

LANDSCAPE APPRAISAL FOR LAND AT WEST WALBERTON

ON BEHALF OF MACRA LTD

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CONTENTS:

1.	INTRODUCTION	2
2.	BASELINE CONDITIONS	3
3.	DESCRIPTION OF THE PROPOSALS	5
4.	LANDSCAPE ELEMENTS APPRAISAL	7
5.	LANDSCAPE CHARACTER APPRAISAL	10
6.	VISUAL AMENITY APPRAISAL	13
7.	CONCLUSIONS	19

APPENDICES:

APPENDIX 1: LANDSCAPE MASTERPLAN

APPENDIX 2: SITE LOCATION PLAN

APPENDIX 3: LANDSCAPE CONSTRAINTS AND OPPORTUNITIES PLAN

APPENDIX 4: ENVIRONMENTAL DESIGNATION PLAN

APPENDIX 5: VIEWPOINT LOCATION PLAN

APPENDIX 6: PHOTOVIEWS

1. INTRODUCTION

- 1.1 This Landscape Appraisal has been prepared on behalf of Macra Ltd by Pegasus Group and relates to the proposed residential development of 30 properties and associated green space as seen on the Landscape Masterplan (**Appendix 1**). The local planning authority is Arun District Council.
- 1.2 This report has been based on a site visit which was undertaken on the 12th March 2021, together with an analysis of environmental data sets and relevant landscape character assessments.
- 1.3 The overall study area for this appraisal is a 5km radius from the application site boundary. The main focus will be within a radius of 2km, as it is considered that beyond this distance the proposed development would not be clearly perceptible within the landscape.
- 1.4 It is considered that the construction works relating to the proposed residential development would be temporary in duration and although relevant potential effects would be similar or lower to those identified during the long-term operational phase of the proposed development. Therefore, this appraisal focuses on the long-term constructed stage of the proposals.
- 1.5 The assessment considers the potential effects of the proposed development upon:
 - Landscape elements and feature such as vegetation, topography and water bodies;
 - Landscape Character; and
 - Visual amenity associated with local receptors.

2. BASELINE CONDITIONS

The Site

- 2.1 The site is identified by the red line on the Site Location Plan (**Appendix 2**). The site, which is located on the western edge of Walberton, comprises a single small, low lying triangular field of improved grassland. The field has been used for occasional grazing.
- 2.2 The site boundaries are well defined by mature hedgerows and large individual trees (predominantly oak). Beyond the site boundary, the site is enclosed by West Walberton Lane to the north and Eastergate Lane to the south.
- 2.3 Access is provided via a field gate on Eastergate Lane. There are no public rights of way within the site and as such there is currently no public access to the site.
- 2.4 The site is broadly level in topography at approximately 12.5m Above Ordnance Datum (AOD). An area in the southern part of the site is located within Flood Zone 2/3.
- 2.5 The site is not subject to and statutory or non-statutory landscape designations.
- 2.6 The key landscape features for the site have been identified on the Landscape Constraints and Opportunities plan (**Appendix 3**).

Surrounding Area

- 2.7 A full description of the application site and surrounding area is included in the Design and Access Statement and Planning Statement. A description from a landscape perspective is provided in this appraisal.
- 2.8 The site is located to the west of Walberton, a village which is located between Chichester to the west and Arundel to the east. The wider landscape encompasses a mix of land uses. There are a number of villages and residential areas including Fontwell to the west and Barnham to the south. There are several employment areas including a number of large plant nurseries to the south and south-east of the site. Outside of the settlements, the land use is a mixture of agricultural fields and woodland blocks, which are typically to the north of the site and form part of the South Downs National Park.
- 2.9 Approximately 1km to the north of the site is South Downs National Park (as seen in **Appendix 4: Environmental Designation Plan**).

- 2.10 The landscape to the south of the site is broadly flat as it approaches the coastline. To the north the land rises to a series of high points that form the rolling hills of the South Downs.
- 2.11 West Walberton Lane to the north of the site and Eastergate Lane to the south form part of the local road network that provides connection to the A27 to the north of the site. This major A road provides connection along the south coast between Southampton to the west and Eastbourne to the east.
- 2.12 In terms of built heritage, there are no designated heritage assets associated with the site, although three listed buildings are situated in the wider vicinity, namely Friars Oak and little Box Cottage; 15-20 The Street; and the remains of the village pond. All of which are located to the east of the site on the western edge of Walberton. Furthermore, this western edge of Walberton is a conservation area.
- 2.13 A number of Public Rights of Way (PRoW's) run through the residential area of Walberton and a comprehensive network of PRoW's runs through the wider landscape providing connections into the South Downs National Park and towards the coast.
- 2.14 Within the immediate context of the site there are two PRoW's including:
- To the north of the site, WAL-392-6 runs north from the site towards the A27 where it connects to SLI-392-5 which continues to the South Downs National Park; and
 - To the east of the site, WAL-334-1 runs broadly south-easterly from the site towards Walberton Village.

3. DESCRIPTION OF THE PROPOSALS

- 3.1 The proposals comprise 30 residential dwellings which are a mixture of 1 to 4 bedroom dwellings as a mixture of flats, terraced, semi-detached, and detached properties. The dwellings would be a mixture of brick, flint and render materials. All dwellings would be 2 storey (approximate ridge height of 9m).
- 3.2 A small section of existing small trees will be removed to allow for access from Eastergate Lane. Elsewhere the existing mature hedgerow and trees will be retained, and in places enhanced, to provide a landscape setting for the residential development.
- 3.3 A significant amount of proposed soft landscaping, including new trees, native shrub and hedgerow planting, ornamental planting, and a variety of grasslands will form the landscape elements of the site and provide a strong green framework within the development.
- 3.4 Within the areas of public open space there is a mixture of ecological areas and space for informal recreation including naturalistic play elements around the proposed village pond, a community orchard and an extension to the existing village green.

Mitigation measures

- 3.5 A number of mitigation measures have been incorporated into the proposals, these include:
- An ecological buffer along the northern boundary to enhance the ecological and landscape value of the existing vegetation whilst providing additional screening through new tree and shrub planting;
 - An area of public open space to the east of the site which provides connection and assimilation to the existing village green and sets the development back from the existing properties on the north side of Eastergate Lane;
 - An area of public open space to the south-west of the site which is characteristic of a village green with pond, tree planting and informal play equipment;

- Tree and shrub planting within the streetscape to provide a landscaping edge to the built form which is in-keeping with the local character and typical landscape elements; and
- Sensitively designed dwellings to be in keeping with the local vernacular.

4. LANDSCAPE ELEMENTS APPRAISAL

- 4.1 A landscape led approach to the site layout has been adopted from the start of the iterative design process that has been co-ordinated with the client and the design team, resulting in proposals that seek to both respond to and enhance the existing landscape elements of the site. The Landscape Constraints and Opportunities Plan (**Appendix 3**) identifies the site's key landscape features.
- 4.2 The proposed development, as part of its landscape proposals, provides opportunities for hedgerow, shrub and tree planting, in addition to enhanced grasslands and a new pond. These elements would have a beneficial effect upon the visual amenity and most importantly would enhance the character of the local landscape and indeed that of the site.

Topography

- 4.3 The broadly level topography of the site will remain largely unchanged as a result of the proposed development. There will be some minor changes at a localised level due to the construction of the proposed roads, dwellings and drainage requirements. Overall it is not considered that the changes would notably alter the existing topography across the site.

Trees and Hedgerows

- 4.4 The proposed development would retain the majority of the existing tree and hedgerow resource along the site boundary, including 5 no. category A trees. A small number of category C trees along the southern boundary with Eastergate Lane will require removal to facilitate access to the development. This loss would be mitigated by new tree and shrub planting through the site.
- 4.5 A number of measures will enhance the existing tree and hedgerow resource within the site, including:
- An ecological buffer along the northern boundary with tree and hedgerow planting to strengthen the existing boundary vegetation and further screen views from residential properties along West Walberton Lane;
 - Hedgerow and tree planting along the southern boundary to provide a level of screening from residential properties along Eastergate Lane; and
 - Circa. 130 proposed trees and shrub planting throughout the development including within the streetscape and areas of public open space. This will

vary in character from formal orchard planting to naturalistic native planting within the open space.

Herbaceous Vegetation

- 4.6 The majority of the existing grassland will be removed to accommodate the dwellings and associated infrastructure. This will be mitigated through the introduction of a variety of grassland types including wildflower, species rich long grass and amenity grass within the public open space and private curtilages of the dwellings. Further herbaceous planting will also be provided within the proposed development, resulting in an overall increase in the variety of herbaceous vegetation across the site.

Water Bodies

- 4.7 There are no existing water bodies within the site boundary. The existing watercourse down the western side of the site and Village Pond off Eastergate Lane will be unaffected by the proposals.
- 4.8 The proposed development will include the creation of a new village pond as part of the open space in the south of the site. This feature will enhance the visual amenity of the site and provide a number of ecology benefits.

Public Rights of Way

- 4.9 The existing public right of way networks runs outside of the site boundary and will be unaffected the proposed development.
- 4.10 As part of the open spaces within the proposed development, links will be created to the existing village green and the Barnham to Walberton cycle path to south of the site and bridleway WAL-392-6 to the north of the site.

Summary

- 4.11 With the proposed development in place the majority of the existing hedgerows and trees on the site will be retained.
- 4.12 The proposals include new tree and hedgerow planting which would enhance and increase the existing tree and hedgerow resource. Once established and matured, this new planting would have the potential to provide a notable environment benefit to the site.

- 4.13 It is expected that the creation of a new pond will provide increase visual amenity within the site and provide new habitat opportunities on the site.
- 4.14 The existing public right of way network will be enhanced through additional informal connections across the site.
- 4.15 The proposals would also include new herbaceous planting, in the form of grassland and perennials. It is considered that overtime the new planting would provide a beneficial effect through the create of new habitats and increased biodiversity.

5. LANDSCAPE CHARACTER APPRAISAL

5.1 In order to assess the potential effect of the proposed development on the landscape character of the area it is necessary to examine the key characteristics of the site and landscape of the surrounding area.

5.2 The landscape within the area has been subject to a number of separate landscape assessments, undertaken at differing scales, these are:

- **At the National Level:** Landscape Character Assessment by Natural England – 126 South Coast Plains;
- **At the County Level:** Landscape Character Assessment of West Sussex 2003 – SC8 Fontwell Upper Coastal Plain; and
- **At a Borough Level:** Arun Landscape Character Study 2006 – LCA 16 Fontwell – Eastergate Mosaic Landscape Character Area.

Landscape Character Assessment by Natural England

5.3 At a national level the site is located within National Character Area (NCA) 126: South Coast Plains. The NCA covers a vast geographical area that varies from coastline to urban settlements with farmed land between the developments. As the site is located on the edge of Walberton it is felt that the development would enable the key characteristics of the NCA to prevail resulting in a negligible effect.

Landscape Character Assessment of West Sussex 2003

5.4 At a county level the site is located within the character area SC8 Fontwell Upper Coastal Plain within the Landscape Character Assessment of West Sussex 2003. This character area includes the landscape surrounding Walberton and extends to Fontwell in the west and to the edge of Arundel in the east.

5.5 The character area 'forms a transition between the open lower Coastal Plain to the south and the wooded Downs to the north'.

5.6 Key characteristics are:

- *"A transitional landscape; [...]"*
- *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; [...]*
- *Area is well settled with scattered pattern of rural villages and farmsteads [...];and*
- *Leafy or wooded settlements [...]*

5.7 As the site is located on the edge of Walberton it is felt that the development would be contained within the visual envelope of the built area, continuing the prevailing pattern of scattered rural villages. The effect at the county level is therefore considered to be minor to negligible.

Arun Landscape Character Study 2006

5.8 At a borough level the site is located with the landscape character area 16 Fontwell – Eastergate Mosaic Landscape Character Area of the Arun Landscape Character Study 2006. This study reviewed landscape and visual amenity in order to assess landscape capacity to accommodate development within the district. LCA 16 is described as '*Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham,*' and was assessed as being of medium landscape capacity.

Authors Description of Local Landscape Character

5.9 The published landscape character assessments provide a useful overview of the landscape character at a national and district scale. However due to the small scale of the proposals and localised effects it is useful to assess the landscape character of the site in more detail. This would help to identify any relevant features or characteristics that may be different or more localised.

5.10 As described in the county character assessment the topography of the site is gently undulating improved grassland that is enclosed by hedgerow and mature trees. Due to the settlement edge the landscape pattern, enclosure and scale varies. The enclosed residential streets within the settlement of Walberton contrasts with the small-medium agricultural fields that create the rural setting for the village. The surrounding rural setting is influenced by numerous glasshouses

which can be seen across the local landscape. The area is well defined by vegetation associated mature hedgerows, tree belts, blocks of woodland.

- 5.11 The site itself is rural in natural although the residential properties along Eastergate Lane and West Walberton Lane heavily influence the character of this area. Due to the low lying topography of the area and existing belts and blocks of woodland there is high level of enclosure and as such long ranging views are extremely limited. The skylines within the local landscape are formed by a mixture of trees and built form. In a few places, high points of the South Downs National Park can be seen breaking the skyline.

Effects on Landscape Character

- 5.12 The proposed development would change the character of the site itself from one of improved grassland to that of residential development. The surrounding area is already partly characterised by residential development, typically detached and semi-detached dwellings in a range of architectural styles. The proposed development is sited on a wedge between two areas of residential dwellings, as such the proposed development would not introduce a new element into the local landscape.
- 5.13 The retention of the site's existing vegetated boundaries and proposed enhancement of this boundary planting would provide a good degree of screening and would limit the visibility of the development from the neighbouring residential dwellings and open, undeveloped landscape to the west of the site.
- 5.14 The style and siting of the dwellings within the proposed development builds on the character of the local area with materials and architectural style reflecting local dwellings. Open space within the proposed development builds on the character of the existing open space to the west of Walberton, namely the existing village green and pond.
- 5.15 Overall it is considered that the proposed development will have minimal impact on the character of the local landscape. The site benefits from being perceived as part of the settled landscape with the mixed fringe character of the edge of Walberton, which will continue with a mixture of dwellings and open space. Furthermore the well-defined boundaries of the site limit the influence of the site on the wider landscape. There will be a moderate change to the site itself due to the change from improved grassland to residential land use.

6. VISUAL AMENITY APPRAISAL

Existing Views

- 6.1 For the purposes of this landscape appraisal, a series of representative publicly accessible views from the area surrounding the site have been identified through desktop and field studies. These viewpoints are not intended to cover every possible view of the proposed development, but rather they are representative of a range of receptors types at varying distances and orientations to the site.
- 6.2 The effect on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including residential properties, highways, PRoW and recreational areas. These areas are discussed briefly in the following section. The location of representative viewpoints are shown on the Viewpoint Location Plan (**Appendix 5**), and the photoviews are contained at **Appendix 6**.
- 6.3 The site visit confirmed that the potential visual effects of the proposed development are generally restricted to the immediate vicinity of the site. Particularly towards the north and the South Downs National Park, views are limited due to the screening effects of the existing built form and vegetation.

Views from Public Highways

- 6.4 From the surrounding road network, views of the site are largely confined to those that lie adjacent to it; West Walberton Lane and Eastergate Lane.

Views from West Walberton Lane

- 6.5 Views from West Walberton Lane are represented by viewpoints 2 and 4. Viewpoint 2 is taken from the junction of Long Mead and West Walberton Lane looking south towards the site. The foreground is formed of West Walberton Lane and the mature hedgerow and trees that form the site boundary. Partial views through the existing vegetation to the improved grassland field and the residential dwellings on Eastergate Lane are possible at this point. It is therefore anticipated that there will partial views of the proposed area of public open space and of the properties on the edge of the development. The extent of the development that will be visible will further reduce over time as the proposed planting along the site boundary matures.
- 6.6 Viewpoint 4 is taken along West Walberton Lane to the north-west of the site looking south-east towards the site. The foreground of this view is formed of West Walberton Lane, with the middle ground and horizon formed of vegetation along

the site boundary. Due to the denser nature of the existing mature vegetation, views from this end of the road are more heavily screened than those closer to Walberton village green. It is therefore anticipated that views of the upper levels and roofscapes of the detached dwellings to the north of the site will only be glimpsed and be transitory due to the nature of road users.

Views from Eastergate Lane

- 6.7 Views from Eastergate Lane are represented by viewpoint 6 and 7. Viewpoint 6 is taken from the entrance to the Barnham to Walberton Cycle Path looking north towards the site. The foreground is formed of Eastergate Lane and the boundary vegetation of the site. Boundary vegetation in this location, whilst mature, is generally comprised of tree planting and therefore views are less screened. This is also the location of the proposed vehicle access and as such views into the site are expected to increase. It is therefore anticipated that you will be able to see the entrance square, detached dwellings and area of orchard planting that make up the arrival space of the development. The remaining length of this boundary will be reinforced with further planting and therefore additional views along Eastergate Lane will only be glimpsed through the vegetation.
- 6.8 Viewpoint 7 is taken from Eastergate Lane near to Jan de Vries nurseries. The view is looking east towards the site. The foreground of the view is formed of Eastergate Lane and the boundary hedgerow of a neighbouring field to site. The skyline is predominantly formed of vegetation with site boundary trees visible beyond the foreground hedge. Overhead power cables also break the skyline along this section of Eastergate Lane. Views are screened by the existing vegetation which will be further enhanced with on-site planting. It is therefore anticipated there may be glimpsed and fleeting views of the rooflines of the dwellings.

Views from road network to the east

- 6.9 Viewpoint 9 is taken at the confluence of several local roads including Eastergate Lane, West Walberton Lane and The Street. Looking west towards the site, the foreground of the view is formed by the local road network and the existing Walberton village green. The boundary vegetation of the site can be seen in the middle ground of the view. It is anticipated that as this vegetation is mature it will provide a good level of screening, filtering views of the proposed development. Furthermore, the dwellings are set back from the boundary with an area of open space linking to the existing village green. It is anticipated that there are likely to be partial views of the proposed dwellings, however these will filter views through

both existing and proposed vegetation and the dwellings will be seen within the context of the built residential form on West Walberton Lane and Eastergate Lane.

Views from the local PRow network

- 6.10 As part of the site visit the nearby PRow network was visited to confirm whether views of the proposed development could be experienced. Footpaths such as: EAE-318-1, footpath WAL-327-3 and Bridleway WAL-392-6 have been considered, in addition to those within the South Downs National Park including SLI-386/1-1 and EAM-374-3. The Barnham to Walberton Cycle Path has also been considered within this section.

Footpaths to the South of the Site

- 6.11 From footpath EAE-318-1 to the south-west of the site as it moves between Eastergate Lane and Barnham Road, views of the site are not possible due to intervening field boundary vegetation and built form associated with plant nurseries along Eastergate Lane, as seen in viewpoint 10.
- 6.12 From footpath WAL-327-3 to the south-east of site as it moves between St Mary's Church, Walberton and Lake Lane, views of the site are not possible due to the intervening field boundary vegetation and built form of residential properties along Barnham Lane, as seen in viewpoint 11.
- 6.13 Viewpoint 6 is taken from the entrance to the Barnham to Walberton Cycle Path looking north towards the site. As the cycle path travels away from the site it becomes more enclosed and therefore views are limited to the entrance off Eastergate Lane. As such the foreground of the view is formed of Eastergate Lane and the boundary vegetation of the site. Boundary vegetation in this location, whilst mature, is generally comprised of tree planting and therefore views are less screened. As previously discussed, this is also the location of the proposed vehicle access and as such views into the site are expected to increase at this one localised point.

Footpaths to the North of the Site

- 6.14 Viewpoint 3 is taken from the junction of Copse Lane and West Walberton Lane looking south towards the site. This point marks the end of Bridleway WAL-392-6, with views further away from the site limited by the enclosed nature of the route. Similarly to viewpoint 2, the foreground is formed of West Walberton Lane and the mature hedgerow and trees that form the site boundary. Filtered views through to

the improved grassland field are afforded, although these are more apparent due to the winter views and it is anticipated these will be further screened with summer growth. It is anticipated that from this view, there will be filtered views of the roofscape of dwellings within the south-east of the development. These views will further reduce over time as the boundary planting in this location matures.

- 6.15 From the high ground within the South Downs National Park, footpath SLI-386/1-1 to the north of the site as it moves between Top Road and the A29 affords no perceptible view of the site due to the intervening vegetation. As seen in viewpoint 12, any glimpsed views would be of the roofscape of the development and seen within the context of surrounding built form.
- 6.16 From a second high point within the South Downs National Park, footpath EAM-374-3 to the north-west of the site as it moves through the agricultural fields to the west of Eartham affords no perceptible view of the site due to the intervening vegetation. As seen in viewpoint 13, any glimpsed views would be of the roofscape of the development and seen within the context of surrounding built form.

Views from Public Open Space

- 6.17 The proposed development is next to the existing village green, therefore views from this location was also considered as can be seen in viewpoints 1 and 8.
- 6.18 Viewpoint 1 is taken from the village green and looks directly at the site's eastern boundary. The existing vegetation is mature and glimpsed views are only afforded due to the deciduous nature of the planting. The built form within this area of the site is well set back with an area of open space, acting as an extension to the village green, providing a landscape buffer to the built form. Therefore it is anticipated that views will be limited and any glimpsed views of built form will be seen within the context of the residential dwellings on Eastergate Lane.
- 6.19 Viewpoint 8 is taken from the village pond looking north-west towards the site. The foreground of the view is formed of Eastergate Lane and one of the associated residential properties. The skyline is formed of a mixture of dwelling roofscapes, vegetation and is broken in places by overhead utility cables. Due to the site layout, it is anticipated that there will only be glimpsed views of the roof of plot 1. This will be seen in the context of the roofscape of other dwellings along Eastergate Lane

Views from Residential Properties

- 6.20 Views from residential properties are limited to those located on short sections of West Walberton Lane and Eastergate Lane, adjacent to the site. The existing mature trees and hedgerows along the site's boundaries serve to screen views, with views of the site generally limited to those from upper storey windows which look directly towards the site. A number of these views from upper storey windows are filtered by the site's large mature trees.
- 6.21 Viewpoint 2 and 5 are representative of viewpoints along West Walberton Lane. Viewpoint 2 is taken from the junction of Long Mead and West Walberton Lane looking south towards the site. The foreground is formed of West Walberton Lane and the mature hedgerow and trees that form the site boundary. Partial views through the existing vegetation to the improved grassland field and the residential dwellings on Eastergate Lane are possible at this point. As previously discussed, it is anticipated that there will partial views of the proposed area of public open space and of the properties on the edge of the development. The extent of the development that will be visible will further reduce over time as the proposed planting along the site boundary matures.
- 6.22 Viewpoint 5 is taken further along West Walberton Lane at the north-western corner of the site. Views are looking south-east towards the site with the foreground formed of West Walberton Lane and the boundary hedgerow and mature tree planting. If the existing hedgerow is allowed to grow to a height of circa. 3m it is anticipated that views will be restricted to the upper levels and roofscapes of the dwellings. These will primarily be seen from the upper levels of the existing residential development along West Walberton Lane. The proposed ecological corridor will further screen views of the development as it matures.
- 6.23 Due to the private nature of the two neighbouring properties along the north side of Eastergate Lane it was not possible to take a representative photograph from these properties. It is anticipated that views will be possible from the upper levels of 3 Eastergate Lane. Views will look to the area of public open space with the proposed dwellings visible in the western extent of the view. New boundary planting is proposed in this location which is anticipated to soften and filter views as it matures.
- 6.24 Properties along the southern side of Eastergate Lane are anticipated to have limited views of the proposed development due to the screening provided by the intervening built form and vegetation.

Summary of Effects on Visual Amenity

- 6.25 The proposed development benefits from a high level of visual containment provided by the mature vegetation along the site boundary and the low lying nature of the topography of the site and the surrounding area. Therefore views are limited to close range views along West Walberton Lane and Eastergate Lane.
- 6.26 Views in these locations will be screened by existing and proposed mitigation vegetation to further restrict the views to glimpsed transitory views for road users and to partial views of the upper levels and roofscapes of the development from upper floors in the residential properties along West Walberton Lane and Eastergate Lane.
- 6.27 Longer distance views from PRoWs on higher ground to the north of the site have been given consideration due to their location within the South Downs National Park. The discernibility of the site within these views is extremely limited as illustrated by viewpoints 12 and 13. Any glimpsed views would be seen within the context of the built form within Walberton Village and therefore would have a negligible effect on views from the South Downs National Park.

7. CONCLUSIONS

- 7.1 The site is located on the edge of the village of Walberton in West Sussex. The proposed development is for 30 residential dwellings and associated infrastructure and public open space.
- 7.2 The site is not subject to any environmental designations and whilst the South Downs National Park is located approximately 1km to the north of the site it is not anticipated the proposed development will have any direct effect on it. There is an extensive network of footpaths and PRowS within the surrounding area including to and within the National Park. Therefore views from these PRow and within the National Park have been given due consideration.
- 7.3 The proposed development would change the character of the site itself from one of an improved grassland field to that of residential development. However, the surrounding area is already partly characterised by residential development, typically detached and semi-detached dwellings in a range of architectural styles. Therefore it is considered that the proposed development will have minimal impact on the character of the local landscape.
- 7.4 The proposed development benefits from a high level of visual containment provided by the mature vegetation along the site boundary and the low lying nature of the topography of the site and the surrounding area. Therefore views are limited to close range views along West Walberton Lane and Eastergate Lane. Proposed planting and appropriate siting of the individual dwellings will help to mitigate these views. Therefore it is anticipated there will only be views of upper levels and roofscapes of the development and these will be primarily restricted to upper levels of existing residential dwellings.
- 7.5 In summary, the proposed development is considered to have limited landscape and visual effects on the wider landscape and minor landscape and visual effects on the immediate site context. The design of the individual dwellings and the site overall has responded to its context in terms of built form, materials and landscaping. As can be seen in the Landscape Masterplan, with landscaping being proposed to minimise the impact on the immediate site context including: mitigation hedgerow and tree planting; the creation of new public open space which provides connection to the existing footpath and cycle network as well as attractive and usable open space; and appropriate planting within the streetscape to help assimilate the built form into the wider landscape.

- 7.6 Therefore it is considered that the proposed development offers the opportunity to enhance the local character by continuing the character within the visual envelope around Walberton village green. Whilst there will be an impact on the visual amenity this will be limited to the immediate site context and neighbouring residential developments. The proposal has sought to mitigate this visual impact where possible through appropriate landscaping and sensitively designed dwellings.