1:5,000	@ A3	



APPENDIX 8

Viewpoint Photography



VIEWPOINT A1 From within the site



VIEWPOINT A2 From within the site



VIEWPOINT A3 From within the site

Approximate extent of Site



VIEWPOINT B From Kingston Lane, looking northeast

Approximate extent of Site



VIEWPOINT C From Footpath KWS 2114/2, looking northeast



VIEWPOINT D From Footpath KWS 2114_1/6, looking north



VIEWPOINT E From Footpath KWS 2114_1/6, looking northwest