

Appendix 2: Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience because of the proposed development. A commentary on the importance of landscape effects is also included in this section.

Table 1
Landscape Value of the Site and Immediate Context
(in Accordance with Box 5.1 of GLVIA3)

Factor	Assessment	Notes
Landscape Quality (Condition)	Community	The site lies within an area allocated for housing (SD3, as indicated on Plan L2a). Mixed native hedgerow along the northern, western, and southern site boundary are generally in good condition and would be appreciated by the community. It is noted that the central part of the site houses the Garden Centre and is developed. Some of the vegetation along the eastern boundary along the eastern boundary is formed by vegetation within back gardens for housing along Chalcroft Lane.
Scenic Quality	Medium	The site is physically and visually enclosed, due to the presence of existing vegetation along the northern, western, and southern site boundaries. It is influenced by the presence of the Garden Centre and associated infrastructure in the central part of the site.
Rarity	Low	Similar scale fields are present in the local area.
Representativeness	Low	Influenced by prominent settlement edge of Bersted to the south, and the presence of the Garden Centre and associated infrastructure.
Conservation Interests	-	See the ecological report. The Cemetery lies along the southern edge of the site and is designated as Existing Open Space in the Local Plan, as indicated on Plan L2a.
Recreation Value	Community	PRoW runs along the northern edge, outside of the site, and links to a network of public footpaths connecting farmsteads in the countryside to the west. The footpath also connects south-east to the development within Bersted.
Perceptual Aspects	Low	The site is influenced by the prominent settlement edge to the south and east, by the presence of the Garden Centre and associated infrastructure, as well as traffic along Chalcroft Lane to the south. The South Downs and Chichester Cathedral lie at a distance from the site and are separate from it.
Associations	Low/ None	No known associations in literature, art, or other media.

There are no landscape-related designations that apply to the site. Landscape quality and Recreation Value are assessed to have Community value. Conservation Interests are assessed to have Community value, as is the presence of the Cemetery along the southern site edge. All other aesthetic aspects are assessed to have low value. The site does not contain any particularly rare or representative landscape features and it does not have any notable associations.

Overall, the site has no demonstrable physical attributes that elevate this landscape above a similar edge of town landscape in this vicinity. The landscape value of the site is therefore assessed as being of **Medium Value** overall.

Table 2
Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Native hedgerows, and mature native trees within and along the site boundary	Medium	Medium	Medium	Field boundaries and associated vegetation would be largely retained. The planting along the cemetery will be carefully protected and enhanced. Existing mature native trees would be retained and would be reinforced with new native trees and shrub planting. Existing hedgerow will be retained within a green corridor in the proposed layout, together with retained and reinforced boundary vegetation.
Scale of the site	Medium	Medium	Medium	The scale of the fields would remain after development, and the eastern and central part of the site is already influenced by the prominent settlement edge, and the presence of the Garden Centre and associated infrastructure. The western part of the site which is less influenced by the settlement edge.
Character of settlement edge.	Low	Low	Low	The nature of proposed residential development is similar in scale to existing residential development in the locality
Connection to PRoW network	Medium	Low	Medium	The existing PRoW along the northern edge of the site, but outside of it, would be unaffected by the proposals. Proposed development within the site would provide connection to the PRoW, and the wider countryside to the west.
Aesthetic and Perceptual Aspects				
Sense of enclosure	Medium	Medium	Medium	The eastern part of the site is influenced by the prominent settlement edge, and the presence of the Garden Centre. Areas of open space and greenways have been included within the layout.
Landscape Character of Site	Medium	Low- Medium	Low- Medium	The new development would introduce new areas of housing into a partly urban site.
Cemetery (designated as Existing Open Space)	Community	High	High	The Cemetery along the southern edge is partly influenced by the presence of the Garden Centre and associated infrastructure, which reduces susceptibility. Existing mature vegetation along the southern boundary will be retained and reinforced. Areas of open space and greenways have been included within the layout.

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Character				
NCA 126- South Coast Plain	Medium	Medium	Medium	The key characteristics of the LCA are shared by the site with some localised changes due to the presence of existing development within the site.
Local Landscape Character 8- North Bersted Matrix	Medium	Medium	Medium	The key characteristics of the LCA are shared by the site with some localised changes due to the presence of development within the site, and as described – <i>‘suitable in landscape terms, for limited development e.g. infill sites or small urban extensions. The landscapes are generally smaller in scale, with mixed uses, a degree of enclosure and internal structure.’</i>

Table 3
Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/Reversibility	Magnitude	Notes
Individual Elements and Features					
Native hedgerows, and mature native trees within and along the site boundary	Small	Small	Permanent	Slight	Native hedgerows, and mature trees would be largely retained and reinforced with new mixed, native tree and shrub planting.
Scale of the site	Medium	Large	Permanent	Medium	The landscape character of the field would be altered by the proposed residential development, but the scale and enclosure of the space would remain.
Influence of settlement edge and development within site.	Medium	Large	Permanent	Medium	The eastern part of the site is already influenced by the prominent settlement edge, Chalcraft Lane and presence of Garden Centre and associated infrastructure. The western part has areas of existing vegetation and is less influenced by development.
Connection to PRoW network	Small	Small	Permanent	Slight	The existing PRoW to the northern edge of the site will be untouched and pedestrian connections made to it through the green infrastructure network within the proposed development, thus retaining and enhancing the footpath connection to the wider countryside.
Aesthetic and Perceptual Aspects					
Sense of enclosure provided by existing boundary vegetation, presence of Garden Centre, and the settlement edge	Medium	Medium	Permanent	Medium	The eastern part of the site is already influenced by the prominent settlement edge, and the presence of the Garden Centre which reduces susceptibility. The perception of openness within the western part of the site would be affected by the introduction of new built development. Areas of open space and greenways have been included within the layout, together with an open space corridor to the west beyond the area of development to provide for views and some openness, along with creating opportunities for informal recreation.
Landscape Character of Site	Large	Large	Permanent	Medium	The proposals would introduce new development into a partly urban area

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Cemetery (designated as Existing Open Space)	Small	Negligible	Permanent	Slight	Already partly influenced by the presence of the Garden Centre and associated infrastructure. Existing mature vegetation along the southern boundary has been retained and reinforced.
Overall Character					
NCA 126- South Coast Plain	Small	Negligible	Permanent	Negligible	The key characteristics of the LCA are shared by the site with some localised changes due to the presence of existing development within the site.
Local Landscape Character 8- North Bersted Matrix	Medium	Small	Permanent	Medium	The key characteristics of the LCA are shared by the site with some localised changes due to the presence of development within the site, and as described – <i>'suitable in landscape terms, for limited development e.g. infill sites or small urban extensions. The landscapes are generally smaller in scale, with mixed uses, a degree of enclosure and internal structure.'</i>

Table 4
Landscape Effects and Importance

Landscape Receptor	Sensitivity	Magnitude	Landscape Effects (Bold type = important effect)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Native hedgerows, and mature native trees within and along the site boundary	Medium	Slight	Minor- Moderate	Positive and Negative
Scale of the site	Medium	Medium	Moderate	Negative
Influence of settlement edge and development within site.	Low	Medium	Minor	Negative
Connection to PRoW network	Medium	Slight	Minor	Positive
Aesthetic and Perceptual Aspects				
Sense of enclosure provided by existing boundary vegetation, presence of Garden Centre, and the settlement edge	Medium	Medium	Minor	Negative
Site Character	Low-Medium	Medium	Moderate	Negative
Cemetery (designated as Existing Open Space)	High (within the cemetery)	Negligible (boundary vegetation retained and enhanced)	Minor	Negative
Overall Character				
NCA 126- South Coast Plain	Medium	Negligible	Minor or None	Negative
Local Landscape Character 8- North Bersted Matrix	Medium	Medium	Moderate	Negative