

ROUNDSTONE LANE
ANGMERING
WEST SUSSEX

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Prepared by
ACD
Landscape
Architects

for

ACD

Ecology

Arboriculture

Landscape Architecture

Space to live



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Date:	JAN 2011
Document File Ref:	BSH 17576 LVIA
Revision:	Rev C July2012

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1.0 Introduction

- 1.1 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 1.2 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. 'Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. The description and analysis of effects on a landscape resource relies on the adoption of certain basic principles about the positive (or beneficial) and negative (or adverse) effects of change in the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.'
- 1.3 'Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity' Guidelines for Landscape and Visual Impact Assessment published by The Landscape Institute and Institute for Environmental Management and Assessment 2002
- 1.4 This report provides a landscape and visual impact assessment for the potential for a residential development on land north of Worthing Rugby Football Ground between Roundstone Lane, Angmering and the main trunk road A280 from the A27
- 1.5 The site is located at Roundstone Lane, Angmering, West Sussex, and includes an appraisal of the following:
- 1.6 Landscape Impacts, including:
 - direct impacts upon specific landscape elements within and adjacent to the site;
 - effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
 - impacts upon any special interests in and around the site.
- 1.7 Visual Impacts:
 - direct impacts of the development upon views in the landscape; and

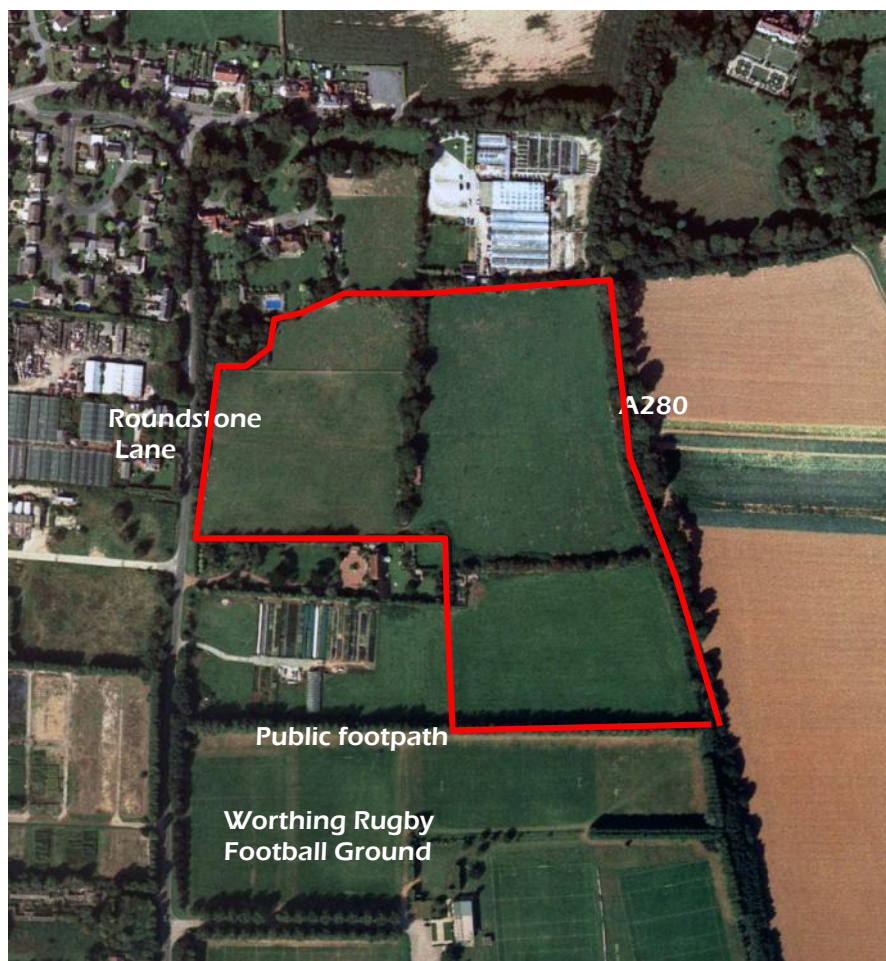
- overall impact on visual amenity.

1.8 Proposals:

The site lies to the south of the South Downs and to the south and east of Angmering village. It is currently in use as a part horticultural and part pasture. The site is broadly level from west to east and rises about 2.5m from the southern boundary to the south edge of the nursery area towards the northern end of the site. North to south it is bounded by Roundstone Lane to the west and the Cow Lane footpath and A280 trunk Road to the east.

This assessment is an appraisal as to the likely landscape and visual impact of a residential development and new road access junction on Roundstone Lane.

Aerial view showing the boundary of the proposed site.



2.0 Assessment Methodology and Uncertainty

- 2.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:
- 2.2 Guidelines for Landscape and Visual Impact Assessment (Second Edition), published by the Landscape Institute and the IEMA (2002) (GLVIA); and
- 2.3 Landscape Character Assessment: Guidance for England and Scotland, published by Scottish Natural Heritage and the Countryside Agency (2002).
- 2.4 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 2.5 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.
- 2.6 The principal objectives of the LVIA are:
 - to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
 - to identify the 'visual receptors' with views of the proposed development; and
 - to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

3.0 Legislation and Policy Context

Landscape Planning Policies

- 3.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 3.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000;
 - Wildlife and Countryside Act 1981;
 - Town and Country Planning Act 1990;
 - Hedgerow Regulations 1997;
 - Environment Act 1995;
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.
- 4.3 A more detailed assessment of relevant planning policies is included in the appendices.

4.0 Baseline Study

- 4.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 10km from the approximate centre of the site, grid ref. 50.825952, -0.47410 on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernable or not legible.
- 4.2 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.
- 4.3 Zone of Theoretical Visibility
- 4.4 In order to assist in the assessment of the potential visual effects of any development, a computer generated Zone of Theoretical Visibility is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the screening effects of vegetation or buildings.
- 4.5 When the ZTV was established a study area together with a number of representative viewpoints was determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 4.6 The extent of study area and viewpoints were selected, as part of the scoping exercise, as being representative and having the potential to offer significant landscape and visual effects.

5.0 Method of Assessment

- 5.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

6.0 Landscape Character Assessment Criteria

- 6.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.
- 6.2 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

Quality

- 6.3 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 6.4 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes,

perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

- 6.5 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and

complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	<p>Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition.</p> <p>Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered.</p> <p>Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors</p> <p>Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.</p>
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	<p>Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition.</p> <p>Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views.</p> <p>Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.</p> <p>Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.</p>
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	<p>Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition.</p> <p>Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views.</p> <p>Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects.</p> <p>Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.</p>

Visual Sensitivity of Landscape Areas:

- 6.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 6.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4. Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	<p>Visual interruption: Flat or gently undulating topography, few if any vegetative or built features.</p> <p>Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.</p>
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	<p>Visual interruption: Undulating or gently rolling topography, some vegetative and built features.</p> <p>Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.</p>
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	<p>Visual interruption: Rolling topography, frequent vegetative or built features.</p> <p>Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.</p>

- 6.8 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.
- 6.9 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

- 6.10 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 6.11 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc), which would arise through introduction of the proposed scheme.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Significance of Landscape Effects

6.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 5.

6.13 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

6.14 In accordance with Guidelines for Landscape & Visual Impact Assessment 2nd Edition, rating the nature of landscape change or impact can be further considered on the following basis:

- Adverse impact – a change that reduces the quality of the present environment
- Beneficial impact – a change that improves the quality of the present environment.

6.15 The significance of the landscape effects may therefore be beneficial or adverse. The assessment has identified that there are no beneficial impacts in relation to landscape character areas.

7.0 Visual Assessment Criteria

- 7.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.
- 7.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:
- Sensitivity of the views and viewers (visual receptor) affected;
 - Nature, scale or magnitude and duration of the change
 - Extent of the proposed development that will be visible;
 - Degree of visual intrusion or obstruction that will occur;
 - Distance of the view;
 - Change in character or quality of the view compared to the existing.

Visual Receptors

- 7.3 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 7.4 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.
- 7.5 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

- 7.6 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the screening effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 7.7 The initial photographic study was undertaken in January 2011 and viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD figure:4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 7.8 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the "Guidelines for Landscape & Visual Impact Assessment 2nd Edition", for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 7.9 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 7.10 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Visual Receptor Sensitivity

- 7.11 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 7.12 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 7.13 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 7.14 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 7.15 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Significance of Visual Effect

- 7.16 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.
- 7.17 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Representative Viewpoint Assessment

- 7.18 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme to built up areas. The baseline description of each view is contained in Section 9, within the visual impact assessment.

Table 10: Photo location Viewpoint Details

No	Location	Distance (km) and direction of view	Easting	Northing	Rationale for selection
1	Raised footbridge over A280	0.3km,SSW	50.8288	-0.4723	Elevated view from north Public footpath
2	Public footpath to Highdown Hill	0.3km W	50.8274	-0.4699	Public footpath
3	Public footpath to Highdown Hill	0.45km W	50.8277	-0.4638	Public footpath, elevated view
4	Cow Lane	Eastern boundary	50.8248	-0.4711	Public footpath- adjacent to site
5	Footpath on Rugby Ground boundary	Southern boundary	50.8244	-0.4724	Public footpath- adjacent to site
6	Roundstone Lane	Western boundary	50.8252	-0.4763	Residential (worst case)
7	Roundstone Lane	Western boundary	50.8266	-0.4761	Residential (worst case)

Limitations of Assessment

- 7.19 The current field study and photographic appraisal was undertaken on Thursday 14th July 2011 when there was full vegetation cover. The weather was dry and the light levels were good and visibility levels good. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 7.20 These views are likely to be affected in the winter months when there is no leaf cover
- 7.21 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations. This assessment of the site has been undertaken as an appraisal and there is no specific development proposal to date.

8.0 Establishment of Baseline Environment

Landscape Character Baseline

‘Countryside Character Initiative’ – Natural England

- 8.1 Natural England has published a study on its website entitled ‘Countryside Character Initiative’. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on ‘The Character of England: landscape, wildlife and natural features’ map, first published in 1997, which divides England into National Character Areas (NCA's).

Within the South East of England and London the NCA of relevance to the study area, the site and its vicinity is NCA 126 – South Coast Plain.

- 8.2 The key characteristics of this area are:
- Open, intensively farmed, flat, coastal plain
 - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond
 - Trees are not a dominant feature - there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt
 - A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath
 - The lower plain is dominated by large arable fields. Views north are contained by the rising dip slope of the Downs but views seaward are without definition and tend to lack depth and perspective.
 - To the north and east of the area, the upper coastal plain combines the flat, regular patterns of large fields with gentle forms and patterns blending into the openness of the lower dip slope of the South Downs. The landscape is varied, incorporating both arable farmland and low density settlements, with a more well wooded and semi enclosed character locally.

Sub-Regional Character

A Strategy for the West Sussex Landscape

- 8.3 The West Sussex County Council document 'A Strategy for the West Sussex Landscape' was based on the Landscape Character Assessment undertaken by Chris Blandford Associates for West Sussex County Council. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.
- 8.4 The key characteristics of the sub-regional character area relevant to the study area are reproduced below:

South Coast Plain

The generally flat South Coast Plain within West Sussex is highly distinctive, without a cliffline, unlike the adjoining coastline of East Sussex to the east, where the chalk downs form high, white coastal cliffs. However to the west, the County coastline of substantial inlets and creeks centred on the Chichester Area of Outstanding Natural Beauty is continuous with the deep inlets and bays behind Hayling Island and encircling the City of Portsmouth. The turn-of-the-century resorts and other holiday destinations of the West Sussex coast are part of its historic character – "Sussex by the Sea" – although the coast has its quieter aspects, at Pagham Harbour and within Chichester Harbour (renowned for their wildlife), in parts of the Manhood peninsula, and between Bognor Regis and Littlehampton.

An ancient, low straight cliffline lies inland, under the rising downland, the latter providing a bright dramatic backdrop to the coastal scene. The spire of Chichester Cathedral is a major landmark from land and sea. The equable and sunny climate of the Plain, combined with high grade farmland, supports valuable agriculture and horticulture.

Local Character Area

- 8.5 SC11 Littlehampton and Worthing Fringes as identified in the West Sussex Landscape Character Assessment;

LOCAL CHARACTER AREA – SC11 Littlehampton and Worthing Fringes

The description of this Landscape Character Area, in the West Sussex County Council Landscape Character Assessment in relation to the study area states;

The urban fringes associated with sprawling coastal resorts are particularly obvious to the east of the County with sporadic urban development in many areas. Rows of large light reflective glasshouses, equestrian facilities, horse paddocks and industrial buildings are strong suburban elements

The key characteristics are identified as;

- 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.
- Frequent urban influences of horse paddocks, light industry, airport and recreational open space.
- 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, Monterey Pine and Tulip trees.
- Clusters of windblown trees
- Nucleated villages such as at Poling and Sumpting 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.

Assessed Landscape Sensitivity of Local Character Area SC11		
Criteria	Indicator Description	Assessed Result
Quality	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident	Medium
Value	Some detracting visual elements, with a range of land uses and development , being undesignated and offers scope for improvement.	Low
Character sensitivity	Some key landscape elements are susceptible to change, the area is subject to the presence of man-made infrastructure and industrial elements. The area is subject to conspicuous human activity and development and is subject to some noise and noticeable movement. The landscape is partially enclosed but includes both middle and long distance views.	Medium
Landscape visual sensitivity	Key sensitivities are urban development pressures in the gaps between settlements, industrialisation of agriculture, derelict glasshouses, new field divisions and horseculture and planting of boundaries with unsympathetic exotic species such as Leyland cypress.	Low
	Overall, Weighted Landscape Sensitivity.	MEDIUM/LOW

Landscape Character of the Site and Its Surroundings

- 8.6 This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

Land to the North of the site

To the north of the site the southern edge of the South Downs National Park runs down to the north eastern corner of the site to the far side of the footbridge over the A280. To the north west properties within the Angmering Conservation Area are adjacent to the site although they are well screened by boundary vegetation.

The northern boundary of the site is edged with mature vegetation and by a section of Angmering High Street, which has become a no through road with the development of the A280 route from the A27 southwards. It has a Public House and village properties with the entrance to the Manor Nurseries Garden Centre and a car park area to the north of the road from which a footpath goes over a raised footbridge across the A280 to the other side of the road, which now has a new vehicle access from the major route across to existing properties and footpath routes onto the National Trust land on Highdown Hill.

There are some existing residential properties to the north west corner of the site.

Land to the East of the site

To the east of the proposed area is a footpath which runs alongside the well vegetated site boundary, known as Cow Lane beyond which is the A280, a major trunk route. Either side of Cow Lane is a mature tree and hedgerow belt which obscures views into the site even without leaf cover in the winter. Beyond the A280 lies flat open arable fields which stretch over two kilometres to the outskirts of Worthing.

Land to the West of the site

To the west of the site is a recently developed residential area which blocks all views to the landscape beyond and the proposed site will only be visible to those properties lying on the edge of the development.

Land to the South of the site

To the south of the site, beyond a boundary planted with conifer and oak trees is the Worthing Rugby Football Club ground and extensive green housing which is part of the Haskins Garden Centre.

There is a property, Pound House, which sits in the middle of the proposed development area with access to the western side of the site onto Roundstone Lane. This is surrounded by timber fencing and a mature evergreen tree canopy well above roof height.

Identification and Assessment of Potential Impacts

- 8.7 This section aims to identify the Landscape and Visual effects of a residential development during construction and operation.
- 8.8 For the purposes of this report the assessment is based on the effects encompassed by the zone of theoretical visibility within the extent of the 2.5km radius study area.
- 8.9 For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.
- 8.10 The characteristics of the proposed development that have been considered as part of this assessment are described below.

Characteristics of the Proposed Development

- 8.11 The site is being considered for residential development

9.0 Assessment of Effects

- 9.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.
- 9.2 The characteristics of a proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See ACD Figure:4 for locations).

Landscape Character Impacts during Construction

- 9.3 The current use of the site is primarily for horse grazing and a disused plant nursery , and is essentially given over to poor semi-improved grassland. The site is enclosed on three sides with mature vegetation and the fourth edge along Roundstone Lane is partly open giving residential properties opposite open views into the site. The existing vegetation should be retained, supplemented and reinforced as part of the overall mitigation proposals. Given the retention of all existing boundary trees and hedges this will provide screening to reduce the impact on the landscape character during construction to the immediate site. There is likely to be the loss of vegetation within the site to the field hedgerows which currently divide the site
- 9.4 While the above description explains the changes to the localised site landscape features, the assessment of landscape character impacts must be seen in the wider context of landscape elements that contribute and make up the character areas within the study area.
- 9.5 Landscape quality, value, character sensitivity and visual sensitivity as they relate to the individual LCA has been determined. Taking into account the perceived alteration to landscape character that a residential development might bring, it is assessed that the study area overall, is probably likely to have a **medium/low** landscape character sensitivity to this form of development.
- 9.6 In summary, both the proposed site itself and the local landscape in general, are assessed as having a **medium/ low** landscape sensitivity. For the proposed site itself, it is assessed to be subject to a negligible magnitude of change, due to the very minor loss or alteration to key elements or features, and the introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. This assessment of landscape effect is not classified as 'significant' under the EIA Regulations.

Visual Impacts during Construction

- 9.7 The potential for visual impact would fluctuate throughout the period of construction.
- 9.8 There are likely to be temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, construction equipment will be obvious and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.
- 9.9 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.
- 9.10 With the introduction of construction activities, given that the scheme would occur over a relatively short period, it would result in a change in the existing view, and would form an minor element in the wider landscape that may be missed by the observer or receptor. This would result in a large magnitude of change.
- 9.11 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as either medium (people travelling past or engaged in outdoor recreation), or high (residents on Roundstone Lane). Consequently, with a high receptor sensitivity set against a large magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major (.ie. 'Significant').

Operation Stage Impacts

Landscape Effects

- 9.12 The introduction of residential development within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape and adjacent residential area to the opposite side of Roundstone Lane and Angmering village to the north west. It can be determined that the introduction of features that are not in the local vernacular would be similar to more recent buildings found adjacent to the site. The magnitude of change on landscape character is determined to be **small** – (a minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape and affecting an area of recognised landscape character).
- 9.13 Based on a medium/low landscape sensitivity of both the local and wider landscape rather than of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be **moderate/minor**.

Viewpoint Analysis

9.14 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD drawing: Figure 4 Viewpoint Location Plan. The original fieldwork was undertaken during January 2011.

9.15 A full list of viewpoints, are listed in Table 11 as follows;

Table 11: Viewpoint Locations

No	Viewpoint	Direction of view	Distance to site (Km)	Receptor sensitivity at viewpoint
1	Raised footbridge over A280	SSW	0.3km	Elevated view from north on public footbridge Users of outdoor recreation whose attention may be focused on the landscape - High
2	Public footpath to Highdown Hill	W	0.3km	Public footpath Users of outdoor recreation whose attention may be focused on the landscape - High
3	Public footpath to Highdown Hill	W	0.45km	Public footpath – elevated view Users of outdoor recreation whose attention may be focused on the landscape - High
4	Cow Lane	Eastern boundary	adjacent	Public footpath along site boundary Users of outdoor recreation whose attention may be focused on the landscape - High
5	Footpath on Rugby Ground boundary	Southern boundary	adjacent	Public footpath Users of outdoor recreation whose attention may be focused on the landscape - High
6	Roundstone Lane	Western boundary	adjacent	Occupiers of residential properties - High
7	Roundstone Lane	Western boundary	adjacent	Occupiers of residential properties - High

Photo location1: Footbridge across the A280



Vp2	From footbridge over A280 (Distance 0.3km looking south south west)	
Baseline Description	This is a view from footpath Angmering village and Highdown Hill on the eastern side of the footbridge looking towards Manor Nursery and the northern end of the site From here the north end of the site is very prominent in the foreground because it is an elevated viewpoint and there is no visual barrier at this angle to the development site.	
Sensitivity	Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape.	
Predicted change	From this elevated viewpoint the proposed the buildings at this end of the development will be clearly visible and well defined but if the existing vegetation boundary is kept between this part of the site and the larger section to the south, it would provide adequate screening for the rest of the development.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape but would be at odds with the immediate pattern and landform although this area is separated from the wider landscape by the main A280 trunk road.	
Type of Effect	The development would form a conspicuous element within the overall view and may be readily noticed by the receptor	
Assessment	Sensitivity	Users of outdoor recreational facilities - High
	Magnitude	Medium
Significance of Effect	Major/Moderate - Significant	

Photograph location 2: Footpath to the west of A280



View from Public footpath route (Distance 0.3km looking south west)		
Baseline Description	This is a view from the public footpath no 2140 between Angmering and Highdown Hill From most of the footpath route the view towards the site is not visible through the tree line along the A280 but this photo location view shown is one point at which a reduced level of vegetation results in a more open view across the fields to the A280	
Sensitivity	Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape.	
Predicted change	From this footpath there is a sporadic view due to the vegetation and the site line would be increases without leaf cover in the winterr months.	
Magnitude of Change	A residential development would result in a minimal loss of the green area beyond the tree belt and it would not be overly prominent and within the scale of the receiving landscape	
Type of Effect	The development could form a small change in the character of the view although the retention of existing vegetation would result in a lack of definition and degree of obscurity	
Assessment	Sensitivity Magnitude	Users of outdoor recreational facilities - High Small
Significance of Effect		Moderate

Photolocation 3: From Public footpath to Highdown Hill



Elevated View from Public Footpath (Approximately 0.45km looking west)		
Baseline Description	This is a view from the public footpath to Highdown Hill National Trust site. This view is sporadic due to vegetation this photo location was the onlt place at which there was a clear view due to lack of vegetation which for most of the footpath screens any views out towards the site. From here the site is obvious through the boundary tree line because there is no visual barrier from the raised position to the development site and the land dips before rising back up to the A280 and site beyond.	
Sensitivity	Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape.	
Predicted change	From this elevated viewpoint the buildingsmay be visible but not well defined as domestic units of two to three storeys would sit behind the current canopy heights and rooflines would blend in with those currently visible from buildings to the west of Roundstone Lane.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and whose roofline is currently visible along the canopy line.	
Type of Effect	During the winter the development would form a more conspicuous element within the overall view and may be readily noticed by the receptor although there would be a lack of definition caused by the tree belt along the boundary between the site and the A280	
Assessment	Sensitivity	Users of outdoor recreational facilities - High
	Magnitude	Small
Significance of Effect	Moderate	

Photo location 4: Adjacent to the west of the site boundary from Cow Lane



	Site boundary along Cow Lane , a public footpath	
Baseline Description	This is a view from Cow Lane. This view is representative of the clearer views for users of the footpath some sections are more heavily vegetated and at a lower ground level and so the view is greatly reduced.	
Sensitivity	From here the site is prominent in places as the footpath runs along the proposed site boundary and although there is a tree line an intermittent under storey does not provide full screening for pedestrians Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape. People travelling past the affected landscape in cars on the A280.	
Predicted change	From the view point the development would lead to the loss of this view and would be a dominant feature obstructing the landscape.	
Magnitude of Change	The introduction of a residential development would be prominent but not uncharacteristic when set in the receiving landscape beyond the site. There are no long distance views from the viewpoint because of residential development on the far side of Roundstone Lane	
Type of Effect	The development would form a conspicuous element within the overall view and may be readily noticed by the receptor	
Assessment	Sensitivity	Users of outdoor recreational facilities - High
	Magnitude	Large
Significance of Effect	Major - Significant	

Photo location 5: View from Worthing Rugby Football Ground to the south



Tree line along the boundary looking west to Roundstone Lane



	View from the southern boundary along the edge of the Worthing Rugby Football Ground	
Baseline Description	This is a view from the boundary along the edge of the Worthing Rugby Football Ground. This view is representative of the potential views for users of the grounds and footpath along the edge of the site From here the site is prominent for pedestrian users because of the lack of visual barrier below the canopies of the trees that line the boundary.	
Sensitivity	Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape.	
Predicted change	From this view point the development would lead to the loss of this view and would be a dominant feature obstructing the distant landscape.	
Magnitude of Change	The introduction of a residential development would result in the loss of the elements and features of the landscape and would be at variance with the landform and pattern.	
Type of Effect	The development would form a conspicuous element within the overall view and may be readily noticed by the receptor	
Assessment	Sensitivity Magnitude	Users of outdoor recreational facilities - High Large
Significance of Effect	Major - Significant	

Photo locations 6 and 7: View from Roundstone Lane into the northern and southern ends of the site



View points from Roundstone Lane		
Baseline Description	These views are from Roundstone Lane. They are representative of the potential views from the housing along the open sections of the boundary along the western side of the road itself	
	From here the site would currently be prominent in the foreground because the residential properties are higher than the footway and road and so they have an increased view of the area as there is currently an intermittent hedge and young trees which does not provide a substantial barrier between Roundstone Lane and the development site. However the existing soft landscape along the boundary could be reinforced. A proposed new junction into the site along the lane will have a significant impact to that section of the boundary as it will require cutting into and regrading the bank	
Sensitivity	Occupiers of residential properties.	
Predicted change	From this view point the development would lead to the loss of this view and would be a dominant feature obstructing the distant landscape.	
Magnitude of Change	The introduction of a residential development would result in the loss of the elements and features of the landscape and would be at variance with the landform and pattern but would fit in with the existing housing to the opposite side of Roundstone Lane	
Type of Effect	The development would form a conspicuous element within the overall view and may be readily noticed by the receptor	
Assessment	Sensitivity	Residents - High
	Magnitude	Large
Significance of Effect	Major- Significant	

Summary of Visual Impacts and Significance

Table 12 Summary of Visual Significance of Effect for Operational Stage

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	Raised footbridge over A280	Users of outdoor recreational facilities	High	Medium	Major/moderate
2	Public footpath to Highdown Hill	Users of outdoor recreational facilities	High	Small	Moderate
3	Public footpath to Highdown Hill	Users of outdoor recreational facilities	High	Small	Moderate
4	Cow Lane	Users of outdoor recreational facilities	High	Large	Major
5	Footpath on Rugby Ground boundary	Users of outdoor recreational facilities	High	Large	Major
6	Roundstone Lane	Residential (worst case)	High	Large	Major
7	Roundstone Lane	Residential (worst case)	High	Large	Major

Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 1999

10.0 Mitigation and Recommendations for Development

- 10.1 Development should retain all the existing boundary vegetation
- 10.2 The scale of the development should be limited to the same height as adjoining residential development. Development should also be kept back from the sight boundaries to allow for boundary planting and screening elements and minimise impact of built form.
- 10.3 Materials that form the external envelope and roof of the buildings to match the surrounding existing palette, for example, the brown brick walls and dark brown roof tiles. These colours will also have a more subtle impact on the landscape.
- 10.4 Additional boundary hedging should be planted along the western boundaries to supplement the existing boundary hedge line. This will reduce the impact of vehicular lighting and ground floor lighting within the greenbelt.

Summary of Residual Impacts and Significance

Summary of Residual Landscape and Visual Effects

- 10.5 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:
- The construction stage is temporary;
 - Any planting mitigation will take some years to become effective.
- 10.6 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This additional screening effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

- 10.7 With the introduction of new residential development into this part of east Angmering, the introduction of landscape management objectives including the introduction of further indigenous

hedgerow species, the overall magnitude of landscape character impact is assessed as still being small since in accordance with Table 5 the development would give rise to a loss or alteration to key landscape elements but may not be uncharacteristic when set against the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a medium/ low sensitivity, and a magnitude of change assessed as small the Significance of Effect will remain as **minor**.

Visual Impact

10.8 Within a 15-year assessment period;

- New hedging and vegetation boundaries would be well established and will have been managed at heights that provide effective screening.
- Planting to reinforce the existing vegetation will provide denser effective winter screening

10.9 Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

10.10 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 12 Summary and comparison of Residual Visual Significance of Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
				Operational Stage		Residual Stage	
1	Raised footbridge over A280	Users of outdoor recreational facilities	High	Medium	Major/moderate	Medium	Major/moderate
2	Public footpath to Highdown Hill	Users of outdoor recreational facilities	High	Medium	Moderate	Small	Moderate
3	Public footpath to Highdown Hill	Users of outdoor recreational facilities	High	Small	Moderate	Small	Moderate
4	Cow Lane	Users of outdoor recreational facilities	High	Large	Major	Large	Major
5	Footpath on Rugby Ground boundary	Users of outdoor recreational facilities	High	Large	Major	Medium	Moderate
6	Roundstone Lane	Residential	High	Large	Major	Large	Moderate
7	Roundstone Lane	Residential	High	Large	Major	Large	Moderate

Significance of Effects indicated in bold are considered Significant in Town and Country Planning (Environmental Impact Assessment) Regulations 1999

11.0 Conclusion

Landscape Character

- 11.1 The site falls within the National Character Area 126 (as defined by the former Countryside Commission), South Coast Plain, and more locally classified as type SC11 Littlehampton and Worthing Fringes. The site displays characteristics typical of this area but also has the backdrop of the South Coast Downs to the north of the site.
- 11.2 The Arun SHLAA document produced in December 2009 considered potential development sites to the south east of Angmering village and concluded that the land *'is unconstrained in landscape and visual terms and the sites are suitable for development'*.

Construction Stage

- 11.3 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as trees and hedge lines, it is assessed to be subject to a negligible magnitude of change, due to the very minor loss or alteration to key elements or features, and the introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be **minor**. This assessment of landscape effect is not classified as 'significant' under the EIA Regulations.
- 11.4 The works for the new road junction will affect local traffic flow during construction.

Operational Stage

- 11.5 Due to its intended use as a residential site, it has been assessed that a minor loss of landscape elements and the introduction of a built form that may be visible but not uncharacteristic will occur. The subsequent landscape effects are considered not significant in planning terms.

Visual Effects

- 11.6 All viewpoints are from public accessible areas and have been specifically chosen to represent certain views or users of certain views. These include footpaths, residential areas and roads.

Construction Stage

- 11.7 The introduction of construction features and facilities, construction lighting, together with general construction activities will not be uncommon features in the local landscape.
- 11.8 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a small magnitude of change.
- 11.9 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high, that is residents or users of recreational facilities and rights of way. Consequently, with a high receptor sensitivity set against a large magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major (i.e. 'Significant').

Operational Stage

- 11.10 The visual impact assessment has identified a number of significant visual effects with a residential development in this site. In particular viewpoints 6 and 7 to the west where existing vegetation screening is minimal. However the number of receptors affected is relatively small and for those walking through the area, it would be for a relatively short period of time. For those using outdoor facilities away from the immediate boundaries, the level of mature vegetative screening already established would be very effective and would reduce the visual impacts of the development. The exception would be the elevated view from the footbridge, due to the angle of view
- 11.11 While for the majority of the very local receptors the assessment has found that parts of the development would be visible, this could be reduced with mitigation and would not have significant visual effects in planning terms for the wider landscape character.
- 11.12 The proposed junction to Roundstone Lane will have a permanent visual effect but groundworks will be mitigated with new tree and shrub planting to the affected area.

Residual Significance of Visual Effects

- 11.13 It is expected that mitigation planting, associated with the Roundstone Lane boundary will, after a 15-year period, reduce visual impacts for the western edge of the development.

Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Figure 1 - Ordnance Survey Map with Local Designations

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Site Proposal Plan

Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.
Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental fit	The relationship of a development to identified environmental implications opportunities and constraints in setting.

Environmental Impact Assessment	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for

	a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.

Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Regulatory authority	The planning or other authority responsible for planning consents or project authorisation
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

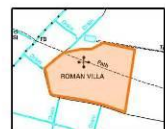
Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- West Sussex County Council published landscape character descriptions;
- West Sussex Character Project Sheet SC11 Littlehampton and Worthing Fringes
- A Strategy for West Sussex Landscape
- Countryside Character: Volume 7: London and South East England
- West Sussex Structure Plan 2001-2016
- Aerial photography;
- Ordnance Survey Mapping at 1:25,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.



South Downs National Park



Scheduled Ancient Monuments



Site Boundary

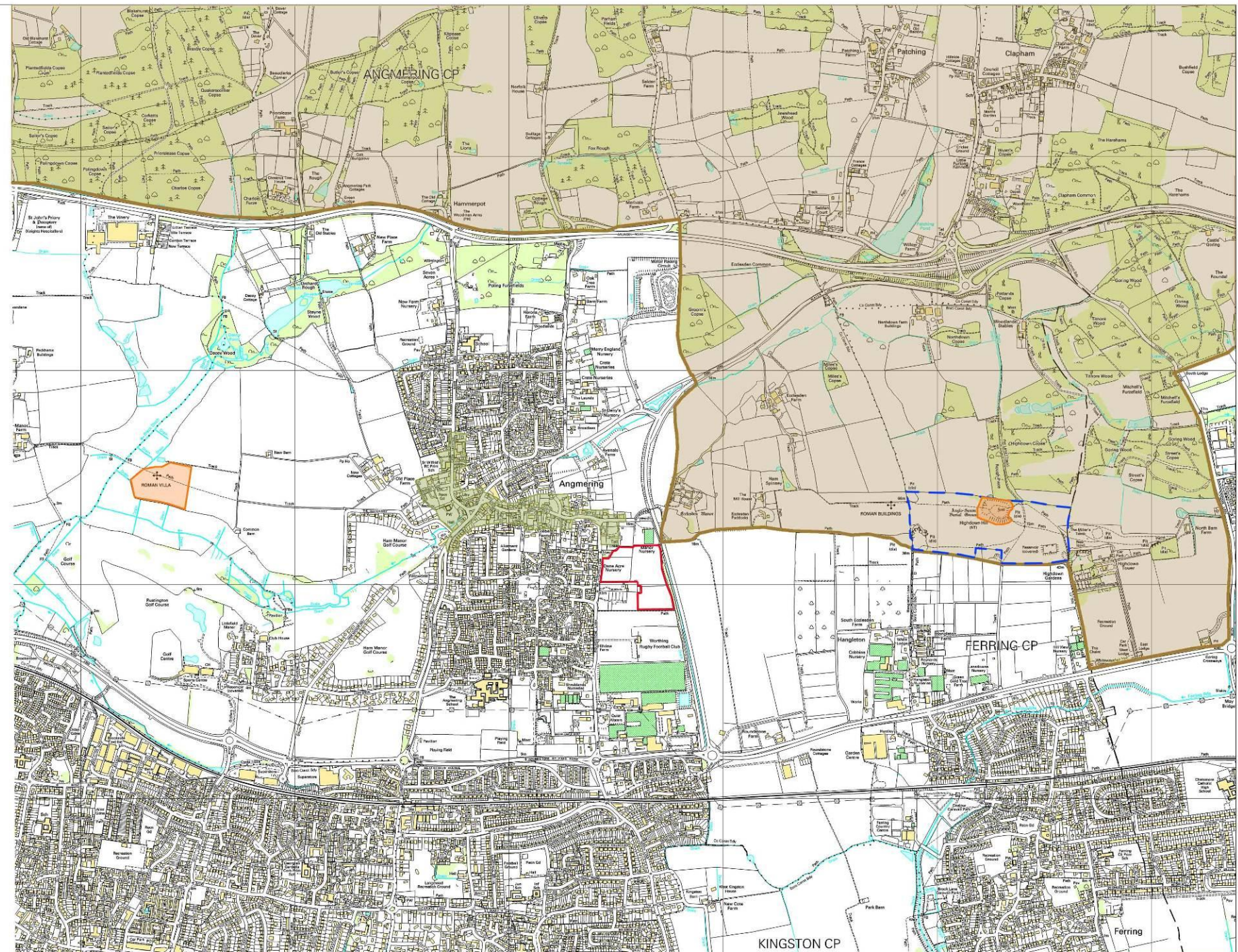


Highdown Hill National Trust site



Angmering Conservation Area

Figure 1



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Client:	Barratt David Wilson
Project:	Roundstone Lane, Angmering, West Sussex
Title:	Local designations plan
Date:	Jan 2011
Scale:	see scale bar
Drawn by:	AW
Checked by:	

 Site Boundary



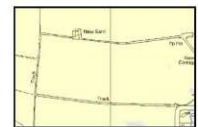
Figure 2



Client:	Barratt Southern Counties/Barratt David Wilson	
Project:	Roundstone Lane, Angmering, West Sussex	
Title:	Aerial photograph of proposed site	
Date:	Jan 2011	Scale: NTS
Drawn by:	AW	Checked by:



2.5km range of potential visibility due to visual acuity



Area of potential visibility



Area outside potential visibility



Proposed site

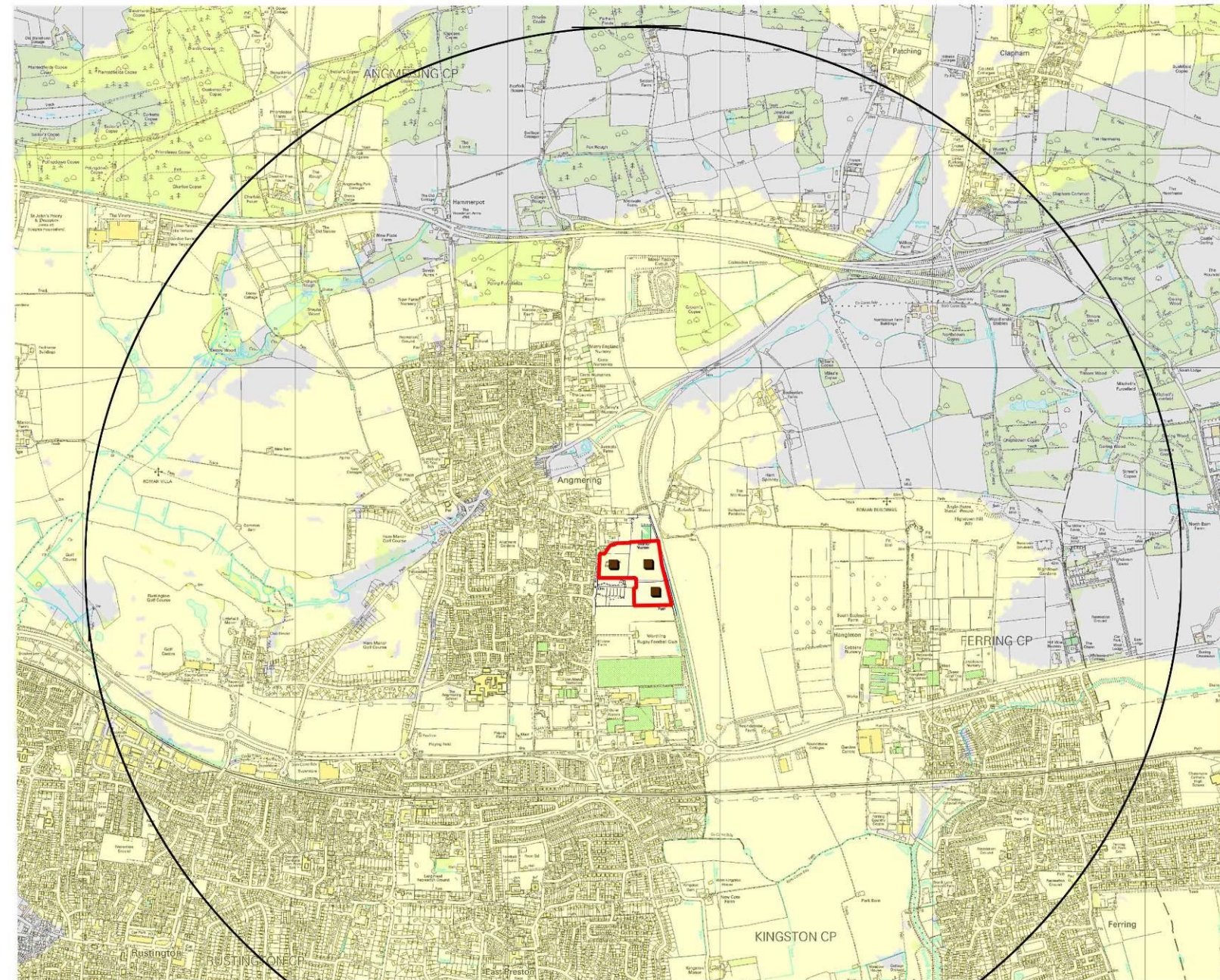


Figure 3



Client:	Barratt David Wilson	
Project:	Roundstone Lane, Angmering, West Sussex	
Title:	Zone of Theoretical Visual Impact	
Date:	Jan 2011	Scale: see scale bar
Drawn by:	AW	Checked by: JPF

- Photo location points with indeterminate or blocked views
- Photo location points with views of the site

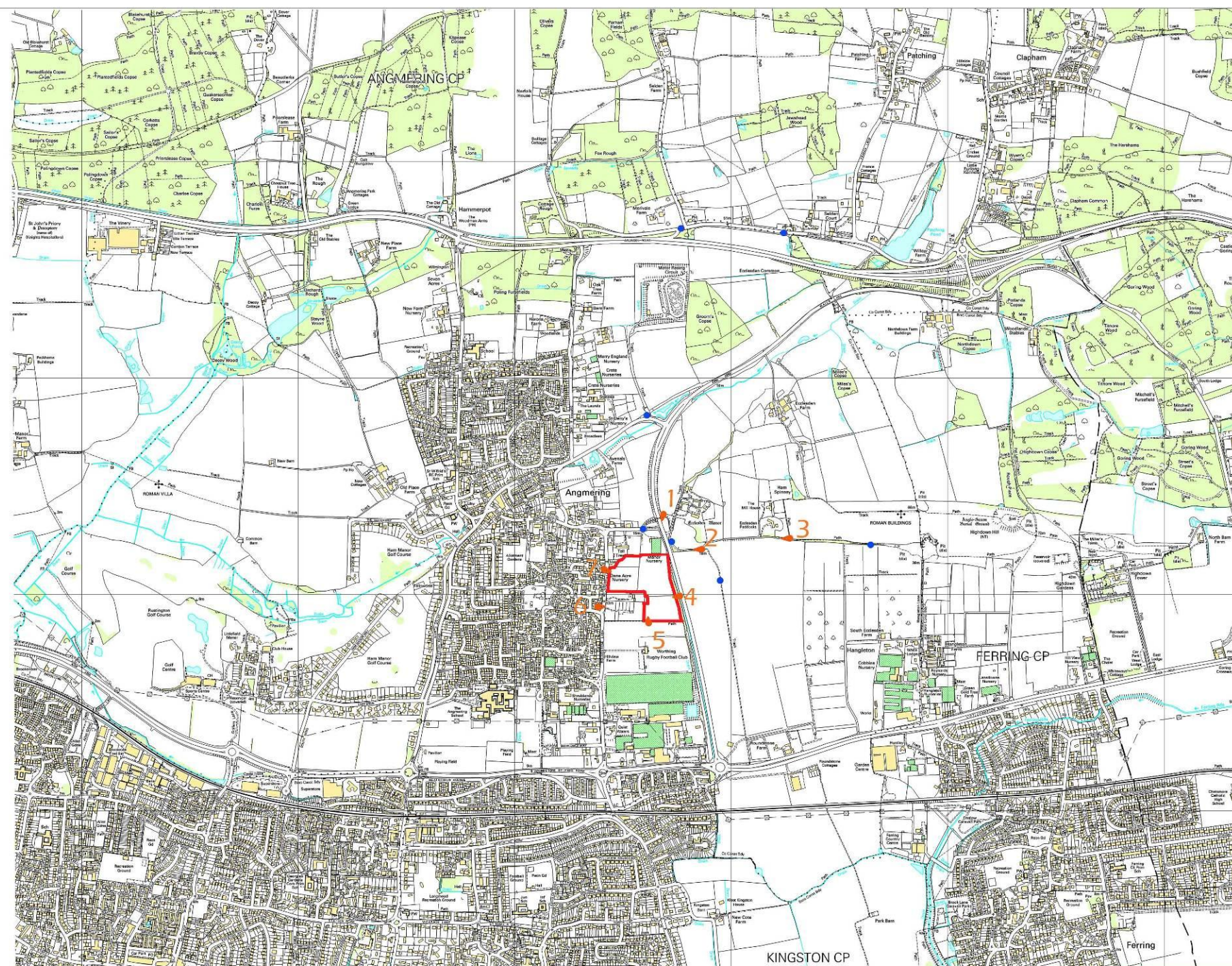


Figure 4

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distance in km 0 1 2

Space to live
David Wilson Homes

Client: Barratt Southern Counties/Barratt David Wilson

Project: Roundstone Lane, Angmering, West Sussex

Title: Photograph location points

Date: Jan 2011

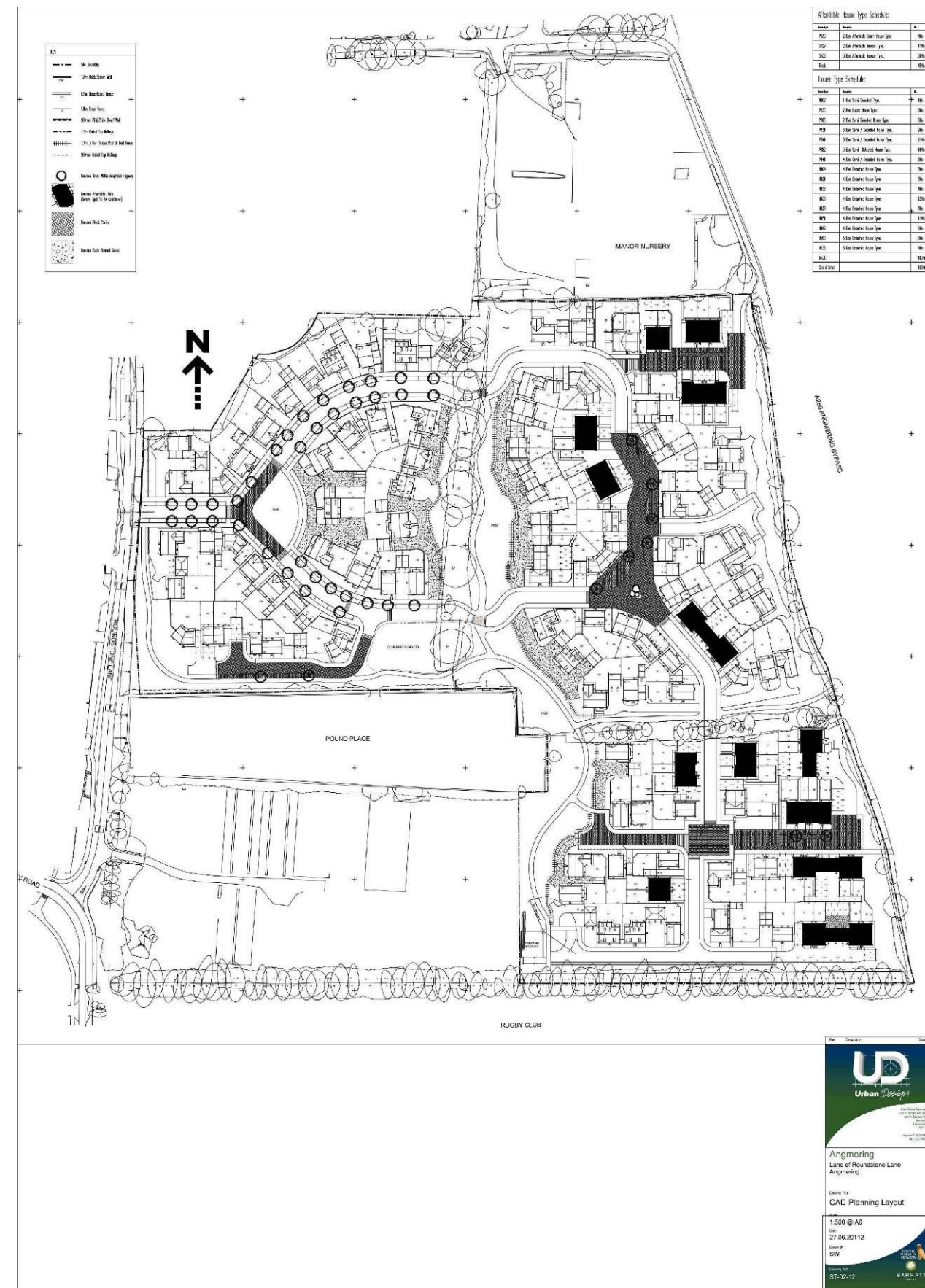
Scale: see scale bar

Drawn by: AW

Checked by:

ACD
Ecology
Arboriculture
Landscape Architecture

APPRAISAL LAYOUT JULY 2012





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