

PROPOSED RESIDENTIAL DEVELOPMENT,
LAND SOUTH OF BARNHAM STATION,
BARNHAM,

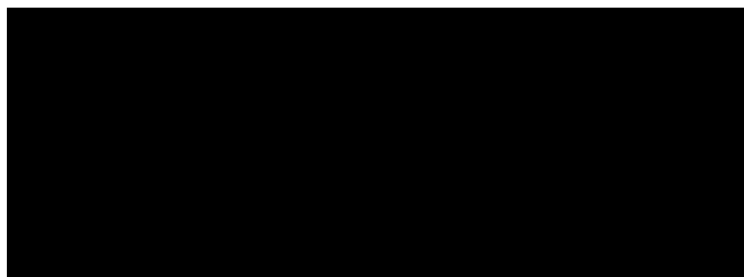
Landscape & Visual Impact Assessment

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Gleeson Strategic Land Ltd to undertake a landscape and visual impact assessment relating to the outline application for residential development of up to 200 dwellings (all matters reserved except means of access) including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure. (hereafter referred to as 'Proposed Development') on land south of Barnham Station, Barnham (hereafter referred to as the 'Site'). The location and context of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
 - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
 - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
 - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
 - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
 - Conclusions will be drawn (Section 6).

- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE RELATED POLICY

- 2.1. The Site lies on the southern edge of the Built-up Area of Barnham and is covered by the policies of the Arun Local Plan 2011-2031 - Adopted July 2018. The Site is located directly adjacent to the existing southern settlement edge of Barnham; however, it currently lies outside of the defined Built-up Area Boundary.
- 2.2. The surrounding countryside to the north west of the Site is covered by Strategic Allocation Barnham/Eastergate/Westergate (SD5) this allocation is located between the existing settlements of Barnham, Eastergate and Westergate that are located to the north and north west of the Site. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Barnham Church Lane Conservation Area is located within the locality, to the south of the Site, which is focused on the junction between Church Lane, Hill Lane and Highground Lane. Along which lie a number of residential properties, some being grade II listed, in addition to this are Barnham Court and St Mary's Church both Grade I listed. However the Site itself and built up area directly to the north lie outside the designation.

National Policy

National Planning Policy Framework (Feb 2019)

- 2.3. The revised National Planning Policy Framework (NPPF) was published in February 2019. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.4. Paragraph 7 states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.5. Paragraph 8 states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"*** including ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,***

helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 2.6. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 2.7. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 127 states that: ***“Planning policies and decisions should ensure that developments:***
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
 - d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
 - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
 - f) Create spaces that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users; and where crime and disorder and fear of crime do not undermine the quality of life or community cohesion and resilience.”***
- 2.8. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 170 states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment by:***
- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);***
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;***
 - c) maintaining the character of the undeveloped coast, while improving public access to it;***

- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;***
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and***
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”***

2.9. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance. New development should take into the account the importance of the historic feature, and paragraph 192 states that: ***“In determining applications, local planning authorities should take account of:***

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”***

2.10. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

National Planning Practice Guidance (NPPG) 2019

2.11. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design:Process and Tools

2.12. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

- 2.13. As set out in paragraph 130 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

National Design Guide

- 2.14. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.15. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.16. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.

Local Planning Policy

Arun Local Plan Review 2011-2031 (Adopted July 2018)

- 2.17. The following policies are considered to be of some relevance to the Site and its setting, in terms of landscape character and visual amenity:
- 2.18. ***Policy C SP1 Countryside*** states that;

“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.”

- 2.19. **Policy LAN DM1 Protection of landscape character** states that;

...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.”

- 2.20. **Policy GI SP1 Green Infrastructure and development** states that;

“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.”

- 2.21. **Policy ENV SP1 Natural Environment** states that;

“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 17.1-17.6 that are recognised for the species and habitats contained within them.”

Barnham and Eastergate Neighbourhood Development Plan 2014-29 ('Made' July 2014)

- 2.22. The Barnham and Eastergate Neighbourhood Plan was approved following a referendum on 16th July 2014 and is now planning policy, used by Arun DC when making planning decisions. The proposals have had regard to the specific policies of the Neighbourhood Plan, in particular policies:

- ***ES3: The Local Gap/Green Infrastructure Corridor***
- ***ES4: Protection of open views***
- ***ES5: Quality of design***
- ***ES6: Contribution to local character***
- ***ES7: Development affecting heritage assets***
- ***ES10: Trees and hedgerows***

Supplementary Planning Guidance: Arun District Design Guide SPD (draft April 2020)

- 2.23. The Arun District Design Guide has been prepared in support of the Arun Local Plan 2011-2031, and is part of the Council's commitment to secure the highest quality of new development during a period of significant growth within the District.
- 2.24. Once adopted as a Supplementary Planning Document (SPD), the Arun District Design Guide will be a material consideration in the determination of planning applications.

Arun Landscape Capacity of Strategic Sites in Arun District (February 2017)

- 2.25. Hankinson Duckett Associates (HDA) was commissioned by Arun District Council to undertake a Landscape Capacity Study of strategic sites which have been identified through Arun's Strategic Housing Land Availability Appraisal (SHLAA).

- 2.26. The study forms part of the evidence base for the adopted Local Plan, which also includes a range of studies informing which sites should be included as housing allocations within the Local Plan. This study assesses the strategic sites set out in the Draft Local Plan Strategic Sites.

Arun District Council Conservation Areas Guidance (2000)

- 2.27. Whilst the Site does not lie within a Conservation Area, regard has been given to this document given the proximity to the Church Lane Conservation Area.

Arun Public Open Space SPD

- 2.28. The Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD was adopted by the Council in January 2020. It sets out the Council's requirements for the provision of open space, playing pitches, indoor and built sports facilities within new developments.

Arun Green Infrastructure Study (June 2012)

- 2.29. LUC was commissioned by Arun District Council (ADC) to undertake a Green Infrastructure (GI) Study of the District. This study is a precursor to a sub-regional GI Strategy for the coastal West Sussex area.
- 2.30. The South East Green Infrastructure Framework was produced in 2009 to provide a regional level approach to implementing the South East Plan's Green Infrastructure Policy. This GI Study will develop a District level framework for GI in Arun.

Arun Landscape Study (August 2006)

- 2.31. Arun District Council appointed Hankinson Duckett Associates (HDA) in March 2006, to consider the landscape and visual amenity aspects of development choices in Arun District over the period 2006-2026. The project will, as part of a wider series of studies, assist work on the Arun District Local Development Framework (LDF).
- 2.32. The study is to inform decision making on where major development might be accommodated within the District without an unacceptable impact on landscape character in general and on the setting of outstanding assets within Arun District. The study will also review and consider the boundaries of Strategic and Local Gaps.

3. BASELINE ASSESSMENT

- 3.1. The Site is located on the southern side of a railway line which lies directly adjacent to the southern edge of the Built-up Area of Barnham and consists of approximately 13.9 hectares. Yapton is situated approximately 2.5km to the south east of the Site with large settlements of Bognor Regis and Worthing found within the wider area to the south and south east respectively. The Site is not covered by any landscape designations however, Church Lane Conservation Area is located approximately 40m to the south east of the Site at the closest point.
- 3.2. The Site comprises a number of agricultural fields and horse paddocks, centred around a cluster of agricultural barns and stables with parking, an access track, and horse manège. The northern part of the Site comprises close-grazed horse pasture, whilst the southern part is cut for hay. The south eastern boundary is defined by a small watercourse – known as Barnham Rife, with mature hedgerows and mature hedgerow trees align the south-western and south-eastern boundaries. The location and setting of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 3.3. The immediate context to the Site is made up of a typical settlement edge rural-urban landscape. Residential properties set within substantial grounds are located along the majority of Church Lane and Highground Lane which run within the immediate landscape to the south east and south west respectively. These are surrounded by a number of small agricultural and pastoral fields that are bounded by established hedgerows, hedgerow trees, mature treebelts and small woodland blocks. This existing built form and established vegetation structure creates a degree of separation from the wider landscape found to the south of Church Lane.
- 3.4. At present the land to the north west of the Site, beyond the adjacent railway lines, consists of large open arable fields. However, this land is covered by strategic allocation SD5 which is for at least 2,300 dwellings, a two form entry primary school, sports pitches and employment. This will be developed over the plan period of 2011-2031 and once complete will substantially change the size and scale of the surrounding area, which includes the settlements of Barnham, Eastergate and Westergate, and results in the settlement edge extending up to the north western Site Boundary.

- 3.5. Other than the mature vegetated south eastern and south western Site boundaries the internal components of the Site offer little in the way of landscape value. As noted the more established vegetation structure and mature hedgerows along the boundaries provides a high degree of containment and visual separation between the Site and the local and wider landscape to the south east and south west.

Public Rights of Way

- 3.6. A single Public Right of Way (PRoW) - Footpath 323 - runs north / south through the Site and provides links with the Barnham to the north and Church Lane / wider countryside to the south.
- 3.7. A network of footpaths and bridleways also run through the local and wider landscape to the south and west of the village - Refer to **ASP1** Site Location Plan and **ASP2** Site and Setting Plan. These are
- Footpath 157-1 which runs south from Church Lane, approximately 135m to the south east of the Site, from here it heads south east across a number of small agricultural fields and connects to the wider PRoW network.
 - Footpath 321 runs along the existing settlement edge of Barnham, approximately 490m to the north west of the Site at the closest point, from here it heads north west along the northern boundary of a large arable field and connects to Eastergate.

Topography

- 3.8. The Site is positioned on gently falling landform associated with a very shallow valley within which lies the Barnham Rife watercourse. The landform within the Site slopes from approximately 7m AOD at the northern corner to 1m AOD at the southern corner. The landform then rises to the south east to around 5m at Church Lane. The local and wider topography lies at between 2-10m AOD.

Cultural Pattern

- 3.9. The immediate landscape setting of the Site is a fragmented mosaic of landscape types that are typically found adjacent to the settlement edge of Barnham and other local settlements within the area. The mosaic of land uses vary from large arable

fields to the north west, small pastoral fields set in and around existing development to the south east and south west. The Site is bound to the north by a railway line that splits within the immediate setting to the north west and provides a notable urban detractor.

- 3.10. The development pattern of Barnham is typical of the wider settlements within the area, the majority of development is focused along Barnham Road, with notable areas of backland development and small residential developments. The road network within Barnham provides connections to Eastergate, which lies almost immediate to the north west of the village and Yapton that lies to the south east. Within the wider area is the settlement at Westergate which lies approximately 1.71km to the west. In addition to this the proposed strategic allocation to the immediate north west of the Site will significantly increase development within the immediate and local area changing the composition of these currently somewhat distinct settlements of Barnham, Eastergate and Westergate. Beyond settlement edges of these small settlements there is also a degree of dispersed and occasional scattered development, such as along Church Lane and Highground Lane to the immediate south east and south west of the Site, respectively.

National Landscape Character

- 3.11. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The Site lies within the eastern part of the "South Coast Plain" character area NCA 126 which is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. This area includes large tracts of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements. The summary of key characteristics are listed as being:

- ***"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond."***

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

Regional/District Landscape Character

West Sussex County Council Landscape Character Assessment

- 3.12. In 2003, an assessment was carried out of the landscape character of West Sussex. This resulted in the identification of 42 unique areas and the production of land

management guidelines for each character area. These should be read in conjunction with our Strategy for the West Sussex Landscape and any other documents mentioned under each area. These guidelines can be used by landowners, district and borough councils, parish councils, other organisations and the public in various aspects of their work. The Site is identified as being within *Chichester to Yapton Coastal Plain* Landscape Character Area (LCA). This is defined as

“This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.”

3.13. The key characteristics are:

- ***Low lying flat open landscape.***
- ***Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.***
- ***A low density of hedgerows and hedgerow trees with occasional shelterbelts.***
- ***Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.***
- ***Clusters of glasshouses.***
- ***Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.***
- ***Large farmsteads along roads, and on dead-end tracks.***

- *Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
- *Large gravel pit lakes around the edge of Chichester.*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.*
- *Light industry in the countryside at Ford and Tangmere.*

3.14. The assessment identifies areas of *Change - Key Issues*

- *Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.*
- *Major road improvements.*
- *Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.*
- *Loss of floodplain and wet woodland due to changes in agricultural drainage practices.*
- *Loss of tree and hedgerow cover from agricultural intensification since World War II.*
- *Conversion of agricultural buildings to light industrial uses.*
- *Farm diversification and garden centres leading to introduction of signs and fencing.*
- *Introduction of large scale industrial buildings and glasshouses with distribution sheds.*
- *Derelict glasshouses.*
- *Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.*

- ***Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.***

3.15. The assessment outlines the Landscape and Visual Sensitivities as

- ***“Key views to the South Downs, Chichester Cathedral and Arundel.***
- ***Fragmentation and loss of hedgerows and connections between hedgerow and woodland.***
- ***Replacement of mature treescape.***
- ***Changes in drainage patterns.***
- ***Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.***
- ***Loss of archaeological remains to ploughing.***
- ***Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.***
- ***Loss of distinction between different settlements due to urban expansion.***
- ***Changes in transport infrastructure due to urban development pressures.***
- ***Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.”***

3.16. The West Sussex County Council Landscape Character Assessment is supported by the Strategy for West Sussex Landscape – October 2005, this sets out a number of ‘Landscape guidelines for residential development on the rural urban fringe’. These are:

- ***“ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.***

- ***seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates),***
- ***make the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local and historic character.***
- ***retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.***
- ***conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.***
- ***ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.***
- ***integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.***
- ***incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.”***

Arun District Landscape Character Assessment

- 3.17. In addition to the district landscape assessment, Arun District Council have produced a district wide character assessment. The Site is located within the ‘*Barnham – Yapton Coastal Plain*’ main character area and within this the Site is identified as being ‘*Coastal Plain enclosed pasture (L3)*’ Landscape Character Type.
- 3.18. The summary and characteristics of the landscape sub-character are listed as being:
- ***Small-scale patchwork of paddocks, pasture, horticulture (including glass houses, poly tunnels) and small-holdings associated with linear post-war low***

density development;

- ***Occurrence of arable land towards the east leads to more open character;***
- ***Former Chichester-Arundel Canal runs along southern boundary;***
- ***Character area extends between built edges of Barnham in the west and Yapton/North End in the east, and includes cluster of Listed Buildings in Conservation Area south of Barnham;***
- ***Relatively flat landscape.***

Arun Landscape Study

- 3.19. Arun District Council appointed Hankinson Duckett Associates (HDA) in March 2006, to consider the landscape and visual amenity aspects of development choices in Arun District over the period 2006-2026. The study assess the landscape capacity of a particular area or type and its ability to accommodate change without significant effects on character; or overall change in landscape type.
- 3.20. The study has identified that the Site is located within Landscape Character Area (LCA) *22 Barnham – Yapton Coastal Plain*. This has been assessed as having a moderate landscape sensitivity and a slight landscape value.
- 3.21. The study provides a summary of the LCA taking into account the detailed sensitivity and value. The Barnham – Yapton Coastal Plain is assessed as being ***“Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.”*** and considered to have a **Medium/High** landscape capacity.
- 3.22. The study provides the following description in relation to landscape capacity;
- “A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.”***
- 3.23. The Site itself forms a very small portion of the wider LCA and is located directly adjacent to the current settlement edge of Barnham with further development along

Church Lane to the south. It is therefore considered one of the least sensitive areas within the wider parcel. Furthermore the location of the Site results in it not contributing to the separation between Barnham and Yapton and as such it is considered that the Site has a greater capacity to accept development than the wider area.

Aspect Landscape Character Assessment

- 3.24. While the NCA and more localised Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment of the Site, the village edge of Barnham and the immediate surrounding landscape.
- 3.25. It is considered that whilst the Site and surrounding area has been identified as moderate sensitivity and having a slight landscape value, resulting in a medium/high capacity for residential development within Arun Landscape Study, it is situated directly adjacent to the existing urban edge to the north with further development within the local area to the east and south. As a result of the local landform, mature vegetation structure and built form there is a high level of separation between the Site and the more rural landscape within the wider area, and as such the urbanising influences and more open northern boundary result in the Site having a settlement fringe character.
- 3.26. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- Landscape Susceptibility: *"the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences"*;
 - Landscape Value: *"the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons"*; and

- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

3.27. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Landscape Susceptibility

3.28. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the existing presence of development within the Site, the existing settlement edge to the immediate north, alongside which lies the railway line, with further development to the east, south east and south west, reduces the susceptibility of the Site to change resulting from residential development. In addition to this the combination of topography, established vegetation structure to the Site boundaries and within the immediate and local area, and existing built form create a robust external edge to the Site and provide a transition between the settlement fringe landscape and the wider more rural setting to the south of Church Lane. Furthermore the strategic allocation SD5 for large scale mixed use development on land to the north west will increase the built presence and further extend the settlement edge of the village along the immediate north western Site boundary. It is therefore considered that the Site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be low.

Landscape Value

- 3.29. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:
- Landscape quality (condition);
 - Scenic quality;
 - Rarity;

- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

3.30. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria.

Table 1: Assessment of Landscape Value of the Site

Criteria	Assessment of Value
Landscape quality (condition)	Low – The Site reflects that of its locality, comprising of a number of agricultural fields and horse paddocks, centred around a cluster of agricultural barns and stables with parking, an access track, and horse manège. Beyond the mature vegetation to the south eastern and south western Site boundaries that is no internal landscape features of note.
Scenic quality	Medium – There is some intervisibility between the Site and its immediate and localised setting, including views from Church Lane Conservation Area to the south. However, where viewed the Site is seen against the backdrop of the wider settlement of Barnham which defines the skyline within these views, the strategic allocation to the north west of the Site will introduce further urban features within these views. The only internal feature of note is the existing agricultural barns within the centre of the Site, beyond these there are no internal features associated with the Site and as such it is of limited scenic value.
Rarity	Low – The development Site comprises an area of agricultural land which is common in the localised setting and typically found around the periphery of settlements within the district and is not considered rare.
Representativeness	Low – The landscape features of note are the mature hedgerows and mature hedgerow trees that align the south eastern and south western Site boundaries. These are typical of the local landscape and with no internal landscape features of note it is therefore considered that the Site provides a very limited contribution to the representativeness of the local and wider setting.
Conservation Interests	Medium/Low – The watercourse and mature vegetation that runs along the south eastern Site boundary, with further mature vegetation along the south western boundary of the Site represents some ecological interest. Church Lane Conservation Area is located within the local area to the south of the Site. However, a degree of separation is provided by the intervening mature vegetation. The Site is not covered by any designation.
Recreation Value	Medium / Low – The Site is publicly accessible via footpath 323 which runs north / south through the Site.
Perceptual aspects	Low – The presence of existing development within the Site

	and immediate area to the north, east and south of the Site, alongside the road / rail corridors in the Site's immediate and localised context form notable urbanising features within the localised landscape fabric and reduce the perceived tranquillity of the Site.
Associations	None – There are no known literary or historic associations with the Site.

- 3.31. In terms of value, the landscape in which the Site is immediately set is not formally designated and with limited public access. Furthermore, there are no known historic or literary associations with the Site. The Site is influenced by the presence of existing development to the north, east and south, alongside the localised road / rail corridors, which detract from the tranquillity of the localised landscape. This will be further eroded by the presence of development once the strategic allocation SD5 is built out and extends the development edge to within the immediate landscape to the north west of the Site. The only landscape features of note are located to the south eastern and south western boundaries with the Site and its immediate settlement edge setting representing a typical and ordinary landscape. It is acknowledged that the Site is located to the north of Church Lane Conservation Area, which is focused on the junction between Church Lane, Hill Lane and Highground Lane. Aspect concludes that the landscape value of the Site and its immediate setting is **Low**.

Landscape Sensitivity

- 3.32. Taking into account the assessment of the various factors above, it is considered that the typical value of the landscape character of the Site is medium/low. The Site is considered to be consistent in terms of its land use, features and elements with that of the immediate surrounding area, and is not remarkable nor does it include any features which elevate above ordinary landscape. The Site is not considered to represent a “valued landscape” in relation to the NPPF. When both value and susceptibility of the landscape resource are considered together, it is considered that the Site would typically be of **medium/low** landscape sensitivity.
- 3.33. With regard to the localised and wider rural landscape to the south of the Site the existing settlement edge, relatively flat topography which exists within the locality alongside the established vegetation structure and mature treescape, which provide positive landscape features, help to integrate the existing built edge within the landscape. Within the localised and wider landscape setting, it is considered that the

landscape would be of **medium** sensitivity, as the distance from the settlement and, consequently tranquillity, increases.

Visual Baseline Assessment

- 3.34. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a field assessment. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.35. The visual assessment is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Technical Note 06/19.
- 3.36. The photographs were taken in mid July 2020 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI technical Note 06/19. There was cloud cover but the conditions bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report and the table below provides a summary of the viewpoint assessment. Table 2 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 2: Baseline Visual Assessment

Viewpoint	Location	Distance and Direction from Application Site	Receptors	Sensitivity
1	Marshall Close	Site boundary	Motorists Residents	Medium High
2	Public Right of Way 323	Within the Site	Walkers	High
3	Public Right of Way 323	Within the Site	Walkers	High
4	Public Right of Way 323	Within the Site	Walkers	High
5	Public Right of Way 323 / Church Lane Conservation Area	110m to the south east	Walkers Motorists	High Medium
6	Public Right of Way 157 - 1 / Church Lane	135m to the south east	Walkers Motorists	High Medium
7	Public Right of Way 321	885m north west	Walkers	High

8	Public Right of Way 296	1.49km north	Walkers	High
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4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposal are provided within the Design and Access Statement and supporting material which accompanies this application. The sketch layout and proposed green infrastructure is illustrated within its context on **ASP3** Illustrative Landscape Strategy and Ecological Enhancements Plan. The application seeks ***“Outline planning application (all matters reserved except means of access) for residential development of up to 200 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure.”***
- 4.2. The proposed residential development will consist of a mix of detached, semi-detached and terraced properties, alongside associated garages, access roads, footpaths, landscape structure and public open space. It is intended that any built form on the Site would incorporate a simple palette of materials that have been informed by the local setting and vernacular.
- 4.3. Vehicular access will be from Marshall Close, to the north eastern corner of the Site. This has been carefully designed in conjunction with the technical requirements set out within the Transport Assessment that accompanies this application. The proposals also include new pedestrian access and links which will provide greater access to the immediate, local and wider countryside.
- 4.4. The proposed layout has been carefully developed to complement the receiving landscape and townscape settings. The proposals respond to the identified onsite constraints and opportunities and locate built form within the northern part of the Site, adjacent to the existing built edge associated with Barnham, and provide an extensive area of Public Open Space (POS) which effectively wraps around the Site. The POS includes notable areas of open space within the south east and south west of the Site, that will include a significant degree of landscape structural planting. Alongside this will be the reestablishment and enhancement to the vegetated Site boundaries. The combination of the proposed POS and boundary treatment will create a substantial green buffer between the proposed built form and the existing development / conservation area located along Church Lane to the south.

Landscape Strategy

- 4.5. The development of the Site has been informed by the landscape and visual assessment. The proposals have been developed to ensure that a carefully considered and sensitive approach is achieved. The existing hedgerows and hedgerow trees which define the south eastern and south western Site boundaries will be largely retained as part of the proposals, with additional planting gapping up any breaks in the existing boundary, in accordance with the guidelines within Strategy for the West Sussex Landscape, and the Policies set out in the existing and emerging Barnham and Eastergate Neighbourhood Plan as set out within Section 2 of this report.
- 4.6. The proposals have sought to substantially enhance the Site boundaries with additional tree, hedge and shrub planting in order to provide an enhanced degree of amenity to the surroundings, and to ensure that the proposals can be integrated into the setting without harm. The north eastern and north western Site boundaries will be redefined with extensive tree, shrub and hedgerow planting, which will assist in integrating the proposals and the existing settlement edge of Barnham into the localised landscape fabric. The proposed planting strategy will consist of native species typical of the wider character area, and provide links between the existing vegetation structure on site, within the immediate and local setting.
- 4.7. The extensive area of POS, that includes notable areas of native tree, shrub planting and wildflower grassland effectively wraps around the development and would form a community park and is an integral part of the proposals. This not only provides a breathing space for proposed residents and appropriate development setback from the south eastern and south western boundaries, it ensures that an appropriate green buffer is retained to the watercourse and immediate setting to the south.
- 4.8. The proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the surrounding existing vegetation along the Site's immediate context and wider green infrastructure within the setting. This green strategy will not only contribute to the sustainability of the Site, but also assists in creating a high quality development which sits well within its landscaped context and is conducive to happy and healthy family life. Street tree

planting and incidental open space within the proposed layout will assist in breaking up and softening the perceived built environment.

- 4.9. The creation of the community park also presents a range of opportunities to enhance and create new varied habitats. At present, the Site comprises of agricultural fields, which are considered to be of limited ecological merit. The creation of new open space as part of the Proposed Development presents opportunities for the establishment of areas of native wildflower grassland, shrub, tree planting and wetland features. The landscape strategy within the open spaces seeks to draw in the surrounding countryside character into the development, further incorporating the development within its locality.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects have been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

Effect upon Landscape Character

- 5.4. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high quality development within the immediate setting to Barnham.
- 5.5. It is clear that the nature of the existing topography in combination with the established vegetation structure which exists within the Site, immediate and local area, which provides positive landscape features, helps to integrate the existing built form and settlement edge of Barnham within the local area and provides a degree of enclosure and separation from the wider landscape. This ensures that the proposals within the Site would not be readily perceived and as a result would not have a significant impact upon the wider landscape character. Furthermore, it is clear that the Site itself is influenced far more greatly by a number of detracting or urban components associated with the southern settlement edge of Barnham, which includes the railway line and notable built form associated with the St Philip Howard Catholic School which lies north of the Site.

Wider Landscape Setting

- 5.6. In terms of the wider landscape character, the existing settlement edge to the north; development along Church Lane to the south east; Highground Lane to the south west; the mature hedgerow and hedgerow trees which define the south eastern and south western boundaries provide a high level of enclosure to the Site and a degree of separation between the Site and wider more rural landscape to the south east. The mature vegetation structure also provides a well wooded feel to the immediate landscape setting, forming positive landscape features and provide a degree of separation between the Site and the wider landscape.
- 5.7. The landscape strategy for the Site aims to assist in providing further containment to the Site and integrating the Proposed Development and existing settlement edge further into the wider landscape setting. It is therefore considered that the introduction of the proposals into the Site would not alter the key characteristics of the wider *South Coast Plain NCA, Chichester to Yapton Coastal Plain & Branham – Yapton Coastal Plain* LCAs. As such, it is considered that the significance of effect within the Site's wider setting would be **none**.

Localised Setting

- 5.8. The local area already contains notable built form/urbanising features, these include the existing settlement edge of Barnham, development along Church Lane. Once the strategic allocation SD5 there will be a much greater urban presence within the local landscape with the settlement edge extending within the setting of the Site.
- 5.9. As noted, it is considered that this immediate and localised setting has some capacity to accommodate sensitively designed and well considered development of the type proposed. The Proposed Development would have a very limited effect on the character of the localised landscape setting of the Site, due to the extent of containment already afforded by existing vegetation structure and built form. The scale, massing and layout of the Proposed Development alongside the retention of the existing vegetation in combination with the proposed landscape strategy would assist in providing a verdant and characteristic setting for the proposals. This would ensure that the proposals are not overly prominent within the context of the Site's localised setting.
- 5.10. It is therefore considered that the Proposed Development would result in a negligible magnitude of change within the context of the Site's localised setting which is

considered to be of medium sensitivity. As such it is considered that the significance of the effect within the Site's localised setting would be **Minor Adverse**. This is not considered significant.

Site

- 5.11. The character assessment identifies that the Site itself is currently influenced by the existing development within the Site, the immediate settlement edge (to include the railway line) to the north and the development within the local area to the south east, this will increase once the strategic development to the north west is completed. In addition to this the extent of containment already afforded by existing vegetation structure and built form results in reducing the effect the Proposed Development would have on the character of the immediate landscape setting.
- 5.12. The scale, massing and layout of the Proposed Development alongside the retention of the existing vegetation in combination with the proposed additional landscape structural planting within the proposed POS and re-establishment of vegetated boundaries to the Site, where possible, would assist in providing a verdant and characteristic setting to the proposals. This would ensure that the proposals are not overly prominent within the context of the Site's localised setting.
- 5.13. Due to the nature of the settlement fringe landscape it is considered that the proposals would not introduce elements which are significantly at odds with the immediate prevailing character. It is therefore considered that the Proposed Development would result in a low magnitude of change within the context of the Site and the immediate setting, which is assessed as being of medium/low sensitivity. As such it is considered that the significance of the effect within the Site's and the immediate setting would be **Moderate / Minor - Minor adverse**. This is not considered significant.
- 5.14. In summary, in reviewing effects upon the landscape character, it is considered that whilst some localised harm is acknowledged to the immediate landscape character of the Site itself, the harm is restricted to the Site only and reduces within the immediate setting and furthermore in the wider setting.
- 5.15. It is concluded that the proposals will give rise to some change, although the change is not readily perceived from the wider rural landscape and the key characteristics of the localised and wider LCA are unaltered. Furthermore, as illustrated, the

development proposals respect and enhance the quality and character of the area, include high quality sustainable design, recessive finishes and new planting that corresponds with the published landscape strategy guidelines. Overall, it is considered the proposals will not give rise to any significant adverse effects in terms of landscape character, nor would it result in significant harm in terms of its impact on the landscape character of the area.

Effect upon the Visual Environment

- 5.16. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.

Table 3: Effect upon the Visual Environment

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	Marshall Close	Motorists	Medium	Low / Negligible	Moderate / Minor – Minor Neutral
		Residents	High	Low / Negligible	Moderate – Moderate / Minor Neutral

	NOTES: Taken from Marshall Close, adjacent to the Site boundary and from which access will be taken. It illustrates the existing view from the end of Marshall Close, where the existing mature hedgerow and trees restrict views to the immediate foreground. It is considered that from this location the proposed access would result in the removal of a section of mature hedgerow with the proposed access road extending into the view and disappearing out of sight beyond the retained mature hedgerow to the right of the view. This would allow views over the small enclosed area of open space associated with the entrance. The sensitivity of the view is medium for road users and high for residential properties. Current views are within an existing urban edge setting which at present is degraded and of poor quality. The magnitude of change is therefore considered to be Low; this would result in a significance of effect of Moderate – Minor Neutral for motorists and Moderate Neutral for residents at year 0. After 10 years the proposed landscape treatment around the entrance and within the public open space within the north eastern corner of the Site would have established, partially softening any potential views of development and the new road way would have assimilated into the receiving landscape. The magnitude of change is considered to reduce to low/negligible and the effect to Moderate / Minor - Minor Neutral for motorists and Moderate – Moderate / Minor Neutral for residents after year 10.				
2	Public Right of Way 323	Walkers	High	Low	Moderate Adverse
	NOTES: Taken from Footpath 323, located adjacent to the northern Site boundary, it illustrates the nature of views possible over the Site towards the Church Lane Conservation Area. The grassland within the Site is visible across the immediate foreground, this disappears from the view as the landform falls away. The tops of the mature vegetation associated with Barnham Rife are visible across the view beyond which the landform rises to Church Lane with existing residential development partially visible within the left of the view. It is also evident that the existing mature vegetation structure to the south of the Site provides a degree of separation between the Site and the Conservation Area. It is considered that this view is of an ordinary settlement fringe that is typical of the local landscape around Barnham. It is considered that from this location the view would change as a result of the Proposed Development located to the far left and far right of the immediate view. However the footpath would be located within a green corridor at this point, setting development back from the route - this aims to retain a view out across the Site and towards Church Lane. Where there would be views of the Proposed Development either side of the footpath this would be of high quality built form and include complementary landscaping. The sensitivity of the view is high with the magnitude of change considered to be Medium, this would result in a significance of effect of Major/Moderate Adverse at year 0. Once the proposed landscape planting has matured and filters / softens views of the adjacent development the magnitude of change would reduce to low and the significance of effect would become Moderate Adverse by year 10.				

3	Public Right of Way 323	Walkers	High	Low	Moderate Adverse
NOTES: Taken from Footpath 323, at the centre of the Site, it illustrate the nature of views over the northern part of the Site which take in the existing development within the Site and the settlement edge of Barnham. There are a number of notable features within the view, the large buildings associated with St Philip Catholic School are visible in the left of the view. The existing development that forms the southern settlement edge of Barnham; which includes residential dwellings, care home facility and Barnham train station is visible from the centre to the right of the view. The existing agricultural buildings within the Site are visible in the far right of the view. It is considered that this view is settlement fringe in character. It is considered that from this location the view would change as a result of the Proposed Development foreshortening the view of the settlement edge. The view from this location will look over the proposed central green amenity space that will include play area and is bound by an avenue of trees. The footpath within this location will also be set at the edge of the community park which will establish an enhanced landscape setting to the Proposed Development and the southern settlement edge of Barnham. It is considered that the Proposed Development would not alter the overall character of this view which is considered to be rural – urban and takes in the settlement fringe in character. The sensitivity of the view is high with the magnitude of change considered to be Medium, this would result in a significance of effect of Major/Moderate Adverse at year 0. Once the proposed landscape planting has matured and filters / softens views of the adjacent development the magnitude of change would reduce to low and the significance of effect would become Moderate Adverse by year 10 even though it is considered that the Proposed Development would provide a degree of enhancement and increased recreational value to the route as a whole.					
4	Public Right of Way 323	Walkers	High	Negligible	Moderate / Minor Adverse
NOTES: Taken from Footpath 323, located within the Site, adjacent to the southern boundary, it illustrates the very limited views over the immediate rising landform and grassland associated with the agricultural use of the Site. There are glimpsed views of the existing mature vegetation that defines the south western Site boundary to the far left of the view and the tree belt associated with St Philip Catholic School in the right of the view. From this location there would be a slight change in the view with the Proposed Development being partially visible to the right of the view. The view will remain open for the most part and take in the proposed community park which will establish an enhanced landscape setting to the footpath. It is considered that although a degree of development will be apparent in the view this will not be dominant in the view and not alter the overall character. The sensitivity of the view is high with the magnitude of change considered to be Low, this would result in a significance of effect of Moderate Adverse at year 0. Once the proposed landscape planting has matured and filters / softens views of the Proposed Development the magnitude of change would reduce to Negligible and the significance of effect would become Moderate / Minor Adverse by year 10 as it is considered that the landscape structural planting would provide a degree of enhancement and increased recreational value to the route as a whole.					

5	Public Right of Way 323 / Church Lane Conservation Area	Walkers / Conservation Area	High	Low	Moderate Adverse
NOTES: Taken from Footpath 323, approximately 110m to the south east of the Site, it illustrates the existing view from the footpath / conservation area looking towards / over the Site. There are glimpsed views of the Site in the centre of the view which are framed by the existing intervening mature vegetation to the left and right of the view. The intervening vegetation includes a number of evergreen species and mature tree canopies which provide a degree of screening all year round. The existing development within the Site and the care home that lies to the immediate north of the Site are visible in the view which is considered to be settlement fringe in character. From this location there would be a change in the view with the Proposed Development replacing the views of the existing development on similar topography in the centre of the view. The composition and nature of the view will remain open with development located beyond the proposed community park, which once established would provide an enhanced landscape setting and a notable green buffer between the Proposed Development, footpath and conservation area. It is considered that although a degree of development will be apparent in the view this will not be dominant in the view and not alter the overall character. The sensitivity of the view is high with the magnitude of change considered to be Medium/low, this would result in a significance of effect of Major / Moderate – Moderate Adverse at year 0. Once the proposed landscape planting has matured and filters / softens views of the Proposed Development edge the magnitude of change would reduce to low and the significance of effect would become Moderate Adverse by year 10 as it is considered that the landscape structural planting would provide a degree of mitigation / enhancement to the setting.					

6	Public Right of Way 157 - 1 / Church Lane	Users of the Public Rights of Way (PRoW) Network	High	Low	Moderate Adverse
		Motorists	Medium	Negligible	Minor Adverse
NOTES: Taken from Footpath 157-1 / Church Lane, approximately 135m south east of the Site, it illustrates the existing view where there are partial views of the Site possible between the existing intervening mature vegetation. The intervening vegetation includes a number of evergreen species and mature tree canopies which provide a degree of screening all year round. Although there are views possible over the Site and the wider landscape beyond these will be altered as a result of the strategic development (SD5) to the immediate north western Site boundary. This will extend the settlement edge into the view and provide a notable urban presence, similar to that which exists from VP5. Therefore it is considered that this view is a settlement fringe in character. From this location the Proposed Development located within the west of the Site would be visible in the left of the view beyond the extensive area of open space, with further glimpsed views of the Proposed Development in the right of the view. The composition and nature of the view would remain open with development located beyond the proposed community park, which once established would provide a degree of mitigation and enhancement to the landscape setting and form a notable green buffer between the Proposed Development and Church Lane. It is considered that although a degree of development will be apparent in the view this will not be dominant and not alter the overall character of the view once the strategic development has been built out. The sensitivity of the view is high for users of the footpath and medium for road users. The Proposed Development will be viewed in the context of or replace views of the existing and future settlement edge from this location along Church Lane. The magnitude of change is therefore considered to be Medium/low; this would result in a significance of effect of Major/Moderate - Moderate Adverse for users of the footpath and Moderate – Minor Adverse for motorists and at year 0. After 10 years the proposed landscape structural planting within the proposed community park will have established, partially softening / filtering views of Proposed Development. This would help assimilate the proposed built form into the receiving landscape. The magnitude of change is considered to reduce too low for users of the footpath and results in the significance of effect reducing to Moderate Adverse at year 10. The magnitude of change is considered to reduce to negligible for motorists and results in the significance of effect reducing to Minor Adverse at year 10.					
7	Public Right of Way 321	Users of the Public Rights of Way (PRoW) Network	High	None	None
	NOTES: Taken from Footpath 321, approximately 885m north west of the Site. At present this view looks across the large open arable field to the north west of the Site. This view will be lost as a result of the strategic allocation SD5 and therefore from this location there are no views possible of the Site or Proposed Development and results in an effect of None.				
8	Public Right of Way 296	Users of the Public Rights of Way (PRoW) Network	High	None	None
	NOTES: Taken from Footpath 296, approximately 1.49km north west of the Site. At present this view looks across the largely arable landscape to the north west of the Site. This view will be lost as a result of the strategic allocation SD5 and therefore from this location there are no views possible of the Site or Proposed Development and results in an effect of None.				

- 5.17. As an overview, the Site is visually well contained due to the low lying landscape setting, alongside the established vegetation structure associated with the Site boundaries and the localised setting, and the existing settlement edge to the north, development the lanes within the local landscape to the south east and south west. Further enclosure will be created by the strategic allocation SD5 within the immediate and local setting to the north west of the Site.
- 5.18. As illustrated within the visual assessment, views of the Proposed Development would be for the most part limited to the Site and immediate setting. The primary visual receptors would be users the Public Right of Way within the Site and residents and motorists of Church Lane and Marshall Close to the north east and south east, respectively.
- 5.19. Further potential views would be gained by users of the trains as they arrive and leave Barnham train station and with potential views from the upper floors of the existing properties that form the current settlement edge of Barnham immediate to the north of the railway line. Views from these locations are considered to be similar to those from viewpoint 2, with the sensitivity of these receptors considered to be medium. This would result in a significance of effect of Moderate Adverse at year 0. Once the proposed landscape planting has matured and filters / softens views of the development adjacent to the northern Site boundary the magnitude of change would reduce to negligible and the significance of effect would become **Minor Adverse** by year 10.
- 5.20. There are no long distance views identified over the Site as a result of the combination of localised landform, existing and future development and mature vegetation structure which does and will afford a strong degree of containment to the Site.
- 5.21. When considering views from existing residents within the immediate context of the Site, it is acknowledged that views of the proposals would be apparent. However, the introduction of residential development into the Site would not compromise the residential amenity of the receptors in terms of light or overlooking. Almost all development in the vicinity of buildings would have some effect upon views from the neighbouring buildings. However, it is well established in planning terms that there is no 'right to a view'. The proposals have sought to incorporate appropriate offsets from the neighbouring properties, a high-quality appearance through the use of high

quality materials, appropriate height, mass, bulk and scale, and also a landscaped setting to ensure that the proposed built environment is softened in the long term within the context of these views. It is evident that the existing settlement edge to the north forms a notable feature within the Site's immediate context. The proposals seek to create a more sustainable and sympathetic edge to the settlement that would retain and where possible enhance the relationship between Barnham and the Site's localised landscape setting.

5.22. Where there are views from the local area to the south, the proposals would be seen within the context of the existing settlement edge of Barnham – to include the future development within the strategic allocation SD5. As a result of this the proposals would not introduce new or alien features into the receiving visual environment. In addition to this it is considered that the expansive area of public open space within the scheme, which effectively wraps around the development, and that would include a substantial amount of native shrub, hedgerow and tree planting - alongside the enhancement of the Site boundaries, would, once mature, provide a defensible and robust green edge to the Site. This would further assist the successful integration of the proposals into the receiving visual environment.

5.23. Overall, within the context of the existing visual environment, it is considered that a high quality development can be accommodated within the Site and integrated into the immediate setting without compromising the visual amenities or qualities of the localised or wider setting.

Effect upon landscape related policy

5.24. It is considered that the proposals comply with the aims and objectives of the NPPF, adopted Core Strategy policies, Strategy for West Sussex Landscape Guidelines and policies within the emerging Barnham and Eastergate Neighbourhood Plan. The Site is already characterised by its immediate settlement edge location and existing development within the Site. Further urban influence will be provided by the development within strategic allocation SD5 to the immediate north west of the Site. A number of design solutions have been included which ensures the high quality design of the built elements befits the localised landscape character.

5.25. The Site is not covered by any qualitative landscape designations at a national or local level.

- 5.26. Furthermore, as set out within Section 3 of this LVIA, it is considered that neither the Site nor its immediate setting represent a “valued landscape” within the context of para 170(a) of the NPPF. It is considered that the high quality proposals respond positively to the localised landscape and settlement edge setting and recognise the intrinsic character and beauty of the countryside.
- 5.27. Paragraph 11 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the Proposed Development would result in a degree of change within the immediate context of the Site. However, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme.
- 5.28. The proposals present a high quality of design that is commensurate with the receiving landscape setting and provides a number of enhancements to the immediate landscape character, alongside which are the potential social and environmental benefits of increased access to the services and facilities and a more diverse range of habitats. Therefore, it is considered that the Proposed Development can be integrated without significant harm to the landscape character or visual amenities of the receiving landscape.

6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Gleeson Strategic Land Ltd to undertake a landscape and visual impact assessment relating to the outline application for residential development of up to 200 dwellings (all matters reserved except means of access) including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure, on land south of Barnham Station, Barnham.
- 6.2. It is clear that the nature of the existing topography in combination with the established vegetation structure which exists within the Site, immediate and local area, which provides positive landscape features, helps to integrate the existing built form and settlement edge of Barnham within the local area and provides a degree of enclosure and separation from the wider landscape. This ensures that the proposals within the Site would not be readily perceived and as a result would not have a significant impact upon the wider landscape character. Furthermore, it is clear that the Site itself is greatly influenced by a number of detracting or urban components associated with the southern settlement edge of Barnham, which includes the railway lines and notable built form associated with the St Philip Howard Catholic School which lies north of the Site.
- 6.3. In reviewing effects upon the landscape character, it is considered that whilst some harm is acknowledged to the immediate landscape character of the Site itself, the harm is restricted to the Site only and reduces within the immediate setting and furthermore in the wider setting.
- 6.4. As illustrated within the visual assessment, the primary visual receptors would be users the Public Right of Way within the Site and residents and motorists of Church Lane and Marshall Close to the north east and south east, respectively. Overall, the views of the Site are well contained and highly localised within the context of the existing visual environment, it is considered that a high quality development can be accommodated within the Site and integrated into the immediate setting without compromising the visual amenities or qualities of the localised or wider setting.
- 6.5. It is considered that the proposals comply with the aims and objectives of the NPPF, adopted Core Strategy policies, Strategy for West Sussex Landscape Guidelines and policies within the emerging Barnham and Eastergate Neighbourhood Plan. The

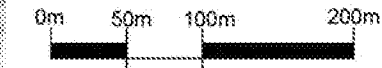
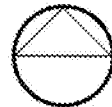
Site is already characterised by its immediate settlement edge location and existing development within the Site. Further urban influence will be provided by the development within strategic allocation SD5 to the immediate north west of the Site. A number of design solutions have been included which ensures the high quality design of the built elements befits the localised landscape character.

- 6.6. It is considered that the Site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

ASPECT PLANS



NOTES:
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- Key:
- Application Site Boundary
 - Public Rights of Way
 - Listed Buildings
 - Conservation Area

0	15 11 20	Drawn to Plot Line Boundary	SB	13
1	17 11 20	Updated to Plot Line Boundary	NO	13
REV	DATE	NOTE	BY	CHKD

REVISIONS

aspect landscape planning

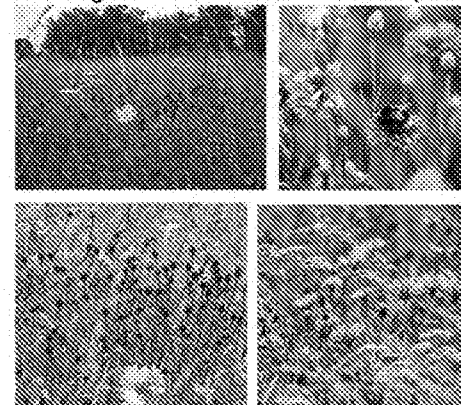
TITLE
Land at Tars Farm, Bamham
Site & Setting Plan

CLIENT
Gleeson Strategic Land

SCALE 1:5000 @ A3	DATE JUL 2020	DRAWN SB	CHKD MF
DRAWING NUMBER 7249 / ASP2		REVISION B	

Species Grassland Mixes

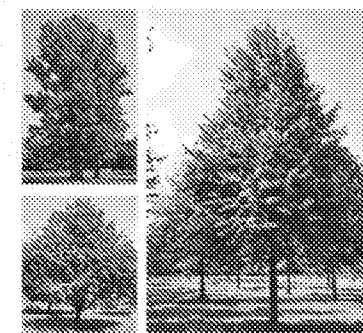
Emorsgate EM2
General Purpose Meadow Mix, EH1
Emorsgate EL1 Flowering lawn mix
Emorsgate EM8 meadow mixture for wetlands
Emorsgate EM1F Wild Flower for pond



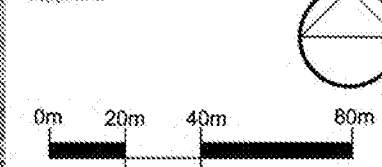
Boundary planting to help screen the views and impact from the adjacent railway line and create new ecological corridor.

Open Space Trees

Quercus robur
Aesculus hippocastanum
Tilia x europaea
Fagus sylvatica
Sorbus aria
Prunus avium



NOTES:
Barnham Station for reference. Survey was with permission of The Controller of the Mole Valley District Council.
Aspects of the site are shown in the map. The map is a general guide only and should not be used for detailed planning.
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Key:

- Application Site Boundary
- Proposed Trees
- Proposed Shrub Planting
- Wildflower Grass Mix
- Proposed Watercourse Fence
- Existing Public Right of Way Retained
- Proposed Community Orchard & Allotments
- Proposed Wet Woodland Planting
- Proposed Area of Informal Play
- Bat bricks integrated into south/south west facing cable ends positioned 3-5m above ground
- Proposed bird boxes located on existing and proposed trees
- Proposed log pile
- Proposed Hedgehog nest boxes/domes
- Barn Owl Pole Mounted Nest Box
- Little Owl Tree Mounted Nest Box

Existing vegetation structure retained and strengthened to north where there are current gaps

Woodland offset from watercourse to provide a 8m water vole buffer zone

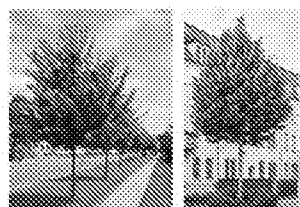
Enhanced boundary with wet woodland planted along the south eastern site boundary.

Substantial new native tree and shrub planting providing ecological benefit and habitat corridors for wildlife

Wildflower grassland across the open space to enhance biodiversity and visual amenity from the public open space and existing footpath

Primary Street Trees

Tilia Rancho
Ulmus new horizon
Acer campestre 'Streetwise'
Prunus spire
Tilia tomentosa Brabant



Attenuation features and wildflower meadow:



REV	DATE	DESCRIPTION	BY	CHKD
1	10/11/20	Update to Final Land Boundary	ND	SB
2	10/11/20	Update to Final Land Boundary	ND	SB
3	10/11/20	Update to Final Land Boundary	ND	SB
4	10/11/20	Update to Final Land Boundary	ND	SB
5	10/11/20	Update to Final Land Boundary	ND	SB
6	10/11/20	Update to Final Land Boundary	ND	SB
7	10/11/20	Update to Final Land Boundary	ND	SB
8	10/11/20	Update to Final Land Boundary	ND	SB
9	10/11/20	Update to Final Land Boundary	ND	SB
10	10/11/20	Update to Final Land Boundary	ND	SB

aspect landscape planning

TITLE
Land to the South of Barnham Station
Landscape Strategy and Ecological Enhancements
Plan

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN	CHKD
1:2000 @ A3	SEPT 2020 SB	MF	
DRAWING NUMBER	REVISION		
7249 / ASP3	F		

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate.

Table 5: Measuring Significance of Effect

	Sensitivity of Receptors				
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

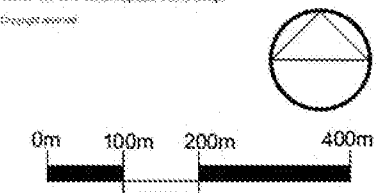
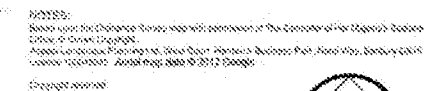
- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

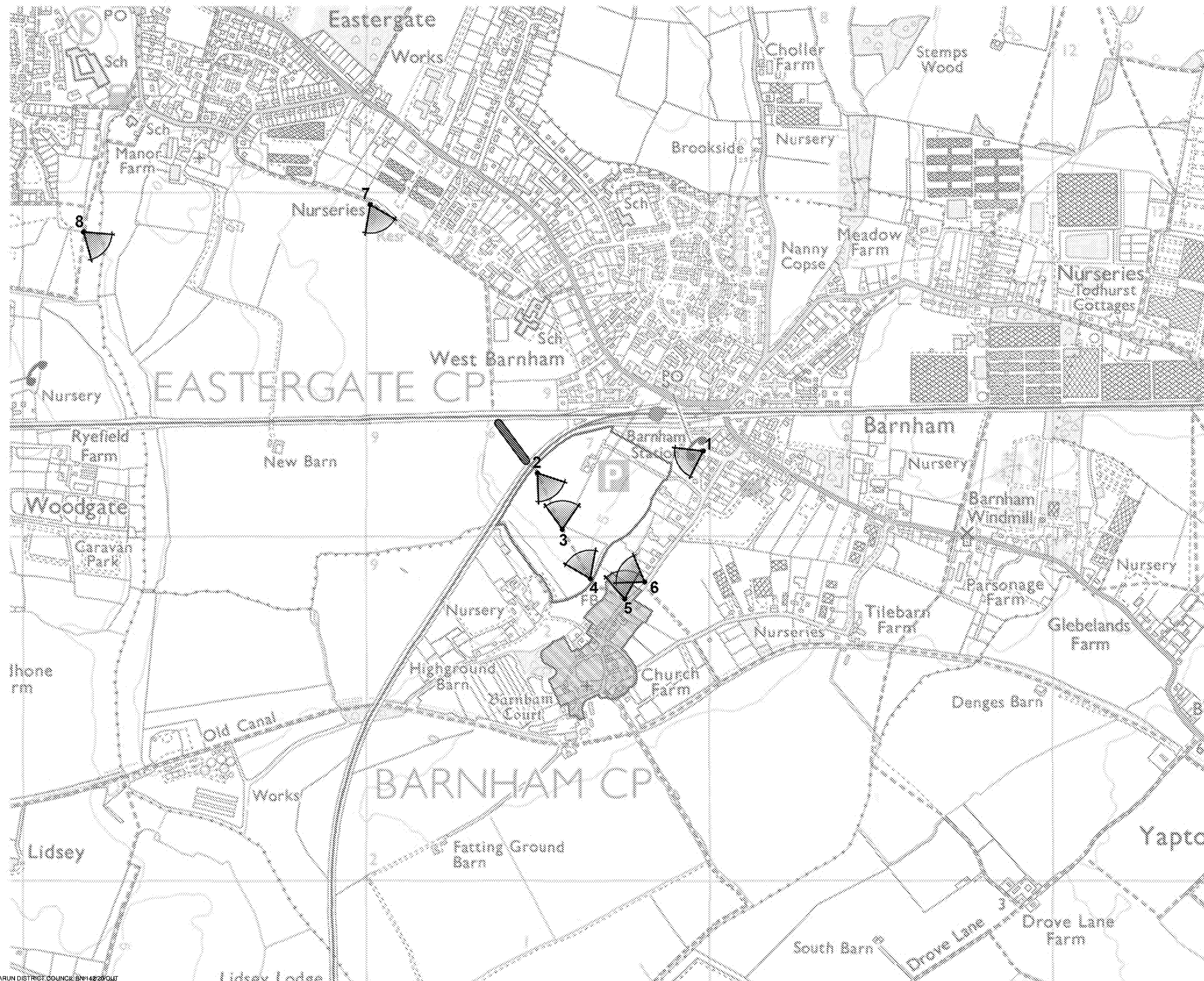
APPENDIX 2

VISUAL ASSESSMENT



Key:

-  Application Site Boundary
 Conservation Area
 Viewpoint Location
 Footpath closed at time of visit



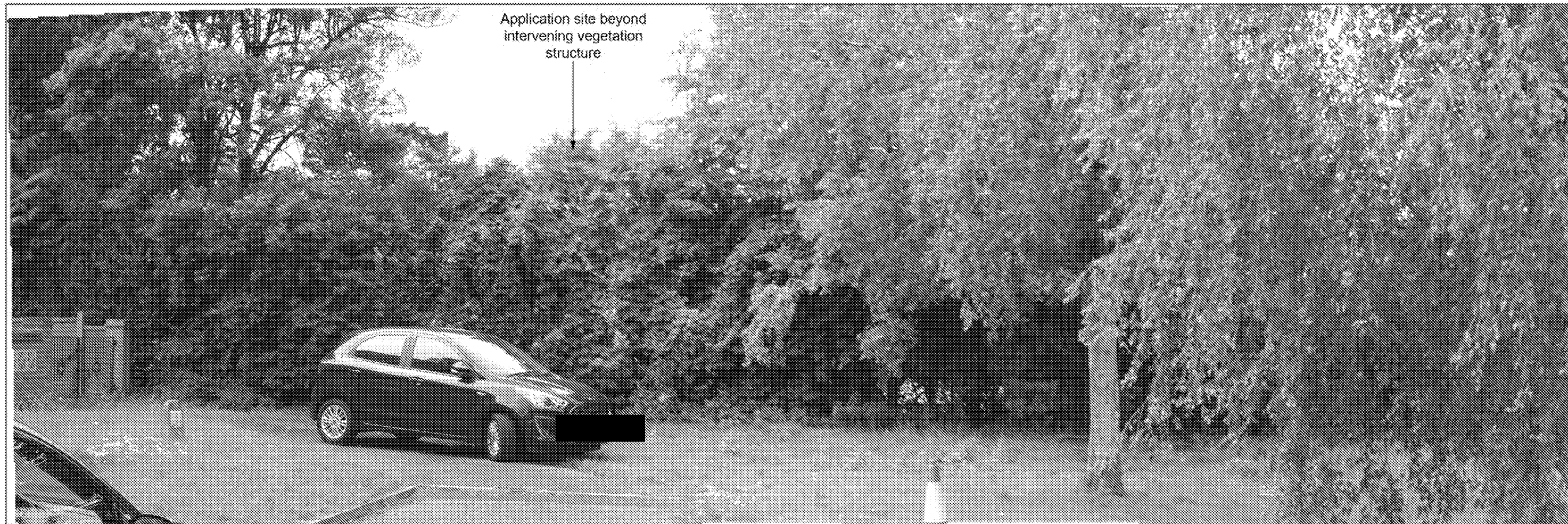
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887 643 887			

aspect landscape planning

Land at Tars Farm, Bamham
Viewpoint Location Plan

Gleeson Strategic Land

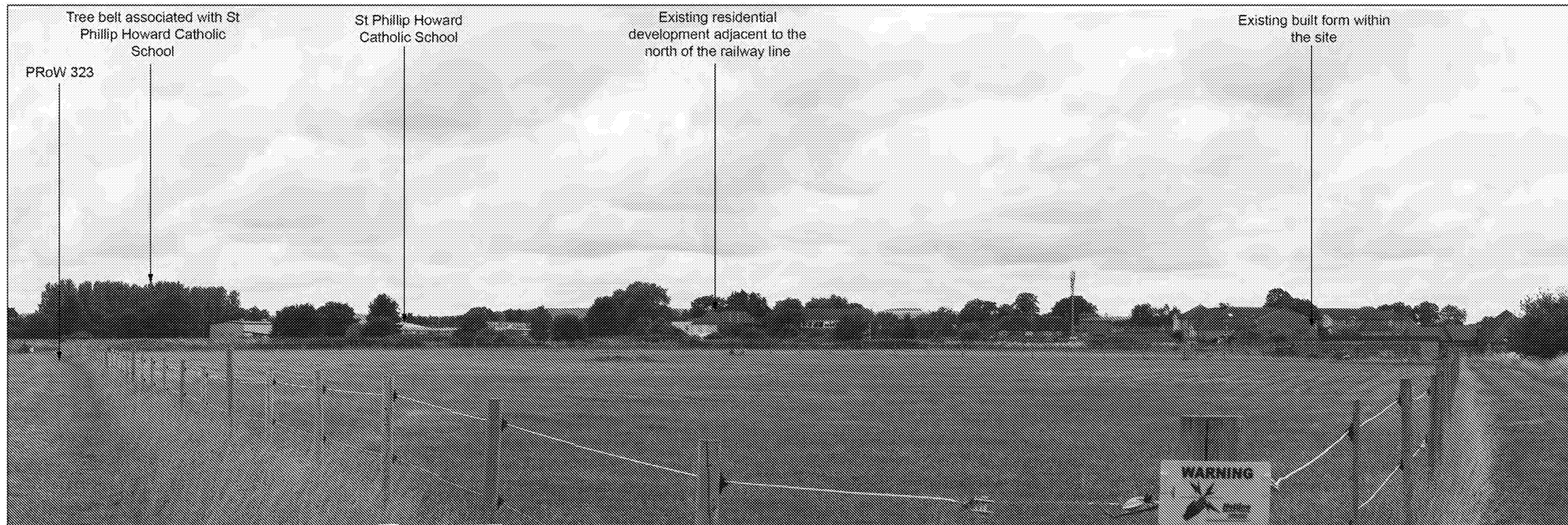
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1:10,000 @ A3	AUG 2020	SB	MF
DRAWING NUMBER		REVISION	
7249 / VLP			



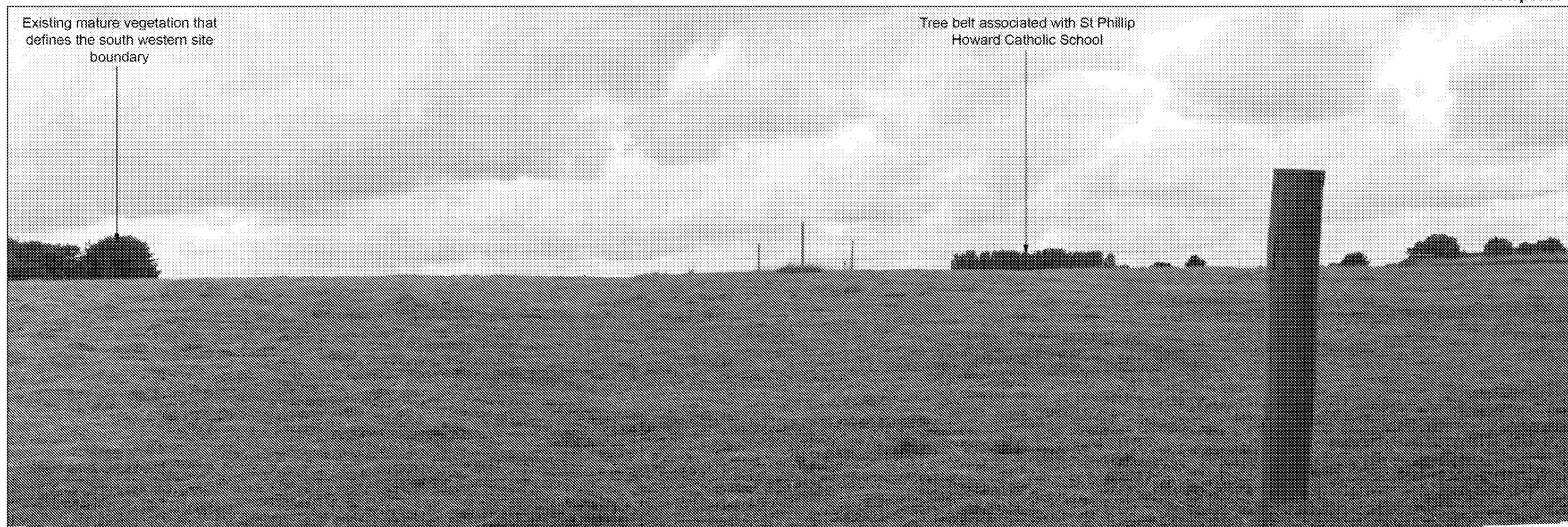
Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Existing built form within
the site

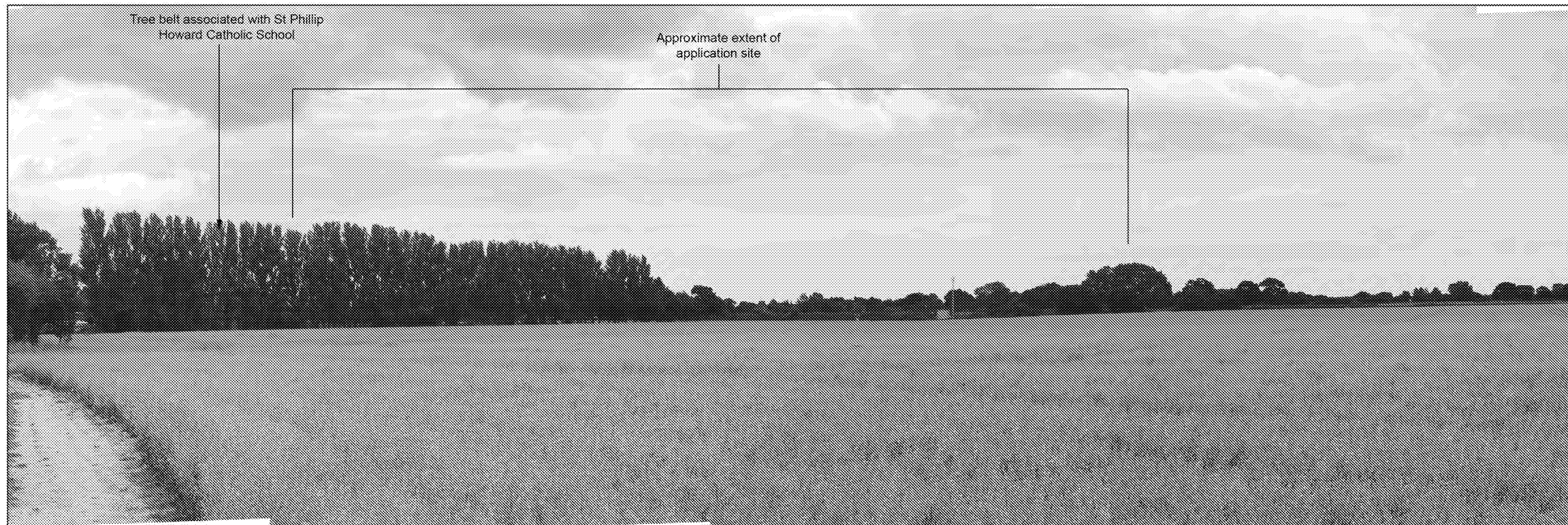
Viewpoint 5



Western part of the site

PRoW 323

Viewpoint 6



Viewpoint 7



Viewpoint 8

landscape planning • ecology • arboriculture

aspect

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