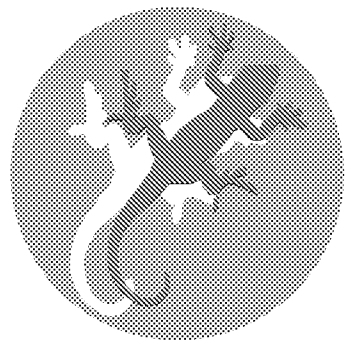




LIZARD

Landscape Design and Ecology

RURAL ASSOCIATES

GTR FACTORY ARUNDEL ROAD, FONTWELL, WEST SUSSEX

Landscape and Visual Appraisal Statement
- Supported with Viewpoint Figures and Annotative Photomontages

Draft Issue

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CONTENTS

1.0	INTRODUCTION AND BACKGROUND.....	3
2.0	VISUAL AMENITY.....	4
3.0	LANDSCAPE AND VISUAL APPRAISAL.....	4
4.0	LANDSCAPE CONSTRAINTS AND OPPORTUNITIES.....	6
	APPENDIX A - VIEWPOINT PHOTOGRAPHS AND ANNOTATIVE PHOTOMONTAGES.....	A1
	APPENDIX B - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY.....	B1
	FIGURE 1. DEVELOPMENT SITE LOCATION.....	F1
	FIGURE 2. ZONE OF THEORETICAL VISIBILITY.....	F2
	FIGURE 3. ZONE OF VISUAL INFLUENCE AND VIEWPOINT PHOTOGRAPH LOCATIONS.	F3
	FIGURE 4. CONSTRAINTS AND OPPORTUNITIES.	F4

1.0 INTRODUCTION AND BACKGROUND

1.1 Lizard Landscape Design and Ecology (LLD) has been commissioned by Rural Associates to undertake a proportionate Landscape and Visual Appraisal (LVA) to consider the potential landscape and visual effects of a GTR Factory located at Arundel Road, Fontwell, West Sussex. (National Grid Reference: SU 95100 07000), (see **Figure 1**).

1.2 The LVA has been undertaken by Ed Zapp, an Assistant Landscape Architect at LLD, reviewed by Joshua Peacock, an Associate Landscape Planner at LLD and a Chartered Landscape Architect with over 18 years professional experience in Landscape and Visual Impact Assessment (LVIA).

1.3 The Scheme forms part of a larger strategic area which was granted outline planning permission with matters reserved on 13th July 2017, under planning application reference WA/22/15/OUT. The LVA has been undertaken to inform approach landscape design and management, which is additionally being undertaken for the Site by LLD, as part of a Reserved Matters Application.

The Site

1.4 The Site comprises a semi-rural parcel of land in use as a field in pasture within a suburban setting, adjacent to the well trafficked Fontwell West roundabout and A27. The Fontwell Racecourse lies some 120m to the west of the Site, with the Fontwell services to the North.

1.5 The landform about the Site has been heavily manufactured with the inception of the adjacent A27 which lies some 32m Above Ordinance Datum (aOD). The Site itself falls from east to west with the highest point being some 30m aOD falling to a height of 24m aOD.

1.6 The Site is bounded by mature trees to the northern and western boundaries with associated understory, which reduces in density from north to south. Dense understory and scattered trees define the field boundary to the east some 30m adjacent to the indicative eastern Site boundary. Three mature field trees of some 18m in height are located within the centre of the Site.

The Scheme

1.7 The Scheme is understood through reference to Alan Baker Associates Site Layout Plan and Proposed Elevation Drawings, respectively numbered: 1723.7E, 1723.02B, 1723.03B, 1723.4C, 1723.05C, 1723.06C.

1.8 The Scheme comprises the construction of a new GTR factory of 2510m² in area, split across two buildings. The two proposed buildings stand some 7.4m in height with the external fabric being constructed using Kingspan Evolution Axis Cladding. The Scheme incorporates associated parking to the north east and east of the Site, with the proposed building being set into the existing landform using cut and fill techniques. Access to the scheme is gained via Arundel Road, with the proposals to relocate the existing Site entrance further east along the northern boundary.

1.9 The proposed Site layout would consist of a 5m vegetated landscape buffer to form the east and southern boundaries. Lizard Landscape Design and Ecology have been commissioned to provide the landscape scheme for the project.

PLANNING POLICY, DESIGNATIONS AND LANDSCAPE CHARACTER

Planning Policy

National Planning Policy Framework, (February 2019)

1.10 Regarding achieving well-designed places, Paragraph 124 within Chapter 12 identifies that:

'[...]the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities[...]

1.11 With regards conserving and enhancing the natural environment, the NPPF, Paragraph 170 identifies that: *'planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;[...]

The Arun Local Plan (2014)

1.12 Policy LAN DM1: Protection of landscape character: Identifies that development will be permitted where:

'[...]Landscape character, including its natural features, are conserved or enhanced;[...]The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting[...]

Designations

1.13 The entirety of the vegetation on Site is covered under two TPO areas. Through reference to Arun District Council interactive map the vegetation within the north western corner of the Site is covered under TPO number TPO/EG/1/14, the remainder is covered under TPO number TPO/WA/2/14.

1.14 Some 330m to the north of the Site, adjacent to the northern edge of the A27, lies the southern boundary of the South Downs National Park (SDNP). The majority of Ancient woodland within the Study Area lies within the National Park with a band of woodland extending south towards the Site located some 230m in distance.

1.15 Listed Buildings are scattered throughout the Study Area, with groupings about the surrounding villages of Walberton, Westergate and Slindon. The closest Listed Building to the Site lies adjacent to the northern edge of the A27 some 240m to the north west namely (Grade II Listed) The Hermitage.

Landscape Character		1.20	Landscape Capacity is defined within the 2006 study by incorporating both landscape sensitivity and landscape value. The Fontwell to Eastergate Mosaic Landscape Character Area (LCA16) is denfined to have a landscape capacity of medium.	- The zone defined in yellow is indicative of areas of publicly accessible land from which filtered visibility of part of the proposed building is possible through intervening vegetation (primarily when out of leaf); - The zone defined in orange is indicative of areas of publicly accessible land from which visibility of part of the proposed building is possible.	
Arun Landscape Character Study (HDA, 2006)		2.0	VISUAL AMENITY		
1.16	Through reference to the Arun Landscape Study (HDA, 2006), the Site is located within the Fontwell to Eastergate Mosaic (LCA 16) of the Costal Plain Enclosed Pasture Landscape Character Type (LCT L3).	2.1	The description of visual receptors with some visibility towards the Site is provided through reference to the Viewpoint photographs within Appendix A .	2.8	Visibility towards the Site is substantively confined to the northern and western boundaries. The western boundary is noted to have a poor-quality tree line in which much of the vegetation is stunted or decayed.
1.17	The Fontwell to Eastergate Mosaic Character (LCA 16) is described in the study with the following key characteristics: 'Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse; - Provides separation between Westergate and Barnham; - Small scale patchwork of paddocks, pasture, horticulture (inc glasshouses and remnant orchards) and small holdings associated with linear, post war, low density development; - Woodland at north-west corner, both well established and newly planted (associated with estates of large houses).'		Receptor Sensitivity	3.0	LANDSCAPE AND VISUAL APPRAISAL
		2.2	Through reference to the criteria provided within Appendix B , Users of the adjacent A27 are represented within Viewpoint no. 04 . Receptors of these view are considered to be of Low Sensitivity due to the nature and direction of travel and existing boundary vegetation of the scheme.		Landscape Value
		2.3	Views to the Site experienced by users of both Arundel Road and the adjacent Fontwell Services are represented within Viewpoints No. 01, 02 and 03 . The receptors within these locations are considered to be of Moderate Sensitivity , due to there nature of travel and existing vegetation.	3.1	The Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Box 5.1 (p84 GLVIA3) provides a range of factors that can assist in the identification of valued landscapes. These factors include: 'Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements; Scenic quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses); Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type; Representativeness: Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples; Conservation Interests: The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right; Recreation Value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important; Perceptual aspects: A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity; Associations: Some landscapes are associated with particular people, such as artists or writers.'
1.18	Landscape Sensitivity within LCA16 is identifiedto have moderate sensitivity to change with the highlighted following features: 'Copses to west, some ancient woodland and hedge structure; - Westergate / Eastergate / Fontwell mosaic not distinctive; - Situated on upper coastal plain, low density mosaic notably different to Eastergate settlement pattern; - Mixed north-west woodland contributes to wider rural landscape; - It provides separation between Fontwell-Barnham, FontwellEastergate/ Westergate.'	2.4	Users of Fontwell Avenue and the Fontwell Racecourse are represented within Viewpoints No. 05 and 06 . Receptors of these views are considered to be of Moderate Sensitivity due to the nature of travel and distance from which the scheme would be of a consideration to users.		
			Zone of Visual Influence		
		2.5	The Zone of Visual Influence (ZVI) for the Site, (see Figure 3) was derived from the Zone of Theoretical Visibility, (see Figure 2) and determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.		
1.19	Landscape Value to be of moderate value within LCA16 has been highlighted and graded within the study as the following: 'Proximity to SDNP, SNCI, ancient wood, setting to Conservation Area and listed building setting; - SDNP to the north Fontwell Racecourse; - Very limited scenic beauty.'	2.6	The ZVI is indicative of the area from which the proposed built form is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance.		
		2.7	Through reference to Figure 3 , the ZVI is defined as two separate zones as follows:		

- 3.2 The application Site is not considered to comprise a valued landscape in relation to Paragraph 170 of the National Planning Policy Framework.
- 3.3 Through reference to the factors described in GLVIA3 the Site is not considered to contribute to more than moderate landscape and scenic quality, or comprise particularly rare and representative features or characteristics of the Fontwell to Eastergate Mosaic Landscape Character Area (HDA, 2006).
- 3.4 Landscape features considered by LLD to positively contribute to landscape value across the Site comprise the following:
- *Limited contribution from the enclosed field of pasture to the wider small scale patchwork of fields within the Fontwell to Eastergate Mosaic Landscape Character Area;*
 - *Contribution of the mature boundary vegetation (including oak, ash and pine trees with mixed native and ornamental understory scrub), along the northern and western boundary of the Site to local landscape structure and relative tranquillity;*
 - *Contribution from the trees located within the centre of the field to local landscape structure and relative time depth;*
 - *Limited contribution from the sloping landform across the Site (falling from east to west) to sense of enclosure and local landscape character.*

Natural Change

- 3.5 Natural change within this location is anticipated to be limited, due to the relative maturity of much of the existing vegetation.

Annotative Photomontages

- 3.6 Relevant views identified through the assessment have been provided with a proportionate level of visual rendering to illustrate the likely visual change resulting from the Scheme (See **Appendix A**).
- 3.7 As such the photomontages represent the likely residual effect immediately following construction for visual receptors. The photomontages are not verified views.

- 3.8 The two viewpoints selected for annotative photomontages comprise:
- *North easterly views towards the western boundary from the footpath running along the adjacent Fontwell Avenue (A29), represented in **Viewpoint no. 05**.*
 - *Easterly views towards the western boundary from the adjacent Fontwell Racecourse vehicular access point along Fontwell Avenue (A29), represented in **Viewpoint no. 06**.*

- 3.9 The building has been located and scaled within the viewpoint images, relative to the comparable ground level of the mature tree group within the centre of the Site and the southerly extent of proposed built form, which occur at some 29m aOD.

- 3.10 The height of the trees, (shown in **Viewpoint No. 06**) is some 18m AGL, compared with the proposed built form of some 7.4m AGL. As such, the built form would be over some one third the height of the mature trees. The heights of the tree group has been understood through reference to the Arboricultural assessment, provided within the outline planning application referenced WA/22/15/OUT.

Impact Assessment

Landscape Character

- 3.11 The part replacement of the field, within which the Site is located, would have a **Minor adverse effect** on the limited contribution of the enclosed field of pasture to the wider small scale patchwork of fields within the Fontwell to Eastergate Mosaic Landscape Character Area.
- 3.12 The Scheme proposes to substantively retain the existing northern and western boundary vegetation, beyond a small area, which would be removed along the northern boundary to enable road access to the Site. The trees located within the centre of the field would be retained as a feature within the proposed layout.
- 3.13 There is considered to be a short term **Minor adverse effect** from the small area of vegetation removed along the northern boundary. As recommended reinforcement planting about the Site boundary matures, there is considered to be a local mid to long term **Minor beneficial effect** on vegetation and the contribution of this to local landscape structure and relative tranquillity.

- 3.14 Regarding the limited contribution from the sloping landform across the Site to sense of enclosure and local landscape character there would be a notable change at construction from the replacement of the sloping field with built form. Primary mitigation includes the GTR Factory being partly sunken into the landform. However, the fill arising from this would result in a modified landform.

- 3.15 Whilst the sense of enclosure would be partly maintained through this approach there is considered to be a localised **Moderate-Minor adverse effect** on landform and the sense of enclosure this provides to local landscape character. This would be limited in the mid to long term, resulting from the maturing of proposed vegetation reinforcement and structural landscaping, as outlined within **Section 4.0**.

Visual Amenity

- 3.16 For users of Arundel Road and the adjacent Fontwell Services (represented by **Viewpoints No. 01, 02 and 03**), and for users of the adjacent A27 (represented by **Viewpoint no. 04**), due to the intervening boundary vegetation, and existing built form there is likely to be a **Negligible effect** when vegetation is in leaf, increasing to a short term **Minor adverse effect** when vegetation is out of leaf. This would reduce to a mid-long term **Negligible effect** as proposed boundary vegetation reinforcement matured.
- 3.17 For users of Arundel Road, adjacent to the proposed access into the Site, (illustrated by **Viewpoint No.02**), there would be a **Minor adverse effect** from the replacement of vegetation with the road access and built form beyond, for this localised area. This would be limited as proposed structural landscape planting matured from the short through to long term.
- 3.18 For users of Fontwell Avenue and the Fontwell Racecourse (represented by **Viewpoints No. 05 and 06**) with glimpsed visibility of the field through vegetation, the introduction of built form and a flat roofline at an offset into part of the field would be noticeable when vegetation was out of leaf, reducing to perceptible when in leaf. This is considered to result in a **Minor adverse effect** on visual amenity for users, reducing to a **Negligible effect** in the mid to long term as reinforcement planting matured, with a high percentage of holly within the understory.

4.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

Landscape Constraints

- 4.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study through reference to **Figure 7.1**. The key landscape constraints identified for the Site are considered to be:

- 1 *Limited contribution from the enclosed field of pasture to the wider small scale patchwork of fields within the Fontwell to Eastergate Mosaic Landscape Character Area;*
- 2 *Contribution of the mature boundary vegetation (including oak, ash and pine trees with mixed native and ornamental understory scrub), along the northern and western boundary of the Site to local landscape structure and relative tranquillity;*
- 3 *Contribution from the trees located within the centre of the field to local landscape structure and relative time depth;*
- 4 *Limited contribution from the sloping landform across the Site (falling from east to west) to sense of enclosure and local landscape character.*

Landscape Opportunities

- 4.2 Landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid or reduce potential impacts from the Scheme, but also to define Site specific enhancement measures which will assist in achieving high quality design.
- 4.3 The key landscape opportunities which are integrated into the Scheme approach are identified as primary mitigation, followed by secondary mitigation recommended for the Scheme through this assessment.
- 4.4 Primary mitigation incorporated into the Scheme, as described within **Section 1.0** includes:
- 1 **Avoid** - Substantive retention of existing mature boundary vegetation (including consideration of root protection areas), and its contribution to local levels of relative tranquillity, green infrastructure and visual amenity;
 - 2 **Avoid and Reduce** - Trees located within the centre of the field would be retained as a feature within the proposed layout and a 5m wide tree and shrub belt continued about the eastern and southern boundary to integrate the built form into the enclosed landform and surrounding field boundary vegetation;
 - 3 **Reduce** - Impact on sense of enclosure and local landscape character from sloping landform, minimised by the GTR Factory being partly sunken into the landform;
 - 4 **Enhance** - Incorporation of attenuation pond upon the lower ground to the west of the Site, providing biodiversity and Suds drainage opportunities.

- 4.5 Secondary mitigation recommended for the Scheme through this assessment includes:

- 5 **Reduce and Enhance** - Reinforcement to existing boundary vegetation, particularly where there is glimpsed visibility into the Site, with improvement to green infrastructure;
- 6 **Reduce** - Incorporation of native tree and understory vegetation to infill the gap left due to the relocation of the Site access point;
- 7 **Reduce** - Reprofile the cut landform to as naturalistic a finish as possible, to maintain the sense of enclosure. Use native belts of vegetation to integrate the reprofiled landform;
- 8 **Enhance** - Consider approaches to providing biodiversity net gain on Site, including creation of wildflower meadows and woodland edge grassland mixes.

APPENDIX A - VIEWPOINT PHOTOGRAPHS AND ANNOTATIVE PHOTOMONTAGES



Viewpoint No. 01

Location: Roundabout adjoining both Arundel Road and London Road.

Direction of View: South west

Date: 12th November 2019
Time: 10:46 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 30 metres aOD
Ordnance Survey Grid Coordinates: SU 95210 07047

Description
Representative view towards the northern and eastern boundaries of the Site. The view shows the large vegetation along the northern boundary, including the existing built form running along the northern extent of the eastern boundary, further enclosing the Site.



Viewpoint No. 02

Location: Access Road to the service station and associate car park.

Direction of View: South

Date: 29th August 2019
Time: 08:57 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 30 metres aOD
Ordnance Survey Grid Coordinates: SU 95152 07066

Description
Representative view in a southerly direction along the northern boundary. The view is located at the access point to the Fontwell services, the view illustrates a proportionate extent of the existing vegetation along the northern boundary, with the localised gradient in topography being evident along the access road (Arundel road).



Viewpoint No. 03

Location: Roundabout adjoining the main A27 highway with Arundel Road and Fontwell Avenue.

Direction of View: South east

Date: 29th August 2019
Time: 08:58 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 26 metres aOD
Ordnance Survey Grid Coordinates: SU 95085 07091

Description
Representative view in a south easterly direction towards the Site with existing boundary vegetation encompassing much of the view. The current access point is visible within the view proposed to be relocated further to the east along the northern boundary. The localise gradient within the topography can be seen within this view falling from east to west.



Viewpoint No. 04

Location: View from footpath associated with the main A27 Highway.

Direction of View: East

Date: 29th August 2019
Time: 09:16 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 25 metres aOD
Ordnance Survey Grid Coordinates: SU 95027 07097

Description
Representative south easterly view from a footpath associated with the main A27 (Arundel Road). The large mature vegetation within the northern and western boundaries can be seen within this view, running to the south. The slight localised fall can be seen within this view falling to the south.



Viewpoint No. 05

Location: View along Fontwell Avenue running adjacent with the western boundary.

Direction of View: North east

Date: 29th August 2019
Time: 09:07 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 23 metres aOD
Ordnance Survey Grid Coordinates: SU 94986 06928

Description
Illustrative north easterly view towards the Scheme, along Fontwell Avenue show the mature vegetation along the western boundary proposed for retention, with the indicative southern boundary visible within this view. Receptors of this view comprise vehicular users of the adjacently running, Fontwell Avenue (A29) traveling at speed.



Viewpoint No.05 - Photomontage of Proposed Building

Description
The lower extent of the building, cut into the landform would be visible through filtered visibility due to the extent of the existing boundary vegetation. The perceptibility of the building changes when vegetation is out of leaf with the scheme becoming more exposed.



Viewpoint No. 06

Location: Main access point to the Fontwell Racecourse adjacent to the western boundary some 10m in distance.
Direction of View: East

Date: 29th August 2019
Time: 09:08 am
Weather: Clear Weather Conditions
Lighting Conditions: Good Visibility
Approximate Ground Level: 23 metres aOD
Ordnance Survey Grid Coordinates: SU 94990 06958

Description
Illustrative view towards the western Site boundary along Fontwell Avenue (A29) some 50m to the north of Viewpoint no. 05. The mature existing boundary vegetation dominates this view with the understory planting reducing in density from north to south. To the right of this view the falling gradient of the Site can be seen falling from east to west.



Viewpoint No.06 - Photomontage of Proposed Building

Description
The proposed GTR building would appear to be shorter than the existing boundary vegetation within this view, with small extents being visible through the gaps within the boundary vegetation. The proposed building would increase in visibility from this current view when vegetation is out of leaf.

APPENDIX B - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011;*
- *Visual representation of development proposals, Technical Guidance Note 02/17, published by the Landscape Institute, 31 March 2017.*

In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:

- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: 'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...;*
- *Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their visual amenity through: 'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Field Survey

The field survey work was carried out in clear weather conditions on the 29th August 2019, when vegetation was in leaf.

Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs a proportionate understanding of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Within this Study the term 'landscape' is synonymous with its definition within the European Landscape Convention as: 'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The Convention is very wide in scope and covers: 'natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.'

Visual Amenity

Key viewpoints are selected to represent a range of potential visual effects which may occur from the proposal, demonstrating long, medium and short distance views where available. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance (500m-1km) or long-distance views (beyond 1km).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

The photographs have been taken using a Canon EOS 650D Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (approximately 31mm at 1.6x conversion) at each shot.

The viewpoint images, (see **Appendix A**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

Assessment Criteria

Landscape Impact Assessment

The evaluation of landscape effects considers two types of impact:

- Changes to the fabric of the landscape resulting from loss/addition of key features (such as trees, woodlands, hedgerows);
- Changes to the intrinsic character of the local and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character including aesthetic, perceptual and experiential characteristics and/or distinctiveness).

The landscape effect of any proposal depends on both the sensitivity of the landscape to the nature of the proposed change and the magnitude or scale of change.

The criteria in **Table 1** are used to identify landscape sensitivity:

Table 1 – Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape or landscape features of distinctive character in good condition, highly valued and considered susceptible to relatively small changes.
Medium	Landscape or landscape features of moderate condition and value and considered reasonably tolerant of change.
Low	A landscape or landscape features of generally poor condition and low value and considered potentially tolerant of substantial change.

The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years) and long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting or habitat creation would reach a satisfactory height or maturity to reinforce or provide appropriate landscape structure.

Landscape quality (*condition*) is defined in relation to perceptions as to what the typical or ideal characteristics of a given area might be. GLVIA3 defines this as: 'A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.'

The criteria in **Table 2** are used to identify magnitude of landscape change:

Table 2 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

The framework shown in **Table 3** is used to inform the identification of adverse or beneficial effect thresholds from the differing combinations of levels of landscape sensitivity and magnitude:

Table 3 – Effect Thresholds Framework			
Magnitude	Sensitivity		
	High	Medium	Low
High	Significant	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Note: **Table 3** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect arising from the assessment of magnitude and sensitivity. Given that the criteria major / moderate / low / negligible represent levels on a continuum or continuous graduation, application of the framework also requires the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude.

The criteria in **Table 4** are used to define the nature of the landscape effect:

Table 4 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
Negligible	The proposed scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.
Minor beneficial	The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

The visual effect of any proposal depends on both the relative sensitivity of the visual receptor to the nature of the proposed change and the magnitude or scale of change.

The following criteria in **Table 5** are used to identify the likely relative sensitivity of visual receptors, *(which may include users of public rights of way, areas of open public access, public highways and community areas, but generally does not include residential properties)*.

Table 5 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations.
Moderate	Receptors experiencing incidental views not critical to amenity and / or the nature of the view is not a primary consideration of the users.
Low	Receptors where the changed view is unimportant / irrelevant and / or users are not sensitive to change.

The magnitude of changes to visual amenity depends upon the nature, scale and duration of change.

Duration is judged on a scale as follows: short (*0-5 Years*), medium (*5-10 years*), long (*10-25 years*). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views.

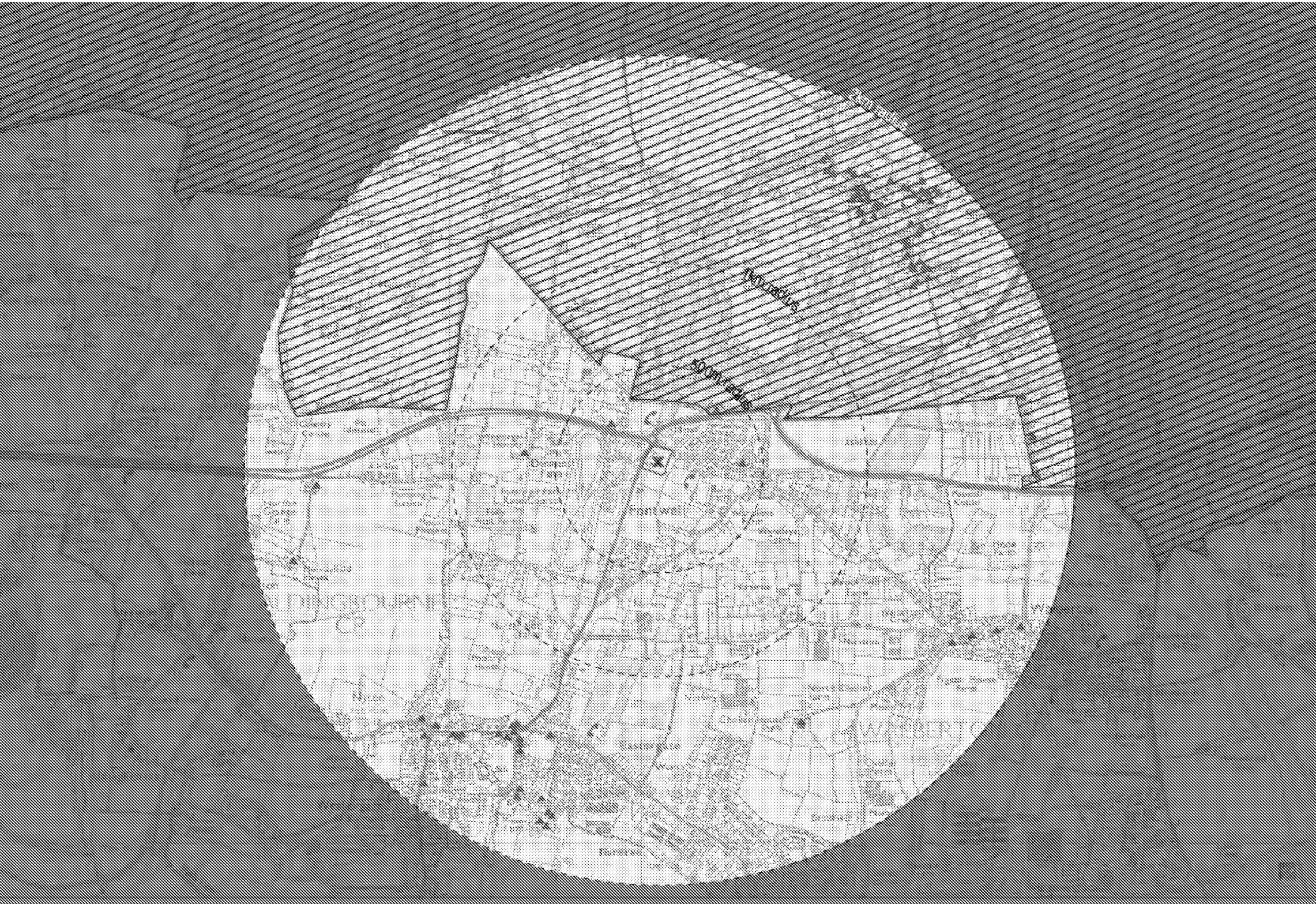
The criteria in **Table 6** are used to identify magnitude of visual change:

Table 6 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Moderate	Where the proposed scheme or elements of the scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed scheme or elements of the scheme will be only a minor element of the overall view that are likely to be missed by the casual observer and/ or scarcely appreciated.

The framework shown in **Table 3**, with the accompanying note (*above*) is used to determine adverse or beneficial effect thresholds from the differing combinations of levels of visual sensitivity and magnitude of visual change.

The criteria in **Table 7** are used to define the nature of the visual effect:

Table 7 – Visual Effect Criteria Definitions	
Effect	Definition
Significant adverse	Where the scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the scheme would cause a noticeable improvement to the character of the existing view.



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NTS

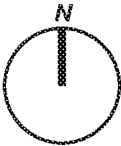
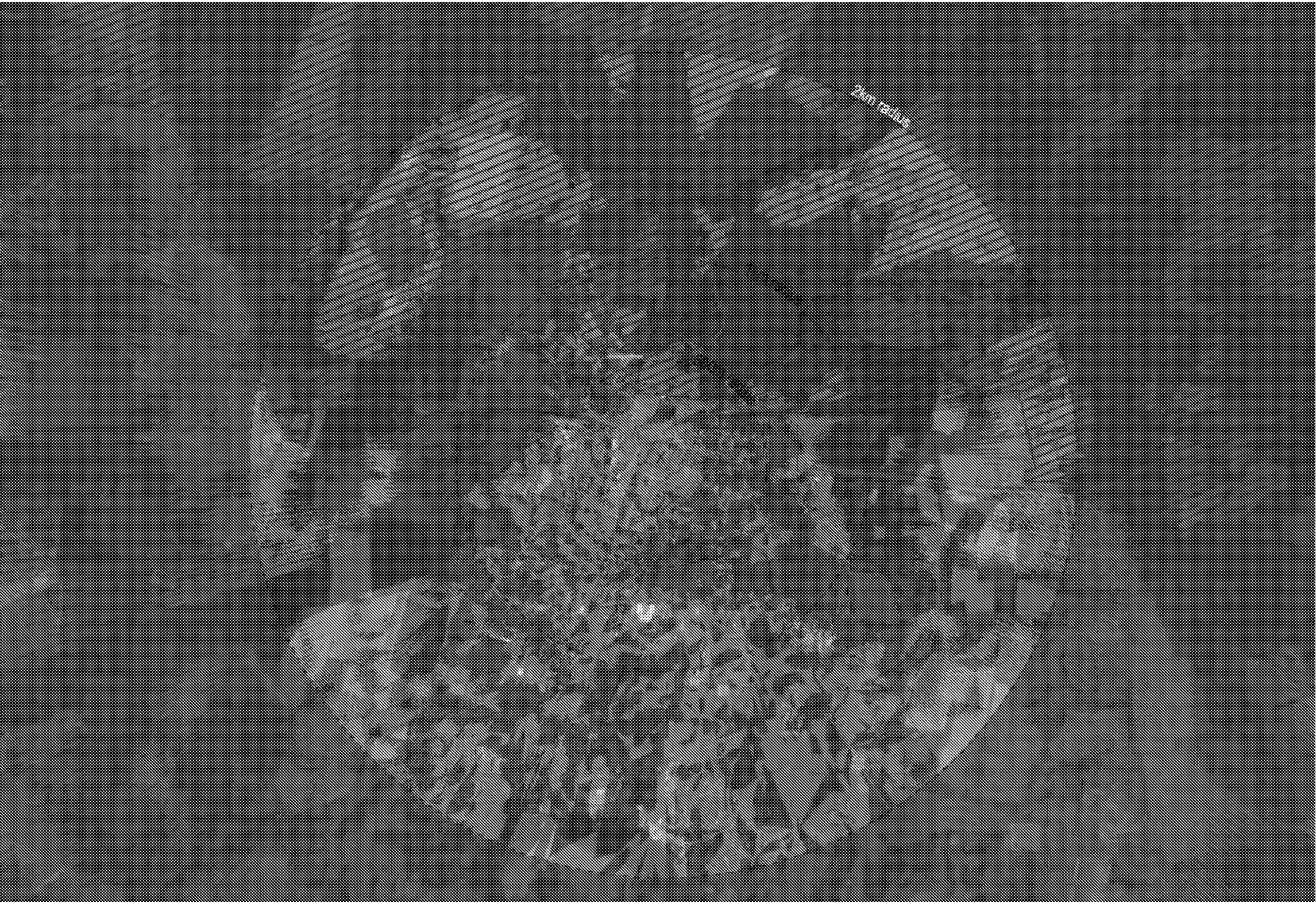


Figure 1. Development Site Location



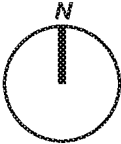
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NTS

Legend

-  Site Boundary.
-  South Downs National Park (SDNP).
-  (From which viewshed derived at a height of 8.0m above Site level of 29m aOD).
-  Zone of Theoretical Visibility from Site location. (Produced through Google Earth Viewshed Tool).

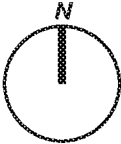
Figure 2. Zone of Theoretical Visibility.





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NTS 0 100 200 Metres



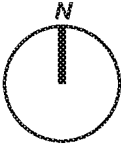
Legend

- Site Boundary.
- Viewpoint Location and Direction.
- Areas of publicly accessible land from which filtered visibility of part of the Site is possible through intervening vegetation (*primarily when out of leaf*);
- Areas of publicly accessible land from which visibility of part of the Site is possible.

Figure 3. Zone of Visual Influence and Viewpoint Photograph Locations.



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Legend

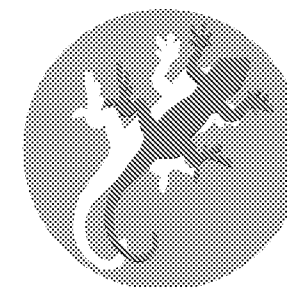
Site Boundary.

Constraints and Opportunities.

- Constraints.
- Opportunities.

See **Section 4.0** for supporting description of Constraints and Opportunities.

Figure 4. Constraints and Opportunities.



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Landscape Design and Ecology

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