

VISUAL IMPACT ASSESSMENT

REPLACEMENT FARMHOUSE, FARM OFFICE & EQUESTRIAN FACILITIES

AT

GOOSE GREEN, HOE LANE, BINSTED, ARUNDEL. BN18 0LQ.



Richard Meynell Ltd

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EXISTING SITE

The application site is an existing enclosure bounded by hedges and trees on slightly elevated ground which falls away to a shallow valley at the east end of the site. The property is linked to the highway by Hoe Lane a short sunken, 'dead end' private lane which is itself lined with tall hedges. The front (West) of the site is dominated by the existing dwelling which is set back from the boundary by around 30m and with related structures adjacent to the access track on the north side. Tall, dense conifer trees form a heavy screen on the North and West boundaries of the site. The equestrian buildings including the stable building and sand school lie further back from Hoe Lane beyond the house and are shielded from view (see photos below).

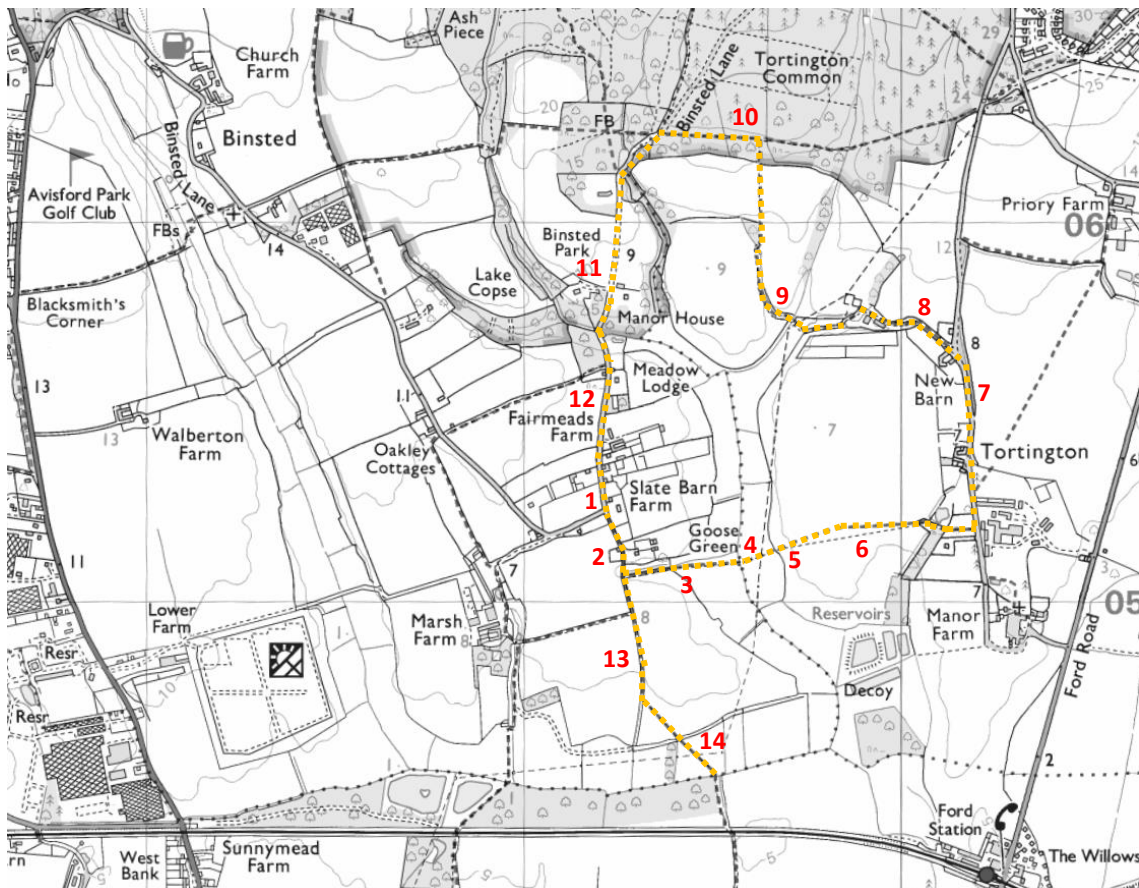


(Left image) Hoe Lane just inside the entrance to Goose Green

(Right image) View from the west end of the site (stable building in background)

EXISTING PUBLIC VISIBILITY

To establish the existing visibility of the site, a visual survey of public roads and footpaths close to the site was undertaken. The likely public visibility of the site was then assessed by considering the topography of the area and proximity of public routes. The Map below indicates the route surveyed and approximate location for each of the pictures included in this report.



The closest public vantage points were surveyed and photographs taken from various positions to demonstrate the typical visibility along each section of the route and an assessment made at each location as to the likelihood of any further public views of the site outside the survey area (i.e. behind the viewer). Visibility from public vantage points further afield were also assessed at the time of the survey, taking account of topography and vegetation.

Vantage points to the North and North-west of the site were considered unlikely to offer any views due to the general gradient of the land and proximity of hedges and wooded belts. This was confirmed when locations along Binsted Lane were surveyed.

Vantage points to the North-east of the site were considered unlikely to offer significant views of the site due to the distance of the viewer and the proximity of Tortington Common and it was noted that the higher ground on the south downs (Madehurst and Slindon) was not visible from the site. Though Arundel cathedral was visible at from the site it was felt that the distance of around 3.5km was too great for the proposals to have a meaningful impact.

The Photo locations and assessment of the views of the site are listed below.

Location 1



Binsted Lane, near junction with Hoe Lane looking south-east toward the site.

‘Slate Barn Farm’ and farm buildings in the foreground. Hedges affronting the highway and around neighbouring fields obscuring any view of the proposed site.

Location 2



Hoe Lane, a Private Road which serves Goose Green and The Thatched Cottage - looking East towards the existing house and barn (as viewed from opposite the Thatch Cottage)

Goose Green house, roof and walls partially visible between hedges and trees from the private road. The proposed replacement farmhouse has a lower roof line and will be set further into the site making it less visible. The existing stable and proposed equestrian facilities are not visible from this vantage.

Location 3



Footpath looking North-west

The existing dwelling and barn are mostly obscured by a parcel of woodland from this location.

The stable building is partially visible between the hedge and tree line to the South side of the site.

The oblique angle and orientation of the proposed buildings would however diminish the visual impact and the lower or matching height would make the proposed no more dominant from this vantage. The relatively elevated location of the proposed does give the building more prominence however this would also result in the proposed sand school being barely visible from ground level. The angle of the viewer is such that only development above ground level would be visible. The proposed hedging around the sand school and 'gapping up' of the existing hedges on site would also soften the proposals.

Location 4



Footpath adjacent the stream, looking West.

Minimal view of the stable building and farmhouse in the distance. The buildings are also obscured by the existing tree line and vegetation on the site. No view of the barn.

The rising ground and angle of the viewer will limit the view of the sand school. The proposed hedging on site and gapping up with hedging plants along the tree line would further soften the proposals.

Location 5



Footpath, east of the stream towards Tortington, looking west

The existing stable building is visible in the distance set within the enclosed field and backed by mature vegetation. The barn is not visible. The additional hedging will obscure the view of the sand school and further break up the view of the stable building.

The perspective of the viewer and oblique angle would make the replacement dwelling barely more visible than the existing house which can only be glimpsed between the trees.

Location 6



Footpath in fields west of Tortington, looking west

Minimal view of proposed site at a distance, obscured by trees and enclosed field hedging

'Slate Barn Farm' house can be seen just to the right of centre of the image.

Location 7



Tortington Lane, close to Tortington Lane Farm

No view of proposed site, obscured by roadside and field hedges and tree lines

Location 8



Footpath North-west of Manor Farm Liveries Tortington towards junction with Tortington Lane, looking South-west.

Very limited view of the site in the far distance, obscured by trees and field hedges with no view of the proposed replacement dwelling, barn or stable building.

Location 9



Footpath South of Tortington Common, looking South

Very limited view of the site in the distance, obscured by trees and field hedges

Location 10



Footpath within Tortington Common, looking south

No view of proposed site, obscured by trees at Tortington Common and nearby field hedges.

Location 11



Binsted Lane at Binsted Park, looking South

No view of proposed site, obscured by trees and wooded areas.

Location 12



Binsted Lane West of Dawnwood, looking South-east.

No view of proposed site, obscured by trees, garden hedges and buildings along Binsted Lane.

Location 13



Footpath to South of the Thatched Cottage and East of Marsh Farm, looking North-east towards the site.

No view of proposed site, obscured by dense field hedges and a wooded area to the South-west side of the site.

Location 14



Footpath, looking North.

No view of proposed site, obscured by the rising topography of the arable field and dense hedges along the path.

VISIBILITY OF THE PROPOSALS

The potential visibility of the proposals may best be considered by comparing the visibility of the existing roof of the stable building and the taller roof of the main dwelling.

The comparative visibility of these existing structures could then be compared to the proposed dwelling, stable extension and sand school.

Although the proposed replacement dwelling is larger than the existing, the roofs have been designed to remain below the height of the existing building. The replacement dwelling remains well within the substantially screened area of the site and therefore the proposals will only nominally impact on views compared with existing. The character and appearance of the proposed replacement is felt to be in keeping with the rural character of the area which should also help to mitigate any increased visibility.

It is felt that the existing stable building with its muted slate roof does not detract from the character of the countryside setting. The existing building is only readily visible from the footpath immediately south of the site however the oblique angle and orientation of the proposed extension would diminish the visual impact. Indeed, the matching height would make the proposed no more dominant compared to the existing and from this perspective would also be set against a backdrop of existing development and established vegetation within the enclosed field.

Elsewhere the roadside and field hedges which define the character of the area as well as those around the site are mature. In consequence the public views of the existing stable building are extremely limited to a few locations glimpsed along Tortington Lane. Here the field can only be glimpsed through gaps in the roadside hedge at a significant distance.

Cars and farm vehicles were observed using Binsted Lane and Tortington Lane, but due to their speed, are unlikely to notice the site in passing.

Along this vantage point riders of horses are likely to have the clearest view of the site, being able to see the stable building in the distance over existing hedgerows. However, riders would be limited to public roads and bridleways and not the footpaths surveyed. As such the change in the view is unlikely to alter their appreciation of the landscape from these vantages.

It is also important to note that the site is not listed within the 'Important Vistas and Views' as outlined in Walberton Neighbourhood Plan. As such the proposals can be seen to accord with Policy 13 – Distinctive Views and Vistas. Refer to *Appendix A* for further details.

CONCLUSION

The existing site is well screened and views of the site are restricted to a few partial views from the site entrance and the footpath to the south of the site or towards Tortington Common at a significant distance away.

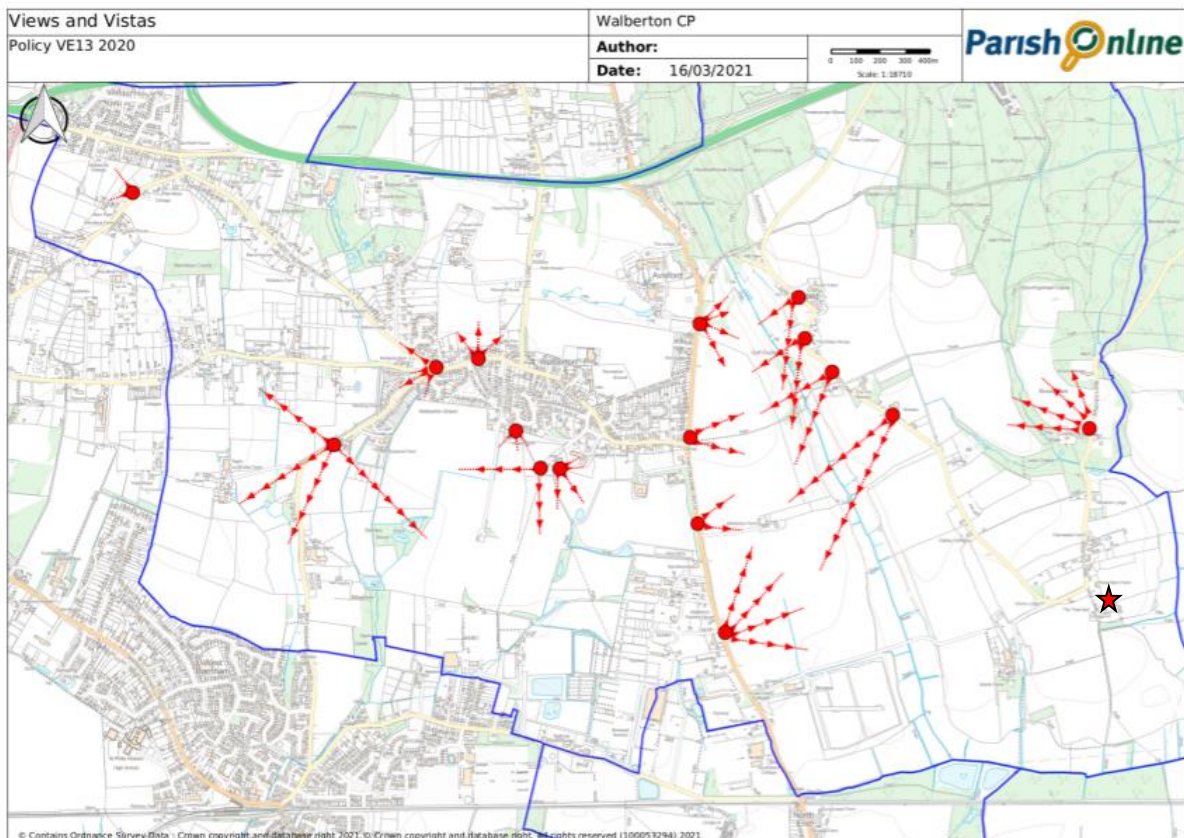
It is believed that the proposed replacement dwelling, barn and stable extension will have a very limited impact compared to the existing, particularly given the nominal increase in the overall silhouette compared to the existing complex. The proposed orientation of the buildings will also serve to diminish their impact from the most visible locations.

The nature of the sand school (having no development above ground level) will result in this being barely discernible from public vantage points.

The analysis shows that the proposed will have generally low visibility from the public realm. The existing filtering vegetation combined with additional screening will result in a development that is unlikely to be any more prominent in the landscape compared to the existing buildings. As such the proposals will have a very low visual impact and will not intrude on the local landscape in any significantly negative way.

APPENDIX A – WALBERTON NEIGHBOURHOOD PLAN – VIEWS AND VISTAS MAP

Schedule 7 Views and Vistas Map



Extract from Walberton Neighbourhood Plan (site marked with a red star):

Policy VE13 2020 Distinctive views and vistas

Development proposals should respect and, wherever possible, enhance distinctive views and vistas by ensuring that their visual impact on these views is carefully and sympathetically controlled.

The location of the following views are shown on the map in Schedule 7.

View 1: Looking west towards Walberton Village Green and pond

View 2: Looking east from Yapton Lane across open fields

View 3: Looking south across Pigeon House Farm

View 4: Choller Farm Looking southwest towards Barnham

View 5: View across Fontwell Meadows

View 6: View southwest from Binsted Lane across the golf course and Binsted Valley

View 7: View of Binsted Park from Binsted Lane east

View 8: View across the fields from North Pound