

Land West of Yapton Lane

Walberton

West Sussex

BN18 0PQ

Landscape and Visual Impact Assessment

by

Landscape Perspective Ltd

on behalf of

Land Quest UK (Southern) Limited

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1 Introduction

- 1.1 Landscape Perspective Ltd has been commissioned by Land Quest UK (Southern) Limited to prepare a Landscape and Visual Impact Assessment (LVIA) for an Outline Planning application for residential development at land to the west of Yapton Lane, Walberton, BN18 0DN. The application is in Outline, with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental / doctor's surgery. (Use Class E (e))
- 1.2 The LVIA assessment process has been based on assessing the principle of development and has been used to inform and guide the development of the illustrative layout. This report and the accompanying figures in Appendix B have been prepared for submission to Arun District Council.
- 1.3 This work has been undertaken by Ann Rowland BA BLD CMLI of Landscape Perspective Ltd who has over 38 years' experience of landscape and visual assessment of a wide range of development proposals throughout the UK.
- 1.4 Fieldwork was undertaken in November 2021. This study was undertaken in accordance with the following key references:
- Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment: Third Edition*.
 - Natural England (2014), *An Approach to Landscape Character Assessment*.

Approach to this Study

- 1.5 The following work stages have been undertaken:
- Desk study collating information on potential receptors (landscape and visual) within a 2km study area. Preparation of figures to illustrate desk study findings.
 - Fieldwork to photograph viewpoints and assess the baseline landscape and visual environment.
 - Assessment of the value and quality of the surrounding landscape, landscape and visual receptor sensitivity.
 - Appraisal of landscape and visual opportunities and constraints.
 - Assessment of potential direct and indirect impacts on the landscape and visual environment.
- 1.6 The LVIA is broken down into the following chapters:
- Introduction

- Planning policy context
- Landscape assessment
- Visual assessment
- Evaluation

1.7 The Methodology for the LVIA is included in Appendix A. The Figures are Included in Appendix B.

Landscape context and Site description

- 1.8 The Site is approximately 2.44 ha and comprises an agricultural field on the west side of Yapton Lane, in the Parish of Walberton, West Sussex with a linear woodland and copse on the eastern and northern boundaries respectively. To the south of the Site are a number of community allotments the south of which are greenhouses and packaging buildings for the horticultural trade. *(Refer to Appendix B Figure 01 study area)*
- 1.9 There are no landscape features within the field within the application boundary. The linear tree belt or shaw located to the west of Yapton Lane is predominantly young/maturing Sycamore, with occasional Beech, Hornbeam and Lime. Within the tree belt is an informal permissive footpath running north south. To the south of the Site are a number of community allotments, (a Local Green Space) and an area of open space, to the south of which are greenhouses and packaging buildings for the horticultural trade which occupy over 100ha's of land south of Walberton between Yapton and North End.
- 1.10 In the north-west corner of the Site is an 80-bed Care home, Walberton Place, surrounded by 1.8m high close boarded fencing, which also surrounds the car park which together forms the western boundary. The Care home occupies land which was formally a country manor house and estate, Walberton Manor, the original house was rebuilt and greatly enlarged by General Whyte about 1803, and was replaced in 1817-18 by Richard Prime in plain Greek revival style, then in the early 1980s the building was divided into apartments, and a new wing was added, containing eight apartments. It was later converted for use as a nursing home and rebuilt to become a larger facility in 2016/17.
- 1.11 The large, wooded copse to the north of the Site extends from Walberton House to the north-west of the Site, to Yapton Lane to the east. Behind the copse is an area of open space, which is overlooked by the residential properties on the south side of 'The Street' in Walberton village. The copse, and the land to the north of it is included in the Walberton Conservation Area. *(Refer to Appendix B Figure 07 Walberton Village and Walberton Green Conservation Area)*

1.12 To the north of the Site, is a large commercial development (DM Chainsaws) which is bounded by a mixed belt of low scrubby vegetation. *(Refer to Appendix B Figure 02 Aerial photograph showing photographic viewpoints)*

The proposed development

1.13 An illustrative layout has been produced for the development and is included in Appendix B Figure 04 to accompany the outline application. A detailed description of the rationale behind the layout is given in the Design and Access Statement.

1.14 The site would be served via a single vehicular access point onto Yapton Lane. The access road would be provided in accordance with design standards. Pedestrian and cycle links would also be provided. 30% of the homes (i.e. up to 14) would be provided as affordable dwellings, in a form and tenure that complies with the Council's adopted Local Plan requirements. The proposed housing mix would be detailed as part of any reserved matters submission, but it will reflect the requirements set out within the Strategic Housing Market Assessment and associated update document.

1.15 In addition to the above, the proposed development would include:

- Formal and informal public open space
- Provision of dental / doctor surgery
- Buffer to adjoining commercial uses of the site
- Retention of the existing trees and hedgerows within and surrounding the site, with the exception of a break to form access to the site.
- Children's play areas
- Enhancement of the existing Surface Water Drainage management

2 Planning Policy Context

Consultation

Pre application advice

- 2.1 Pre-Application advice was given by Neil Crowther Group Head of Planning Arun Council (ref PAA/76/20/) in September 2020 based on a scheme for the construction of 120 dwellings, a copy of which is included in the Appendices to this report.
- 2.2 Whilst the proposals that are put forward for this application are significantly smaller at 48 dwellings rather than 120, the content of the application had similarities to that now proposed as part of this application, and these are listed below:
- 30% of the homes to be provided as affordable units (15No)
 - Access via Yapton Lane to the east Vehicular and cycle access from Yapton Lane
 - Pedestrian access via the existing permissive path than runs within the Site boundary, parallel to Yapton Lane
 - Pedestrian connectivity onto the existing Yapton Lane footpath
 - Formal and informal open space with play area in accordance with policy requirements and
 - Landscape buffers to the southern, eastern, and western boundaries

Local Development Framework

Arun District Local Plan 2011-2031)

- 2.3 Arun District Council's current Local Plan contains a number of policies which are considered relevant to landscape and visual matters for any application for residential development on the Site. Firstly:

Policy C SP1 Countryside

- 2.4 The Site is outside of the Built-Up Area Boundary (BUAB) for Walberton. Schedule 8 of the Walberton Neighbourhood Plan identifies the built-up area boundary, but excludes the Site, the Site is therefore classified as 'countryside'. (Refer to Appendix B Figure 10 'Walberton Parish Built Up area Boundary')
- 2.5 Policy SP1 Countryside states that:
- 'Outside of the built-up area boundaries, (BUAB's) land will be identified 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....*
 - 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.*
- The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.'*

ENV DM4 Protection of trees (Refer to Appendix B Figure 07: Tree Preservation Orders)

'Development will not be permitted where it can be demonstrated that trees protected by a TPO identified as ancient woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity unless development:

- a) would result in the removal or one or more trees in the interest of good arboricultural practice....*
- b) would enhance the survival and growth protects of other protected trees*
- c) the benefits of the proposed development in particular location outweigh the loss or trees o woodland especially ancient woodland.'*

Settlement Structure and Green Infrastructure

- 2.6 Within the Structure Plan and the Local Plan (*Ref chapter 7, Settlement Structure and Green Infrastructure Arun Local Plan 2011-2031 (July 2018)*) there are Gap Policies in place to safeguard the gaps between settlements which contribute to the distinctive character and settlement structure, and these are a planning tool devised to:

7.4.4.....'provide a clear break between settlements to maintain a 'sense of place' for residents of and visitors to the communities on either side of the gaps. This can be assessed using measures such as inter-visibility (the ability to see one edge from another) and intra-visibility (the ability to see both edges from a single point)

7.4.5 'The designation of gaps is not intended to rule out all development but to allow for appropriate, small-scale development which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately Sited and designed to minimise the impact of the openness of the gap.....'

7.4.6 '.....The gaps also provide an important addition to the Districts Green infrastructure (GI) Network which provide a multitude of GI functions such as flood mitigation, biodiversity, and tranquillity.'

Policy SD SP3 Gaps between Settlements

2.7 The application Site is located within the Barnham to Walberton Strategic Gap therefore Policy SD SP3 Gaps between settlements applies. *(Refer to Figure 09 Settlement structure and Green Infrastructure)*

2.8 This Policy states:

‘The generally open and undeveloped nature of the following gaps between settlements as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity.’

Development will only be permitted within the gaps if:

- a) It would not undermine the physical and or visual separation of settlements*
- b) it would not compromise the integrity of the gaps, either individually or cumulatively with other existing or proposed development*
- c) it can’t be located elsewhere and*
- d) it maintains the character of the undeveloped coast*
- e) or if a subsequent DPD or Neighbourhood Plan deems it appropriate though an allocation. ‘*

2.9 At the time of the HDA assessment of the Gap in 2006, the 2003 Local Plan which was current at the time of the HDA 2006 study, did not extend as far as Yapton Lane but fell short and excluded the application Site. The HDA study reviewed and assessed the Gap boundaries and concluded that the eastern boundary of the existing gap policy area did not relate to a robust boundary on the ground and that the road to the east contains the field and would provide a more appropriate edge to the gap policy area. This is now the case in the adopted 2018 Local Plan and the Gap boundary has been extended east to include the application Site.

GI SP1 Green Infrastructure and Development

2.10 Policy GI SP1 Green Infrastructure and Development is set out below:

‘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 GI 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 Down 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 these opportunities set out in the supporting text. '

SD SP2 Built up Area Boundary (BUAB)

- 2.11 Policy SD SP2 Built up Area Boundary (BUAB) is set out below:

'Built-up Area Boundary: Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.'

(Refer to Appendix B Figure 10: for location of Walberton Parish Built Up Area Boundary)

LAN DM1 Protection of landscape character

- 2.12 LAN DM1 Protection of landscape character is set out below:

'Development within the setting of the South Downs National Park must have special regard to the conservation of that setting including views into and out of the Park and will not be permitted where there would be harmful effects on these considerations.'

Development throughout the plan areas 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. '

Supplementary Planning document (SPD)

- 2.13 The following documents and guidance are considered relevant to landscape and visual matters:

Arun District Design Guide (adopted 25/1/21)

- 2.14 In the section 'C.04 Natural Environment & Landscape Character' on the subject of settlement gaps, the document states that:

'The settlement gaps prevent coalescence of individual settlements which helps to retain their individual identities. These are important landscape features, covering 23% of the Local Plan area. 28.8% of ADC has a landscape characterisation. Development found within or next to environmental or landscape assets should be sensitive to its surroundings by incorporating, enhancing and protecting the countryside.'

- 2.15 In section G 'Built-Up Structure & Development Plots' sub section G.02 'Density & Uses' the document states that:

Density should decrease with distance from the centre of a settlement, to ensure that development relates sensitively to its setting and addresses the edges of the Site in a positive way. This is particularly important to development which is adjacent to the Settlement Gaps or other rural areas, particularly when these are open fields.

2.16 In section J ‘Building Design’ sub section ‘J.07 Building Edge’ – the guide asks for the following:

- *Provides a positive response to its surrounding context through the edge of buildings, which should be outward looking. Creates soft edges through decreases in scale, density and inclusion of soft landscaping and green infrastructure.*
- *Maintains key views in and out of developments.*
- *Incorporates clearly defined entrances to the development.*
- *Adds visual interest to the building edge through variations in height and roofscape design*

Walberton Neighbourhood Plan 2 (2015-2035)

2.17 Since the Pre-App consultation response was received, the Walberton Neighbourhood Development Plan has been formally ‘made’ on 14th July 2021 and replaces the original NP (2-15-2035)

2.18 This provides a vision for the future of the Walberton Parish and sets out Policies, Principles and Objectives for the next 20 years. The following policies from section 5 of the plan are relevant to the landscape and visual matters for any residential development on the Site.

GA2 Footpath Bridleway and Cycle Patch Network

2.19 GA2 Footpath Bridleway and Cycle Patch Network is set out below:

‘Support will be given to proposals that improve and extend the existing footpath, bridleway and cycle path network, allowing easier and safer safe access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths, bridleways and cycle paths will be resisted. Where new off-road paths are to be established, wherever possible and appropriate they should be open to all non-motorised users: walkers, cyclists and equestrians. In particular support will be given to:

- a) proposals that will make the section of the Cycle Route between Walberton Green and Fontwell safe and attractive for walkers and cyclists.*
- b) proposals to extend footways near road junctions on Yapton Lane – especially Blacksmith’s Corner and Hedgers Hill.*

c) proposals that will provide sustainable access by foot and on bicycle to Havenwood Caravan Park from Binsted.

‘Reason: To achieve over the longer term an improved lifestyle for residents of all ages, embedded into the social fabric as a matter of course, while also improving safe and sustainable links around the Parish and with other communities.’

HP13 Design Guidance

2.20 HP13 Design Guidance is set out below:

‘New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points.

‘Reason: This is considered important in the drive to ensure the sustainability of high-quality housing vital to the Parish. The policy will be to encourage the best, while preserving the sense of place and local distinctiveness that is valued by communities as part of a village’s social cohesion and in planning terms to ensure that new development integrates at every level with the existing streetscapes and architectural / visual amenity for the benefit of new residents, existing residents and visitors.’

Policy HP1 2020 Built Up Area Boundary (BUAB)

2.21 Policy HP1 2020 Built Up Area Boundary (BUAB) is set out below:

‘Proposals for development within the built-up area boundary of Walberton, defined in Schedule 2 will be supported. Proposals for development outside of the built-up area boundary will be supported where they accord with countryside policies in the Arun Local Plan and South Downs Local Plan. Development for essential utility infrastructure will be supported where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative Sites are available.

Reason: The policy supports proposals for development both inside and outside the Built-up Area where it accords with policies in the Development Plans. The policy recognises the desirability of integrating the pace of new development with the provision of local facilities and housing services so as to promote a sustainable infrastructure within the Parish. The policy also promotes the conservation of the gaps and countryside around the three villages and the Parish and incorporates the Key Housing Aims. The policy is in sympathy with the BUAB policies in ADC's Local Plan and will help to retain the community integrity of the three villages. The protection of the Gap between Settlements will be a fundamental factor in policy development in the years to come.’

VE3 Protection of Trees and Hedgerows

- 2.22 VE3 Protection of Trees and Hedgerows *'Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed. A suitably qualified person should be engaged to make an appropriate assessment in connection with any proposed development. However, development that damages or results in the loss of ancient trees/ trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.'*

VE4 Conservation Areas and Areas of Special Character

- 2.23 VE4 Conservation Areas and Areas of Special Character *is set out below:*

'Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting and sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the Conservation Area.'

Reason: *The Conservation Areas at Walberton village and Walberton Green are important both historically and visually. It is important that developments that might affect views into and out of the village or the setting of buildings are strictly controlled. The historic character of the villages is rich and varied which reflects the incremental development of the area over time. It is important to both residents and visitors. The PC has been working closely with the ADC Conservation Officer to designate additional areas as Conservation Areas or Areas of Special Character. Any such designation would be fully supported. Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings is maintained.*

Policy VE13 2020 Distinctive views and vistas

- 2.24 Policy VE13 2020 Distinctive views and vistas *'Development proposals should respect and, wherever possible, enhance distinctive views and vistas as identified on the map at Schedule 7 by ensuring that the visual impact on these views is Carefully and sympathetically controlled.'*

Reason: *Walberton Parish's three villages of Walberton, Binsted and Fontwell lie in a beautiful landscape surrounded by the South Downs National Park to the north, ancient woodlands to the east and the Coastal Plain to the south. These views and vistas are integral to the rural character of Walberton Parish and they are a part of what makes it home to local people. A map based document hardly does justice to the*

experience of living in a village and so the definition and illustration of what residents can see and value is useful in identifying our connection to the surrounding countryside. If the Neighbourhood Plan is successful in retaining the rural character of the villages the protection of that connectivity is vital. Open fields adjacent to the Built Up Areas are important elements of the village landscapes and should not be regarded as expendable. The Steering Group have produced a fully illustrated assessment, which can be found in the Evidence Base: it provides the justification for this policy.

Policy VE10 2020 Biodiversity Corridors

2.25 Policy VE10 2020 Biodiversity Corridors is set out below:

‘Proposals that have a positive impact on the local ecology will be encouraged, subject to other policy constraints. Development of biodiversity rich habitats shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on Sites. Proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation. Where proposals have an impact on Biodiversity rich habitats, a management plan shall be provided to ensure that the long-term protection and enhancement of the habitat can be achieved. Development within the Singleton and Cocking Tunnels SAC Wider Conservation Area (shown on the Proposals Map) should evaluate the potential loss of suitable foraging habitat and/or severance of commuting flight-lines such as semi-natural meadows, mature treelines, hedgerows and watercourses. Such features should be preserved where it is demonstrated that they are used by barbastelle bats. ‘

Reason: *The Arun Local Plan emphasises the importance of the natural environment and specifically encourages the identification and protection of biodiversity. Schedule 5 sets out the main habitats and corridors which the Parish Council considers having the potential to be biodiversity rich habitats; an expanded and illustrated version can be seen in the Evidence Base.*

The identification of these corridors helps to inform an understanding of the history, topography and the natural heritage of the Parish. Three of these corridors running south of Walberton Village cross the gap between the settlements of Walberton and Barnham. This gap has also been designated as a Green Infrastructure Corridor by ADC.’

(Refer to Appendix B Figure 08 showing Parish Council Biodiversity corridors in the study area)

HELAA

2.26 An updated HELAA Housing and Economic Land Availability Assessment, (HELAA) was published in February 2020 as an update to the 2019 and previous 2018 editions. The HELAA assessment is important evidence used to inform plan making but does not in itself determine whether a Site should be allocated

for housing development. The Site is referenced as 20WA1 but includes the larger “blue line” Site ownership area which is not included in this application. The assessment summary concludes the Site is not suitable for development being outside the BUAB (Countryside) so not considered suitable in principle, not in Neighbourhood Plan or emerging Neighbourhood Plan. The assessment gives the status of ‘available’ but ‘not currently developable’ and states the following constraints for development:

- Lidsey Treatment Catchment
- Outside Built-Up Area (Countryside - C SP1)
- Conservation Area - Walberton Village
- Area of Special Control (Adverts), significant footprint conflicts within Gaps between Settlements,
- Tree Preservation Orders (ENV DM4) - TPO/WA/1/87
- Arun SFRA Ground Water Flood Risk v1
- Area Susceptible to Groundwater Flooding
- Large footprint >0.5 ha within Soft Sand Minerals Safeguarding Area

National Planning Policy Framework 2021

2.27 Section 12 of the NPPF relates to achieving well designed places, para’s 126-136 relate to quality in design, the creation of better places to live and work, and the need for Neighbourhood plans to identify the special qualities of each area and how this should be reflected in development using design guides or codes which are to provide a framework for creating beautiful and distinctive places with a consistent and high-quality standard of design.

2.28 Para 130 makes clear that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

The National Design Guide (January 2021) NDG

2.29 The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of 10 characteristics. In Part 2, it lists 10 characteristics of beautiful enduring and successful places which work together to create its physical character and which help to nurture and sustain a sense of community, these are as follows:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.

- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

2.30 The Guidance within the NDG has been considered throughout the process of creating an illustrate masterplan for the application Site.

3 Landscape assessment

The Landscape baseline

National Character Area (NCA)

- 3.1 The application Site falls within the NCA 126 South Coast Plain, a narrow strip running along the Hampshire and Sussex coast from the edge of Southampton in the west to Brighton and Hove. The plain slopes gently southwards towards the coast. The NCA profile also explains how there are concentrations of glasshouses.
- 3.2 The shared key characteristics of relevance to this LVIA are set out below:
- *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.*
 - *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*

Landscape character assessment of West Sussex (2003)

- 3.3 The Landscape character assessment of West Sussex identifies a number of landscape character areas, and the Site and the 2Km study area fall within 2 of them, namely SC9 'Chichester to Yapton' and SC8 'Ashlings'. Going through each in turn:

SC8 Ashlings

- 3.4 A description of 'SC8 'Ashlings' is set out below:
- SC8 'Ashlings' is one of three character areas grouped together, and they lie in a line between Funtington in the west and Arundel in the east. They form a transition between the open lower coastal plain to the south and the wooded Downs to the north, the landform is very gently undulating in the west, more intricate in the east encompassing the distinctive landscape of Binsted Valley. Over much of the area strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium sized fields. At the northern edge larger woodland and forest merge with those on the gently dipping slopes of the western downs, where historic parklands are distinctive features.'*
- 3.5 This LCA lies between Shared Key Characteristics of this character area of relevance to this LVIA are:
- *A transitional landscape.*

- *Clear views to the higher ground of the Downs to the north.*
- *A good cover of woodland and trees, with a high percentage of ancient woodland.*
- *Mainly gently undulating farmland enclosed by woods with numerous hedgerows.*
- *Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.*
- *Winterbourne chalk streams emanate from this area.*
- *Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.*
- *Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres*
- *Suburban fringes with high commuter populations and small commercial Sites*
- *Leafy or wooded settlements.*
- *Intimate hidden valleys at Binsted.*
- *Winding hedged or wooded lanes.*

West Sussex Land Management Guidelines (October 2007)

3.6 The relevant and management guidelines for this character area are set out below:

- *maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks*
- *conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides, and woodland*
- *promote management of existing woodland, especially where under pressure from gravel workings or urban fringe development*
- *conserve and enhance the character and setting of small villages and hamlets*
- *promote good management of important village and roadside trees. Plant new feature trees in villages*
- *encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example pig farms, communication aerials*
- *ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate*
- *conserve ancient semi natural woodland as an historical landscape and wildlife feature*
- *encourage good management of existing woodland and tree groups, including planting up edge areas*
- *conserve hedgerows and allow for the growth of hedgerow trees*

Arun Landscape Study (2006)

- 3.7 Within the District boundary, the West Sussex Landscape Character Assessment sub-divides its regional areas into Landscape Character types, and on behalf of Arun District Council, Hankinson Duckett Associates (HDA) defined 45 local landscape character areas which categorise the character of the district into further detail across the southern part of the District, as a basis for its 2006 broad scale district-wide capacity study which assessed the landscape capacity of broad landscape character areas across the southern part of the district outside the Sussex Downs AONB. *(Refer to Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026)*
- 3.8 The application Site is located within HDA's landscape character area No 23, the 'Walberton Upper Coastal Plain', a large character area which stretches from the northern most corner of Barnham, to Yapton Lane 2km east and from the southern side of the settlement of Walberton to the edges of the greenhouses to the south at Barnham.
- 3.9 The assessment describes the character area as being partially enclosed large-scale agricultural landscape, providing separation between Walberton and Barnham, with heritage value and rural characteristics. It concluded that the landscape sensitivity of the character area was substantial, the landscape value moderate, and the landscape capacity for development as low.
- 3.10 In February 2017, 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), but this excluded the application Site. The landscape capacity of the application Site has therefore not been updated since 2006.

South Downs Landscape Character Assessment (LCA) 2020

- 3.11 The Site is not within the south Downs National Park, but it does fall within the 2km study area, therefore is to be included in the LVIA assessment as part of the assessment of local landscape character. The LCA that applies is Type R Upper Coastal Plain which is described as '*a gently undulating landscape lying at the foot of the chalk dip-slope along the southern edge of the South Downs. This landscape type extends outside the National Park boundary to the south.*'
- 3.12 Key Characteristics of relevance are as follows:
- *Low lying undulating landscape at the foot of the chalk dip slope forming a transition between the chalk downs and the flat lower coastal plain.*

- *The underlying geology (upper chalk) is masked by drift deposits of 'Head' (weathered and broken up material) at the foot of the dip slope which gives rise to stony fertile soils.*
- *Drained by a series of streams running southwards towards the sea, some dammed to form ponds.*
- *A strong network of hedgerows, hedgerow oaks and woodlands create structure – woodlands form links with the wooded downs to the north.*
- *Mixture of field sizes and shapes supporting a mixture of pasture and arable - regular rectilinear fields represent reorganisation of earlier field systems and recent enclosure of former commons.*
- *The coastal plain is well settled - nucleated historic towns and villages are located along the foot of the dip slope. Characteristic building materials include flint and brick.*
- *Extensive and complex sub-surface archaeology indicates that the fertile upper coastal plain has been intensively exploited by numerous farming settlements.*
- *A wealth of historic features including historic parklands, ancient woodlands (of medieval origin), irregular assarts and prehistoric earthworks.*
- *The plain is crossed by a large number of roads – many of which continue up the dip-slope of the chalk onto the chalk downs.*
- *Sand and gravel pits indicate the economic value of the underlying drift deposits.*

3.13 This landscape type has many sensitive physical and aesthetic/perceptual features that are vulnerable to change, the key Landscape Sensitivities of relevance are as follows:

1. *The rural character of the landscape which could be vulnerable to further built development*
2. *The strong network of hedgerows, hedgerow oaks and small woodlands which form important visual and ecological links with the wooded downs to the north and could be vulnerable to lack of management*
3. *Visibility of the landscape from the adjacent downs*
4. *Early field enclosure patterns which could be vulnerable to field amalgamation or expansion*
5. *The rural character of the unmarked roads which could be vulnerable to 'improvements'*

Landscape characteristics of the Site and Study Area

3.14 Outside the settlement boundaries of the locality the land use of the wider area is predominantly a mix of arable farming and horticultural trade /nursery industries, with leisure uses to the north in the form of a luxury hotel (Hilton Avisford Park) and associated golf course and immediately north of the new Avisford Park residential development, which crosses to the east side of Yapton Lane. The land use of the Site is arable farmland with further fields to the east and west, defined by hedges and woodland.

Topography

- 3.15 In the wider context, Walberton Parish is on the relatively flat coastal plain lying south of the South Downs. The Downs run east- west, dominating the northern skyline, and they gradually rise more steeply just north of the Parish boundary. The coast lies about 11km south of the Parish; the elevation above mean sea level varies between 9m and 51m. The topography of the Site is largely flat, rising from 12 to 13m (AOD) from south to north. A separate drainage report accompanies the planning application.

Land use and land cover

- 3.16 The application Site is part of a field within a larger parcel of land of just over 4 hectares, outlined in blue on the illustrative Site masterplan. The land use of the application Site is agricultural, part of a large field. *(Refer to Appendix B Figure 02 Aerial Photograph)*

Trees woodland, hedgerows and vegetation

- 3.17 There are no landscape features within the application Site which is a largely flat and open agricultural field. The Site is bounded to the east by a linear tree belt or shaw located to the west of Yapton Lane of predominantly young/maturing Sycamore, with occasional Beech, Hornbeam and Lime trees.

Settlements

- 3.18 The application Site is within the Parish of Walberton, West Sussex, just south of the settlement boundary. Walberton, Binsted and Fontwell are the three thriving and diverse villages in the district of Arun that make up the area covered by Walberton Parish Council which covers an area of 1,044.19 hectares. Yapton Lane has intermittent ribbon development of housing and horticultural trade buildings and greenhouses along the road on its western side from Avisford Park south towards Lake Lane and the railway that crosses Yapton Lane where it changes to being called North End Road.
- 3.19 The Walberton Neighbourhood Development Plan 2019 - 2031 describes Walberton as follows:
‘Walberton lies between Binsted and Fontwell and is the largest of the three villages. It has an essentially linear form, with development either side of The Street, and along the roads leading into the village from east and west. There are two main areas of focus: that around the Church and shops; and, at the opposite end of The Street, the village green and pond. The age of the buildings is varied, with no one period or architectural style dominating. St Mary’s Church is probably the most significant of the remaining historic buildings, but there are several others that have been listed, as being of historic or architectural interest, and two Conservation Areas cover a substantial combined area. The parish church is dedicated to St Mary.’

Access

- 3.20 There is no publicly accessible access point into the Site at present, with access restricted to the farmer who manages the land coming into the site from fields to the west of the application Site. B-road Yapton Lane runs along the eastern boundary of the application Site and runs north south connecting Yapton to the A27 north of Walberton. North of the application Site, 'The Street' runs east west through Walberton Village whilst further north, Avisford Park Road, Manser Road and the new access road for the Avisford park development also connect in Yapton Lane serving all the residential properties of the village.

Landscape designations and landscape features

- 3.21 The Site falls within the Barnham to Walberton Strategic Gap, as illustrated in Appendix B Figure 09, and Policies relating to this designation are covered in the Planning Policy Context section above. There are no other statutory or non-statutory landscape designations within the Site, but the southern boundary of the SDNP is 845m to the north at its closest point.

Registered parks and gardens

- 3.22 The Site does not include any Registered Parks or Gardens within its boundaries, the nearest being Denman's Gardens a Grade 11 park 2 miles west of the application Site.

Public rights of way, cycle routes, walking routes

- 3.23 There are a number of public footpaths connecting a network of footpaths in the vicinity, but none which cross the Site. There is a permissive footpath that runs north south through the linear tree belt on the eastern boundary to the west of Yapton Lane. PRoW WAL-328-1 runs east-west along the southern side of the allotments to the south of the application Site, and connects to PRoWs WAL-326-2, WAL-326-3 and WAL-326-4 which connect Walberton to North End, Yapton and Barnham to the south and south-west respectively with further footpaths leading north from Walberton towards the South Downs National Park. All these footpaths are well used by local walkers. *(Refer Appendix B to Figure 08)*

Tree Preservation orders (TPO)

- 3.24 There are two Tree Preservation Orders affecting the Site, the first is relating to the tree belt on the eastern boundary along Yapton lane was given a TPO on 21st July 2021 (TPO/WA/1/21). The general effect of the Order is to prohibit certain works to the tree/s unless permission for the works has first been obtained from the Council. The second is for the woodland belt to the north of the Site Reference TPO/WA/1/87. *(Refer to Appendix B Figure 07)*

Scheduled monuments and historic buildings

- 3.25 There are no historic buildings within the application Site but there are numerous listed buildings in the study area throughout the village most notably St Mary's Church to the west of the application Site which is Grade 1 listed, and other listed buildings in the immediate vicinity include 'The Old Vicarage' Grade II listed and Walberton House Grade II* listed both accessed off 'The Street'. *(Refer to Appendix B Figure 05 Local Historic statutory designations)*

Conservation Areas

- 3.26 The Walberton Village and Walberton Green Conservation Area which was designated in 1990 extends south into the application Site and covers the area of woodland that lies to the north of the chainsaw business, (DM Chainsaws) extending from Walberton Place Care home on the western boundary to Yapton lane to the east. This area will remain undeveloped as part of the application masterplan, some of which will form private amenity space for the residents to the apartments block in the north-west corner of the Site as show on the illustrative layout. *(Refer to Appendix B Figure 06).*
- 3.27 Within the Conservation Area to the north of the Site boundary is the tree lined access road that leads to the Walberton Place Care home and beyond that is an open field, privately owned.

Nature conservation

- 3.28 There are no nature conservation designations within the Site but other designations within the study area are shown in Appendix B Figure 03. These include ancient woodland 1km north of the Site at 'hundred house copse' which is within the South Downs National Park, and 'Stemps Sluice Wood' which is 960m to the west.

Value of landscape receptors

- 3.29 There are a range of factors that can help in the identification of valued landscapes:

Landscape quality/condition: A measure of the physical state of the landscape. It may include the extent to which typical character is presented 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 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 interest: the presence of features or wildlife earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

Recreation value: evidence 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, or events in history that contribute to perceptions of the natural beauty of the area.

Landscape receptors (National, County, Local, Site)

- 3.30 The Landscape receptors at National, County, Local and Site level have all been reviewed as part of this baseline assessment for the LVIA in accordance with our methodology, and a summary of the findings for the National and County receptors is given in the tables below, followed by a further fine-grained detailed review given for the Local and Site landscape receptors looked at together.
- 3.31 This allows for a professional judgement to be made on landscape value, sensitivity and susceptibility to consider the potential impact on these landscapes.
- 3.32 In each case the following receptors have been assessed, influenced by topography, land use and visibility of the Site.

Landscape value summary tables

Table 1: National Landscape value summary table

NCA PROFILE 126	landscape value
Landscape quality/condition	medium
Scenic quality	medium
Rarity	medium to low
Representativeness	medium
Conservation interest	low
Recreation value	medium
Perceptual aspects	medium
Associations	medium

Table 2: County Landscape value summary table

LCA West Sussex LCA SC8	landscape value
Landscape quality/condition	medium
Scenic quality	medium to high
Rarity	medium
Representativeness	medium
Conservation interest	medium
Recreation value	medium
Perceptual aspects	medium
Associations	low

Table 3: Local area and the Site Landscape value summary table

Local area and the Site	landscape value	rationale
Landscape quality/condition	medium	Locally, land used for arable farming market gardening & horticulture, very large open fields and relatively few hedgerows and tree cover. Land use on Site is also arable, with a linear woodland to the eastern boundary and a woodland copse on the northern boundary north of 'DM Chainsaws'
Scenic quality	medium	Locally, it is a landscape of flat open farmland which on some occasions allows wide long-range views north towards the South Downs which appeal to the visual senses. There are no long-range views available from the Site itself north towards the South Downs. From with the Site, glimpsed through the trees from the permissive footpath and from the PRoW's to the west, Walberton Place Care home is visually dominant, due to the colour of the building and the lack of screening around it, and this has a negative effect on the scenic quality, reducing the scenic quality from medium high to medium.

Rarity	low	Locally, there are no rare elements or features in the landscape or on the Site
Representativeness	medium to low	Locally, there are no particular features or elements within the landscape which are considered particularly important examples, nor any on the Site itself.
Conservation interest	medium	except for the native vegetation which has wildlife value found both locally and on Site, there are few features or wildlife, earth science, archaeological or historical and cultural interest that add to the value of the landscape as well as having value in their own right
Recreation value	medium	local landscape is well served and crossed by a number of PROW's which are popular locally with residents for walking and dog walking and these run close to the Site although not across it.
Perceptual aspects	medium	The local area and the Site have tranquil qualities, but these are reduced by the presence of Yapton Lane and other roads with their associated traffic noise in the neighbourhood
Associations	low	There are no known associations for the Site or the immediate local study area with artists or writers or particular events in history.

Susceptibility of Landscape receptors

3.33 Landscape susceptibility refers to the degree to which a particular landscape type area or resource can accommodate change or development of a specific type and the scope for mitigation, which would be in character with the existing landscape, at each identified landscape receptor level (National, County, local and Site). This technique reflects the guidance given in the GLVIA3.

3.34 In terms of *landscape susceptibility* at a National level, the key matters outlined in the NCA Profile 126 regarding change in the landscape relate to the pressures of further development as the area has a *'high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into peri-urban. However, extent of new development beyond the peri-urban is limited and so overall character has probably been maintained.'*

3.34 At a County Level referring to WSLCA for LCA SC8 The County Character Assessment for SC8 'Ashlings' the key issues regarding *susceptibility* to changes in the landscape character of the area are as follows:

- *potential development pressure from the extension of existing settlements*
- *lack of woodland management resulting in a decline in the structure and condition of existing woodlands*
- *increased recreational activities including horse riding and golf*
- *major existing road improvement along the A27 trunk road and the possibility of new ones*

3.35 At a local and Site level, the key issues regarding *susceptibility* to change are to potentially changing a relatively tranquil rural landscape of relatively flat arable farmland, which has a sense of openness across large open fields with views to the settlement edge of Walberton, but with areas of broad-leaved woodland which together with shelterbelts and taller hedges between fields and on roadsides provides a sense of enclosure and a leafy character at times.

Sensitivity of landscape receptors

3.36 As set out in the methodology, definitions of landscape sensitivity are divided into high, medium and low. This is determined by taking into account the existing landscape quality and landscape value which often varies in response to both the type of development proposed and the particular site location. Example assessment categories are provided in the methodology at Appendix A Table A.

3.37 In summary, high sensitivity is where important components of landscape of distinctive character are susceptible to relatively small changes, medium sensitivity is a landscape of relatively ordinary characteristics reasonably tolerant of changes, and low sensitivity is a relatively unimportant landscape, the nature of which is tolerant of substantial change. Effective mitigation measures and design may reduce the magnitude of change and the resultant residual effects. Development may have a direct (physical) effect on a landscape as well as an indirect effect which would be perceived from outside a landscape character area. Example assessment categories for assessing magnitude of change are provided

in the methodology at Appendix A Table B and range from 'very high' to 'none'. Effective mitigation measures and design may reduce the magnitude of change and the resultant residual effects. Development may have a direct (physical) effect on a landscape as well as an indirect effect which would be perceived from outside a landscape character area.

3.38 At a National level, for NCA Profile 126 South Coast Plain, the landscape characteristics are considered to be of *medium sensitivity* overall, with primary characteristics being the coastal landscape seen in the context of farmland, and the views and visual amenity of the area with long views towards the sea.

3.39 At a County level with the WSLCA for LCA SC8 The County Character Assessment for SC8 'Ashlings' the landscape characteristics are considered to be of medium sensitivity. The SC8 County Character assessment lists a number of key landscape and visual sensitivities and those of relevance to the Site and the immediate local area are as follows:

- *suburban expansion pressures from the urban fringes*
- *inappropriate or visually intrusive road improvements*
- *erosion of historic character due to changes in farming practices*

3.40 At a local and Site level, the sensitivity has been assessed at a more fine-grained level of detail and the findings are set out below in Tables 1 and 2.

3.41 In summary, for both local character areas and the character of the site, during the construction phase and operation phase, the significance of effect of the development would be moderate adverse, and minor adverse in the residual phase.

Table 1: Local character area

Local character area				
Landscape baseline	sensitivity of LCA	potential effects on receptor	magnitude of change	significance of effect
Apart from the settlement of Walberton, the land use of the local area is largely open relatively flat modern arable farmland which rises very gently to the north, with large areas of glasshouses and agricultural industrial units for the nursery industry, a solar farm, and The Walberton Place Care Home. Native hedgerows and hedgerow trees bounding the large fields and along tracks form interconnected habitats but are at times fragmented. There are also remnant semi natural broadleaved woodlands to the north and south of Walberton. Walberton village is an attractive village with buildings of a variety of ages, and most of the village is protected by Conservation Area status, the western area includes the village green and pond, and the eastern area is centred on 'The Street' and includes the Church and Walberton House. In some cases, there are wide long-range views towards the wooded southern slopes of the South Downs and Sussex Downs. There are numerous PRoW's in the area which are well used. Quite a	medium	Construction phase would result in localised direct effects on part of the local character area during construction works operations, incl. some localised tree removals to form site access, but remaining tree cover to boundaries would be retained. Direct effects on part of the local character area caused by construction traffic, noise from site machinery, & activity on site, site lighting, drainage and infrastructure works, visible from the Local PRoW's to the south and west of the site. Operation phase The overall effects on the local character area would be limited to a small area of it while new vegetation establishes, and while active management practices occur within the linear woodland and the copse on the northern boundary, to create genetic diversity and age structure; the main elements essential to ensure resilience. Residual phase The development would not significantly compromise the overall integrity of the local Character Area as the layout has predominantly focussed development in between and just south of the existing Care Home and 'DM Chainsaws' providing a logical southern extension to the village of Walberton.	Construction phase: Medium Operation phase: medium Residual phase: low	Construction phase: Moderate adverse Operation phase: Moderate adverse Residual phase: Minor/moderate adverse

homogenous and uniform landscape character. To the north of Walberton village there are leisure uses (Avisford Park Golf course)		Mitigation measures include retaining and enhancing the landscape buffers to the northern and eastern boundaries with development set back from the road and screened. In accordance with the West Sussex Land Management guidelines for SC8 the mitigation measures could include: a) conserve and better managing the existing woodland and plant up edge areas b) use woodland to screen and integrate new housing into the wider landscape. c) Use new woodland and hedgerow planting as appropriate d) conserve hedgerows and allow for the growth of hedgerow trees The native planting will be in keeping with the wider landscape character of the area using appropriate species and further enhances the biodiversity keeping the existing habitats connected. The permissive footpath that runs north south through the woodland on the eastern boundary would be improved, improving pedestrian safety and connectivity. Open space will be incorporated into the scheme on the southern boundary which will provide a soft edge, and also maintain some views into the field to the south.		
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Table 2: site character area

site character area				
baseline Landscape characteristics	sensitivity of site	potential effects	magnitude of change	significance of effect
Boundaries: Open boundary to the south as the site forms part of a larger field, but with sense of enclosure to west, north and east, being contained for majority of western boundary by 1.8m high close boarded fence surrounding Walberton Place Care home, to the east by the linear woodland and to the north by the large copse on the northern boundary all of which provide sense of enclosure to the site on these boundaries. Woodland and copse provide a soft boundary compared to the hard boundary surrounding the care home. Roads and footpaths: Traffic on Yapton Lane largely screened by linear woodland on eastern boundary of site. Woodland contains permissive footpath which provides safe route for pedestrians travelling from Walberton in the north towards North End and the allotments to the south of the site as Yapton Lane does not have a footpath. Numerous PRoW's to south and west but none crossover the site. Built form characteristics include 'DM Chainsaws' in the northern part of site but	medium	Construction phase would result in direct effects on the character of the site during construction works operations, incl some localised tree removals to form site access, but remaining tree cover to boundaries would be retained. Direct effects on the character of the site caused by construction traffic, noise from site machinery, & activity on site, site lighting, drainage and infrastructure works Operation phase Direct effect on character of site through introducing new built form roads and footpaths, fencing & lighting, pond and swales, play area. Loss of majority of open field within application boundary. Planting proposed throughout the development would not have established sufficiently to provide screening or wildlife benefits. Housing would be seen in context of existing built form of Walberton Place Care home on western boundary and DM Chainsaws to the north of the site Residual phase Introduction of new planting throughout as part of mitigation, which will include native planting in the form of meadow planting & trees and shrubs including reinforcement of boundary which will provide screening benefits to soften built form and	Construction phase: Medium Operation phase: medium Residual phase: low	Construction phase: Moderate adverse Operation phase: Moderate adverse Residual phase: Minor/moderate adverse

excluded from the application, and Walberton Place Care home to the north-west of site.		lighting, increasing biodiversity, enhancing wildlife habitat and food sources and valuable green infrastructure to benefit the settlement of Walberton.		
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4 Visual Assessment

The Visual Baseline

- 4.1 The assessment of visual effects describes the changes in the visual character of available views and in the visual amenity of particular receptors arising from the development. To establish important visual receptors, field survey work is carried out to establish areas of the landscape from where the development may or may not be visible and then a range of representative viewpoints from publicly accessible spaces. (PRoW's, cycleways, road networks, open spaces and parks and gardens) are selected to demonstrate the potential effects of the proposed development.
- 4.2 Mid and long distant views into the site are not available, due to intermediate vegetation, built form and topography, with views towards the site from the South Downs obscured by dense woodland cover and built form south of the A27. From the field study data collected the assessment has shown that there are no views from open spaces and parks and gardens from within the study area, therefore only views from public rights of way and from neighbouring properties
- 4.3 Close views of the site are generally limited to the glimpsed views available from the south and west from PRoW 328 which runs east-west, south of the site, and south of the allotment gardens. This is despite the application site's openness, as the land is privately owned and is not accessible to the public. These views from PRoW 328 are filtered by vegetation even in the winter (*Refer to Appendix B Photographs 3 and 4*) and are glimpsed through brambles and scrub with occasional clear views where there are larger gaps in the vegetation. The Walberton Place Care home is visible from this path through the trees and is a useful landmark for identifying the site whose location would otherwise be difficult to determine.
- 4.4 Views are also available from the Care home looking east, for both staff and residents, but no photographs were taken from private land to establish what would be seen. Views into the site from the ground floor of the Care Home would be limited by the 1.8m high close boarded fence on their boundary but there would be views from first floor windows and above.
- 4.5 No views are available from the northern boundary due to the dense wooded copse screening the view, and the trees that line the road that leads to the care home, which together with an open field to the north which abuts the rear gardens of properties accessed off 'The Street' restrict any views from these properties to the north.

4.6 Views would be available from DM Chainsaws, but again these are private, and again these are filtered by vegetation around the curtilage of the buildings.

4.7 Fleeting views from the east towards the site can be glimpsed through the gaps in the linear woodland belt viewed by road users travelling along Yapton Lane and passing by the site. (Refer to Appendix B Photographs 22-24) There is no footpath along Yapton Lane, but pedestrians use the permissive footpath that runs through this woodland, and there are further filtered views into the site through gaps in the vegetation. (Refer to Appendix B Photograph 10 &13)

Value of visual receptors

4.8 Attaching a value to views experienced, the value of the view can be ranked from good through fair to poor. Summarising the visual value of each of the viewpoints assessed in the Study area in turn:

Photographs 1-4 views from Yapton Lane

4.9 For views along Yapton Lane, looking north and south, the linear woodland makes a distinctive and leafy contribution to the landscape of the settlement edge and contribute to the street scene and semi -rural landscape. The woodland belt also enhances the value of the Yapton Lane as an important wildlife corridor in the context of the local landscape and the settlement edge and provides a degree of screening into the site. The value of views experienced by visual receptors when looking into the site from Yapton lane is therefore fair to good. *(Refer to Appendix B photographs 1-3)*

Photographs 5-8 views from Permissive footpath in woodland

4.10 Views from permissive footpath looking west into application site readily are available through gaps in vegetation which is quite sparse on the eastern boundary of the application site. The footpath is popular with local residents and dog walkers and provides informal and safe pedestrian access to the allotments further south. The value of views experienced from this path is fair to good, but the care home is a visual detractor due to the colour of the materials chosen and with no screening around the buildings to soften it, meaning it looks incongruous in the landscape. The agricultural building used by DM Chainsaws is more in keeping with the rural setting and the materials are more visually appealing and contributes to the visual quality of the view.

Photographs 9-16 Views from public rights of way (PRoW's)

4.11 Views from PRoW 328 which runs to the south of the application site and to the south of the allotment gardens are mostly screened by dense brambles and trees but are attractive views in their own right and

valued by the local residents and dog walkers. Glimpses of Warburton Place care home and DM chainsaws are available through gaps in the vegetation, but these are few and far between, and there are also views from within the allotment looking north towards the application site but again these are only partial.

- 4.12 Views for walkers using the other public footpaths and unofficial footpaths that have been established on private land to the west of the site are locally valued, but there are no views into the application site from these other public rights of way. The visual value of the views experienced from all the PRoW's in the study area are good.

Susceptibility of Visual Receptors

- 4.13 Visual susceptibility is the degree to which a particular visual receptor, and the nature of the effect on views which can accommodate change arising from a particular development, without detrimental effects on the visual amenity and also the value attached to the view. This varies with each receptor and the specifics of the viewpoint.

- 4.14 The following visual receptors are most likely to be susceptible to change as identified by GLVIA3 and as relevant to the selected viewpoints within the study area:

- *residents at home*
- *people who are engaged in outdoor recreation including use of public rights of way whose attention of interest is likely to be focused on the landscape and on particular view*
- *visitors to heritage assets or other attractions where views of the surrounding are an important contributor to the experience*
- *communities where views contribute to the landscape setting enjoyed by residents in the area (Ref para 6.33 GLVIA3 page 113)*

- 4.15 The following visual receptors are less likely to be sensitive to change as identified by para 6.34 GL VI A3 and as relevant to the selected viewpoints within the Study area are:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape
- people at their place of work

Sensitivity of visual receptors

- 4.16 Sensitive receptors are assessed on the basis of which points provide the clearest views of the site. The sensitivity of visual receptor is typically assessed by ascribing one of the follow levels: high, medium, or

low sensitivity to change. The sensitivity of visual receptors and views will depend on the context of the view, the importance of the view and the nature of the receptor. Table D in Appendix A provides a description of the criteria used to define the sensitivity of the visual receptors.

Photographs 1-4 views from Yapton Lane

- 4.17 For local road users driving past the site the visual sensitivity is medium as the trees in the linear woodland and the wall that forms their boundary are both visually prominent and attractive, but the view is fleeting due to the traffic speed, reducing the sensitivity from medium to low.

Photographs 5-8 views from Permissive footpath in woodland

- 4.18 In accordance with our methodology the sensitivity is high for the local footpath users who are using the permissive footpath for recreational purposes even though it is not a public right of way as it is so heavily used.

Photographs 9-16 Views from public rights of way (PRoW's)

- 4.19 As above, and again in accordance with our methodology, the sensitivity level would be high for those using the public rights of way.

Summary of Visual effects

- 4.20 The table below (Table 4) assesses the potential effects of the development on key views as shown in Appendix B which represent individual or groups of visual receptors to provide an overall understanding of the impacts on visual amenity. As can be seen in the table, the development is assessed as giving rise to adverse effects of moderate/major adverse to minor/moderate adverse significance to a small number of visual receptors in a very localised area and within close- mid range of the site.

Table 4: Visual assessment

Viewpoint and description				
Visual baseline	sensitivity and nature of visual receptor	potential effects on receptor: construction phase: short term (Under 12 months) operation phase: medium term (1-15 years) residual phase: Long term (over 15 years)	magnitude of change	significance of effect
Viewpoints 1-3: views from Yapton Lane. There are few urban influences along this stretch of road apart from the telegraph wires and streetlights. The linear woodland trees screen views into the site and serves to contain the development, although there are some fleeting views through gaps in the vegetation. The trees and the stone wall that forms the woodland edge are attractive and extend to over 400m along the roadside from the end of PRoW 328 by the allotments to the south, which allows them to be a significant visual feature even when seen by motorists travelling along Yapton Lane at up to 40mph.	Local road users: medium to low	Construction phase The construction phase would result in some direct effects to include localised concentration of traffic using Yapton Lane, noise and increased activity levels. The construction impacts would be temporary and would include site signage, hoarding and would also result in a change in the view but only across a limited length of the highway. The development would also require the removal of a small number of trees to facilitate the creation of the access which would open up views into the site, however the illustrative site layout submitted with the planning application shows how the access road curves through the woodland to avoid a direct view into the housing development and the views from Yapton Lane into the site will in any case be minimal. Whilst the construction activity would visually impact upon an area of arable landscape, and as a large proportion of the development will be concentrated in the area between Walberton Place Care home and DM chainsaws, it will be seen in the context of the urban edge walked and against a backdrop of built form.	Construction phase: medium	Construction phase: Moderate adverse

		Operation phase The operation phase would introduce housing within the site but would not be uncharacteristic in the context of the residential areas to the north Walberton village and views from Yapton Lane into the site will become increasingly minimal as the reinforcing vegetation establishes. Residual phase the mitigation measures associated with the landscape masterplan to supplement the existing vegetation's screening potential will help soften the view of the new housing and reinforce the woodland character	Operation phase: medium to low Residual phase: low	Operation phase: Moderate adverse Residual phase: Minor/moderate adverse
Photographs 5-8 views from Permissive footpath in woodland Views are available into the site from this undesignated but permissive footpath which runs north south along the eastern boundary of the site, adjacent to Yapton lane through gaps in the vegetation.	local residents and dog walkers: high	Construction phase During construction it will be necessary to stop up the permissive footpath temporarily while the new access is formed and while construction traffic is on site and this will not be reopened until the residual phase when the development is complete for reasons of health and safety. For this reason, views into the site from the permissive footpath will not be available. Operation phase Once the footpath is re-opened, and enhanced as part of the proposals, views into the site will be available at the point where the entrance road cuts through the woodland, and whilst the planting and woodland management practices are carried out within the woodland will also be available in the gaps in the vegetation until this has become established.	Construction phase: high Operation phase: medium	Construction phase: Major adverse Operation phase: Moderate/major adverse

		Residual phase As the planting matures on the southern boundary of the development it would continue to soften the development. However, in order to benefit the residents of the new development looking south, it is not the intention to completely screen off the southern boundary as the attractive view looking south across the remaining field towards the allotments would be compromised. Therefore, it is not possible to screen all the views from PRow 328 looking north towards the development and distant glimpsed views would still be available.	Residual phase: low	Residual phase: Minor/moderate adverse
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5 Mitigation measures

5.1 Mitigation measures seek to prevent avoid or reduce and where possible offset or remedy any landscape and visual effects. Effective mitigation measures and design may reduce the magnitude of change and the resultant residual effects. Such measures can fall into three categories as defined by the GLVIA3 guidelines paragraph 4.21. as follows:

1. *primary measures developed through the iterative design process which have become integrated or embedded in the project design*
2. *standard construction and operational management practises for avoiding and reducing environmental effects and*
3. *secondary measures designed to address any residual adverse effects remaining after primary measures and standard construction practises have been incorporated into the scheme*

5.2 Although only an illustrative layout has been produced at this time guidance has been taken from the 10 characteristics of the National Design Guide which outlines the government's priorities for well-designed places. This includes creating public spaces that are safe social and inclusive, creating a coherent pattern of development and enhancing and optimising the natural environment together with creating an identity that is attractive and distinctive which enhances the surroundings. The design rationale has been given in detail in the Design and Access Statement.

Primary and standard measures

5.3 Primary mitigation measures have been considered during the design evolution of the development and are therefore inherent in the design proposals and have been considered as part of the assessment of the potential effects.

- The access road has been designed to curve into the site to avoid direct views of housing from Yapton Lane.
- Properties will face on to the public open space avoiding any rear gardens and associated domestic uses being exposed to public views.
- The heights of the proposed dwellings respects the scale and character of this part of the settlement and reduces impacts of rooflines from views to the south.
- The provision of open space to the south accommodating swales and a drainage pond will help enhance the landscape character of the site which together with scrub and species rich grassland habitats around the play space and improve the biodiversity gain through the use of native species.
- The retention of the substantial green buffers to the north and the retention and enhancement of the broad-leaved linear woodland on the eastern and the creation of new green infrastructure

along the southern and western boundaries to enhance the GI network and create a substantial buffer between the visual receptors and the built elements of the development from PRoW 328.

- The development has been set back from the eastern boundary alongside Yapton Lane so that the housing doesn't impact on the leafy character of this stretch of the road. It has also been set back from the southern part of the application site to create soft boundary with the remaining field which is visually more sensitive to views from PRoW 328.

Secondary measures

5.4 These are more fine-grained measures which will be developed as the masterplan progresses from an outline planning application to a detailed one, and include developing a landscape masterplan which will strategically place new planting to further soften the development and will include:

- Adding in parkland trees to provide focal points and visual accents.
- Tree planting densities on the southern boundary will be more relaxed to allow glimpsed views out onto the field to the south.
- The swales and drainage pond will be developed as a feature and planted with marginal plants to enhance the biodiversity.

6 Conclusion

Landscape assessment summary

- 6.1 This LVIA has considered the baseline conditions of the site and the 2 km study area and has assessed the potential effects both Landscape and Visual, arising from the development. The landscape baseline included a document review of a number of published landscape character assessments at different scales through from National, County, and local levels.
- 6.2 At a National level, NCA profile 126 'South Coast plain' applies and at a County level the West Sussex landscape character assessment identified the site and study area falling within LCA SC8 'Ashlings', the local area and the site sharing many of its key characteristics.
- 6.3 The character of the landscape about the site and the study area is defined largely by its generally flat topography and enclosed position due to its location south of Walberton which provides a certain level of containment. It is generally a homogenous and uniform landscape, with some urban influences such as streetlights, telegraph poles, and busy traffic on Yapton Lane.
- 6.4 In terms of landscape sensitivity, the site and the local character area are all considered to be of medium sensitivity, i.e. *'a landscape with relatively ordinary, moderately valued characteristics and positive character that is reasonably tolerant of changes of the type proposed. May have some detracting features.'*
- 6.5 Apart from the settlement of Walberton, the land use of the local area is largely open relatively flat modern arable farmland which rises very gently to the north, with large areas of glasshouses and agricultural industrial units for the nursery industry, a solar farm, and The Walberton Place Care Home and to the north of Walberton village there are leisure uses. (Avisford Park Golf course)
- 6.6 Native hedgerows and hedgerow trees bound the large fields and tracks and form interconnected habitats but are at times fragmented and gappy and require better management. There are also remnant semi-natural broadleaved woodlands to the north and south of Walberton and a linear woodland along the site's eastern boundary and a wooded copse along the northern boundary beyond DM Chainsaws.
- 6.7 Walberton village is an attractive village with buildings of a variety of ages, and most of the village is protected by Conservation Area status, the western area includes the village green and pond, and the eastern area is centred on 'The Street' and includes the Church and Walberton House. In some cases, in the local area, there are wide long-range views towards the wooded southern slopes of the South Downs and Sussex Downs but not from within the site.

- 6.8 There are numerous PRoW's in the area which are well used by locals and dog walkers and a permissive footpath links Walberton village to the allotments to the south, which has established as there are no footpaths along Yapton Lane.
- 6.9 During the Construction and operation phase there would be direct effects on the character of the site while the development is being built and during the early years of establishment, with some tree loss at the entrance, with a loss of an area of open field, which would be replaced by housing and associated infrastructure, but the housing would be seen in context of existing built form of Walberton Place Care home on western boundary and DM Chainsaws to the north of the site and during the residual phase the new planting when established will provide screening benefits to soften built form and lighting, increase biodiversity, enhance wildlife habitat and food sources and the valuable green infrastructure to benefit the settlement of Walberton. The significance of effect would move from moderate adverse during the construction phase to minor moderate adverse at the residual phase.

Visual assessment summary

- 6.10 With reference to visual envelope, the site is well contained by vegetation to the north and east, and partially to the west by Walberton Place care home which overlooks the site and is surrounded by a 1.8m high close boarded fence. The site is only open to close range views from the east and mid-range views from the south PRoW's, but these are filtered by exiting vegetation, some of which (to the east) falls within the application boundary and can be reinforced with further planting.
- 6.11 The baseline visual condition of the site would be altered during the construction and operation phase, and the significance of effect would be moderate adverse, but the viewpoints are very localised and limited to close range views through gaps in the vegetation on the eastern boundary and mid-range views from the PRoW's to the south. On balance, the development would introduce new housing into these glimpsed views, but the houses would be set back away from the eastern boundary and would be seen against the backdrop of the copse to the north and DM Chainsaws, with the care home to the west.
- 6.12 During the residual phase, the mitigation measures which will be incorporated into a detailed design package will seek to improve the landscape and visual resource of the site and its wider landscape setting including creating important green space and improvements to the green infrastructure network of the district, and these measures will reduce the significance of effect to minor/moderate adverse. Furthermore there is scope to address detailed landscape design matters as part of any reserved matters application to ensure that the development will be sympathetic to the local character and built environment through careful planning siting

and design and through developing a landscape masterplan which will strategically place new planting to further soften the development.

Appendix A: Methodology

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Methodology for Assessing Potential Landscape and Visual Effects

1 INTRODUCTION

- 1.1 The methodology for assessing landscape and visual effects is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), by the Landscape Institute and Institute of Environmental Management and Assessment, 2013;
 - Landscape Character Assessment – Guidance for England and Scotland (Carys Swanwick/LUC 2002) produced on behalf of the Countryside Agency and Scottish Natural Heritage;
- 1.2 This methodology has been prepared for a landscape and visual assessment of a development proposal that does not fall within the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.
- 1.3 GLVIA 3 Table 3.1 identifies those components of the EIA process that are required in a landscape and visual appraisal rather than in a full EIA. The GLVIA in the context of the EIA directive places an emphasis on the identification of likely significant effects. These should embrace all types of effect and include for example those that are positive/beneficial and negative/adverse direct and indirect and long and short term as well as cumulative effects.
- 1.4 The emphasis on likely significant effects also stresses the need for an approach that is proportional to the scale of the project being assessed and the nature of its likely effects. In accordance with the guidance the two components at the LVIA are assessment of landscape affects assessing effects on the landscape as a resource in its own right, and assessment of visual effects, assessing effects on specific views and on the general visual amenity experienced by people.

2 SCOPE AND DEFINITIONS

- 2.1 GLVIA3 Para. 1.1 states that *“Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”*.
- 2.2 GLVIA3 Para. 5.1 describes how landscape effects are concerned with *“how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character”*.

- 2.3 GLVIA3 Para. 6.1 describes how visual effects are concerned with *“assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”*.
- 2.4 This assessment deals separately with landscape and visual effects, although the two assessments are linked procedures and cross references may be made to the same features or elements where they are relevant to both assessments.
- 2.5 The landscape and visual appraisal considers potential effects during construction phase (short term (Under 12 months) operation phase: medium term (1-15 years) and at the residual phase: Long term (over 15 years).
- 2.6 The assessment is conducted on the basis of winter views as the ‘worst case scenario’, although summer views are also assessed in some cases. Daytime and night-time effects are both assessed.

3 LANDSCAPE AND VISUAL BASELINE

Establishing the Landscape baseline

- 3.1 GLVIA3 Para. 5.3 states that *“landscape baseline studies should record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it. They should also deal with the value attached to the landscape...”*
- 3.2 The Characterization process helps to establish the landscape baseline and aids judgements about the potential effects of proposed development. Characterization can be applied at different scales from national, county to local level and each level of assessment adds more detail. the LVIA refers to a summary of the relevant published assessments that are national and county and if available local scale, The wider character assessments providing the context for the local assessment location site. the guidance recommends the characterization process should be based on an assessment of its natural, cultural, and social factors and aesthetic and perceptual factors. These factors are examined Within the study area and within the application site during construction and at completion.

Establishing the visual baseline

- 3.3 GLVIA3 Para. 6.24 states that a baseline report should also combine information on:
- *the type and relative numbers of people (visual receptors) likely to be affected,*
 - *making clear the activities they are likely to be involved in;*

- *the location, nature and characteristics of the chosen representative, specific and illustrative viewpoints, with details of the visual receptors likely to be affected at each;*
- *the nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view*
- *the visual characteristics of the existing views, for example, the nature and extent of the skyline, aspects of visual scale and proportion, especially with respect to any particular horizontal or vertical emphasis, and any key foci;*
- *elements, such as landform, buildings, or vegetation, which may interrupt, filter or otherwise influence the views. “*

4 LANDSCAPE SENSITIVITY

- 4.1 GLVIA3 Para. 5.39 states that *“Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape.”*
- 4.2 GLVIA3 Para. 5.40 goes on to describe ‘susceptibility to change’ as *“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”*
- 4.3 Landscape receptors are those areas, qualities or components of the landscape that would be affected by a proposed development. Visual receptors are those people who would be affected by changes in views or visual amenity at separate places as a result of a proposed development.
- 4.4 Factors that will influence professional judgement when assessing the degree to which a particular landscape type or area can accommodate change arising from a particular development, without undue consequences for the maintenance of the baseline situation would typically include:
- the value placed on the landscape;
 - condition or the physical state of the landscape;
 - the nature of existing land uses;
 - the pattern and scale of the landscape;
 - visual enclosure/openness of views, and distribution of visual receptors;

- the scope for mitigation, which would be in character with the existing landscape the contribution of the receptor to landscape character.
- the degree to which the particular element or characteristic can be replaced or substituted.

Landscape value

- 4.5 Landscape value is the importance attached to a landscape, sometimes expressing national or local consensus, because of its quality, which may include scenic and/or aesthetic qualities and cultural and other conservation associations. In most cases, this is indicated by the presence or absence of a landscape planning designation such as a National Park indicating a landscape of national value. Many local landscape designations have been phased out in favour of the landscape character approach.
- 4.6 Undesignated areas of the landscape may also be of local value and indications of this are likely to be present in the form of documented, locally valued, cultural / natural heritage and scenic or aesthetic qualities such as ‘wildness’ or the presence of well-recognised viewing positions. It should be noted that a landscape of high value may not always equate to areas of high landscape quality and that areas of low landscape value may contain areas of higher landscape quality.
- 4.7 GLVIA3 Para. 5.20 sets out information that will contribute to an understanding of value, including-
- *“Information about areas recognised by statute such as (depending on jurisdiction) National Parks, National Scenic Areas, Areas of Outstanding Beauty;*
 - *Information about Heritage Coasts, where relevant;*
 - *Local planning documents, which may show the extent of and policies for local planning designations;*
 - *Information on the status of individual or groups of features such as, for example, Conservation Areas, listed buildings, Tree Preservation Orders, important hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens.*
 - *Art and literature, including tourism literature and promotional material such as postcards, which may indicate the value attached to the identity of particular areas (for example ‘Constable Country’ or specially promoted views)*
 - *Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.”*

4.8 One of the options for assessing the value of landscapes is provided in GLVIA3 Box 5.1, which sets out the following range of factors that can help in the identification of valued landscapes:-

- *“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 which 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 or archaeological or historical and cultural interest can add to the value of a 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, or events in history that contribute to perceptions of the natural beauty of the area.”*

4.9 The sensitivity of the landscape to a particular development may be assessed as high medium or low. This is determined by taking into account the existing landscape quality and landscape value which often varies in response to both the type of development proposed and the particular site location. Example assessment categories are provided in Table A below:

Table A: Criteria for Landscape Sensitivity receptors

Criteria for Landscape Sensitivity receptors	
High	Landscape with important components or of a particularly distinctive character, susceptible to relatively small changes of the type proposed. Typically, a recognised landscape resource of strong landscape structure with distinct features worthy of conservation and valued at a national level. May contain occasional detracting features.
Medium	Landscape with relatively ordinary, moderately valued characteristics and positive character that is reasonably tolerant of changes of the type proposed. Value may be

	expressed through consensus, demonstrable use or nonofficial publications and may include designation at local level. May have some detracting features.
Low	A relatively unimportant landscape with few features of value or interest and a weak character. Potentially tolerant of substantial change of the type proposed. Typically of no features worthy of conservation, a weak landscape structure, some evidence of degradation and frequent detracting features.

5 ASSESSING LANDSCAPE EFFECTS

- 5.1 Landscape effects are defined by the Landscape Institute as “Effects on the landscape as a resource in its own right” (GLVIA3 Glossary).
- 5.2 Landscape effects are assessed by considering the scale and extent of proposed development, which may include the loss or addition of particular features, changes to landscape quality and changes to landscape character. The main factors to be considered are discussed as follows:
- Changes to landscape elements: the addition of new elements or the removal of existing elements such as trees, vegetation, and buildings and other elements which may be characteristic of the landscape character type;
 - Changes to landscape qualities: degradation or erosion of landscape elements and patterns, and perceptual characteristics, particularly those that form key characteristic elements of landscape character types; and
 - Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities (including perceptual characteristics) and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character type of a particular area;
- 5.3 Examples and further guidance on the evaluation of landscape magnitude of change are provided in Table B below.

Table B: Magnitude of Landscape Change Levels

Criteria for Assessing Magnitude of Landscape Change Levels	
Very High	A total change that would be large in scale and / or extent and include the loss of key landscape characteristics, or the addition of new uncharacteristic features or elements, that would become the dominant characteristics of the landscape and change the overall landscape quality, and character.

High	A prominent change that may be large in scale and / or extent and include the loss of key landscape characteristics, or the addition of new features or elements that would become the characteristics of the landscape, changing the overall landscape quality and character.
Medium	A noticeable / prominent change of more limited scale and extent including the loss of some key landscape characteristics or elements, or the addition of some new features or elements, that would potentially change the landscape character
Low	A noticeable change affecting small areas of landscape character where the proposed scheme would not quite fit into the landform and scale of the landscape or would add new features or elements of limited characterising influence.
Negligible	A change affecting relatively small areas of landscape character where the proposed scheme would largely complement the scale, landform and pattern of the landscape and existing landscape quality would be substantially conserved.
None	There would be no change to the receptor.

- 5.4 Effective mitigation measures and design may reduce the magnitude of change and the resultant residual effects. Development may have a direct (physical) effect on a landscape as well as an indirect effect which would be perceived from outside a landscape character area.

Determining significance of effect on Landscape character

- 5.5 The potential significance of landscape effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the landscape character to change. These two variables can be correlated as illustrated in the Table C below. A landscape effect of low magnitude may be assessed to have a moderate effect in a highly sensitive landscape such as an AAONB or a National Park.
- 5.6 The table considers the sensitivity of the landscape character together with the magnitude of the potential effects and provides an overall assessment of the potential significance of effects, however this process is not a quantitative process, there is not an absolute scoring system, and although considerations are made according to recognised features and methods of working as outlined in this assessment, the correlation of the two factors is a matter of professional judgement.

Table C: Landscape effects significance definitions

significance	definition
Major	that proposed scheme would completely change the character of the landscape for a long period of time or permanently
Moderate	the proposed scheme would cause a noticeable difference in the landscape
Minor	the proposed scheme would cause a barely perceptible effect within the receiving landscape's characteristics
Negligible	the proposed scheme is appropriate in its context and may be difficult to differentiate from the surrounding landscape character

6 VISUAL SENSITIVITY

- 6.1 The sensitivity of visual receptors is based primarily on the activity or occupation that brings them into contact with the view and the nature of the view. Visual sensitivity has been assessed in accordance with the definitions and criteria set out in Table D below. The sensitivity classification for any visual receptor in this table may be adjusted through professional judgement to take account of the location, context, and importance of the view.

Table D: Criteria for visual Sensitivity receptors

Criteria for visual Sensitivity receptors	
High	Occupants of residential properties and people engaged in outdoor sporting and active/passive recreational facilities, including users of Public Rights of Way. People at tourist destinations, beauty spots, picnic areas and locations for viewing important landscape features.
Medium	Occupants of residential properties with limited views due to obstruction towards the proposed development. Users of local side roads and country lanes.
Low	Indoor receptors with limited views, who are in that location primarily to undertake activities unconnected with the view (e.g., occupants of offices, commercial developments, and industrial sites). Users of main roads and minor urban roads.
Very Low	Indoor receptors with very limited views, who are in that location primarily to undertake activities unconnected with the view (e.g., occupants of offices, commercial developments and industrial sites) or outdoor receptors who experience transient views of landscapes that are of very low sensitivity and value.

7 ASSESSING VISUAL EFFECTS

7.1 Visual effects are concerned wholly with the effect of the development on views and the general visual amenity. The visual effects are identified for different receptors (people) who will experience the view at their places of residence, during recreational activities, at work, or when travelling through the area. The visual effects may include the following:

- Visual effect: a change to an existing static view, sequential views, or wider visual amenity as a result of development or the loss of particular landscape elements or features already present in the view.
- Cumulative visual effects: the cumulative or incremental visibility of a proposed development may be added to the existing baseline presence of development to yield a combined effect which may or may not be visually significant.

Magnitude of change on visual receptors

7.2 Visual effects are assessed by considering the sensitivity of the visual receptor and the proposed magnitude of change. The main factors to consider are the activity of the receptor (people) at the viewpoint location, the importance or popularity of the view and / or typical numbers of viewers. Other factors include the location and context of the viewpoint. The visual experience from a tourist destination, for example, could involve either the key views to or from the main attraction, or those from the carpark / service area. Whilst views from carparks / service areas may still be experienced by receptors of inherently higher sensitivity, these types of views may not be considered of higher value or sensitivity.

7.3 Planning law contains a widely understood principle that individuals (i.e., visual receptors at a single residential property) have no 'right to a view', per se, with the outlook or view from a private property (i.e., that available to a residential visual receptor) being a private interest and not therefore protected by the UK planning system. The planning system, however, also recognises situations where a substantial number of people's views could be affected and could be considered to be a matter of public interest.

7.4 The magnitude of visual change is described by reference to the following:

- Scale of Change: The scale of change in the view (including horizontal and vertical)
- Angle of View: The angle of view from the main direction of view may be considered in terms of whether the development is experienced directly or more obliquely. Road users are generally more aware of the views in the direction of travel, whilst train passengers are more aware of views perpendicular to their direction of travel.
- Contrast: The degree of contrast or integration of any new features or changes in the landscape, with the existing, or remaining, landscape elements and characteristics in terms of mass, scale,

- colour, form and texture. Developments which contrast or appear incongruous in terms of colour, scale and form are likely to be more visible and have a higher magnitude of change;
- Distance: The proximity and distance from the development can be provided objectively and often provides a strong indicator of magnitude, subject to any intervening screening of the development by landform, vegetation, or buildings;
 - Speed: The speed at which the development may be viewed will affect how long the view is experienced and the likelihood of the development being particularly noticed by people travelling in cars compared to those who may be walking and able to stop and 'take in' a view;
 - Elevated views are likely to reveal more of the development, whereas low level views are more likely to be screened by intervening built form and vegetation;
 - Screening: Development may be wholly or partly screened by landform, vegetation (seasonal) and or buildings. Conversely, open views, particularly from landscapes where this is a characteristic, are likely to experience more of the development;
 - Skyline / Background: Whether a development would be viewed against the skyline, or a background landscape, may affect the level of contrast and magnitude, for example, skyline developments may appear more noticeable, particularly where they affect open and uninterrupted horizons; and
 - Duration: The duration of the change, whether temporary or long term, intermittent or continuous, seasonal due to periodic management or leaf fall, is a further factor for consideration.

7.5 Criteria used to help determine the magnitude of visual change assessment is provided in Table E below.

Table E: Magnitude of Visual Change Levels

Criteria for Magnitude of Visual Change Levels	
High	The proposals form a significant and immediately apparent part of the scene, appearing as a prominent and contrasting feature.
Medium	A readily noticeable change to the view, where change is evident but is not the key feature in the view.
Low	Minor changes to the view, affecting a small proportion of the view that may be obliquely viewed or partly screened and/or appearing in the background landscape. May be a transient view obtained over short periods and capable of being missed by the casual observer.
Negligible	Almost imperceptible changes to the view, where change is barely perceptible and just a minor element in the overall view.

Determining significance of effect on visual receptors

- 7.6 The potential significance of visual effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the receptor to change. These two variables can be correlated as illustrated in table F below. Therefore, a visual effect of low magnitude may be assessed to have a moderate effect from a highly sensitive receptor such as a national park. Similarly, a low magnitude may have a moderate effect on particularly sensitive visual receptors such as an important recreational route such as a public right away.
- 7.7 Table F below provides a brief definition of the range of significance criteria and reflect the existing site condition and established land use, but also the nature and scale of the proposed development. The visual effects arising from changes in the appearance of the view associated with the development and perceived by the visual receptor may be beneficial or adverse and are assigned a significance rating.

Table F: Visual effects significance definitions

significance	definition
Major	that proposed scheme would completely change the appearance of the view for a long period of time or permanently and would affect many receptors
Moderate	the proposed scheme would cause a noticeable difference in the view and would affect several receptors
Minor	the proposed scheme would cause a perceptible but limited visual effect and would affect few receptors
Negligible	the proposed scheme is appropriate in its view and may be difficult to differentiate from its surrounding within the view and would affect very few or no receptors

8 EVALUATING LANDSCAPE AND VISUAL EFFECTS

- 8.1 The overall significance of landscape and visual effects is determined by the combination of sensitivity and magnitude of change, which is assisted by the use of a matrix in Table G below to guide the assessment

Table G: Principles of assessing the significance of effects matrix

	Magnitude of Landscape or Visual Change			
Sensitivity	High	Medium	Low	Negligible
High	Major	Moderate/major	Moderate	Negligible
Medium	Moderate/major	Moderate	Minor/moderate	negligible
Low	Moderate	Minor/moderate	Minor	Negligible