

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



LAND EAST OF TYE LANE, WALBERTON, WEST SUSSEX

**Landscape and Visual Impact Assessment of a
Proposed Residential Development**
Prepared for: Wates Developments Ltd

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1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Wates Development Ltd (Wates) to undertake a Landscape and Visual Impact Assessment (LVIA) to identify the potential effects of a proposed residential development on Land East of Tye Lane, Walberton, West Sussex.

1.1 Methodology

This assessment has been carried out by an experienced Chartered Landscape Architect in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment). Judgements have been discussed and agreed on site with another experienced Landscape Architect.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a thorough site assessment carried out in April 2017.

1.2 Study Area

The study area is illustrated on drawings WA-001 to WA-003 and was identified through desk top analysis and computer modelling of theoretical visibility which was refined by field survey.

2.0 PLANNING CONTEXT

2.1 National Policy: the National Planning Policy Framework (NPPF)

Paragraph 14 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where the development plan is absent, silent or relevant policies are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted.”*

Paragraph 47 of the NPPF requires the planning authority to identify a five year supply of housing, and where there has been a record of persistent under delivery a 20% buffer should be applied to this requirement.

The status of the housing land supply in this district is discussed under “Development Plan”, below.

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 7).

Paragraphs 56, 64 and 66 relate to the need for good design in new developments. Paragraph 56 states that the Government attaches *“great importance to the design of the built environment”*, and that *“good design is a key aspect of sustainable development”*, contributing *“positively to making places better for people”*. Paragraph 64 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*. Paragraph 66 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*.

Paragraph 75 relates to rights of way, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way”*.

Paragraph 109 of the NPPF states that the planning system, *“should contribute and enhance the natural and local environment by [inter alia]...protecting and enhancing valued landscapes.”* In paragraph 115 it is stated that *“great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.”*

2.2 Designations

The site is not within any designations for valued landscapes, such as local landscape designations, AONBs or National Parks, but the Walberton Village Conservation Area abuts the southern boundary and the South Downs National Park lies approximately 150m to the north of the site at its nearest point.

The nearest landscape-related designations are summarised below and illustrated on Figure WA-001.

- ✧ The South Downs National Park is located to the north of the site at a distance of approximately 150m;
- ✧ Arundel Castle Registered Park and Garden is located to the north-east of the site beyond the A27 and the A284 (London Road). This is Grade II* listed and the Castle itself, located to the south of the park, is Grade I listed.
- ✧ Walberton Village Conservation Area is located to the south of the application site and is largely separated from the site by residential development and a school, although a short section of its northern boundary lies adjacent to the south-western corner of the site.
- ✧ To the north of the site, there are a number of Grade II listed buildings, including The Royal Oak Inn, Avisford Park Hotel and Lodge, Swiss Cottage and Beam. To the east of the site, around Binsted, there are a number of Grade II listed buildings including Church Farmhouse, The Glebe House and the Church of St Mary. To the south of the site, there are a number of listed buildings along The Street / Maple Road including the Grade II listed Pear Tree Cottage which is located a distance of approximately 60m from the site.
- ✧ The recreational ground adjacent to the site is identified in the Neighbourhood Plan as Local Green Space and Local Plan as Existing Open Space.

There are no regional trails, open access areas, or greens either within or immediately adjacent to the site.

Public footpath 333, heading north-east from the centre of Walberton, passes directly to the south of the application site boundary. A second footpath, 350, passes through fields at a distance of approximately 250m to the south-east. Public footpath, 335, passes at a distance of approximately 264m from the site to the north. Bridleway 392 passes to the west of the site at a distance of approximately 474m. Public footpath 393/1 and bridleway 393 are located at a distance of approximately 970m to the north of the site, along the edge of the National Park. Public footpath 396 is located to the north of the site at a distance of approximately 815m. Figure WA-001 illustrates the location of footpaths within the study area.

2.3 The Development Plan

The site is located within Arun District.

The current Development Plan consists of saved policies of the Adopted Arun District Local Plan 2003 and the made Neighbourhood Plan (2017).

ADC is currently preparing the Arun District Local Plan 2011-2031 which was submitted for examination on 30 January 2015. Arun District Council has over the last year experienced significant delays with regards to its emerging Local Plan owing to an ever increasing housing requirement. Following comments from the Inspector work on this was suspended for 12 to 18 months. This process has required a review of the ADC evidence base including their HELAA which was revised in 2016. At the current time, the Council only has 1.92 years' worth of housing land and therefore it is inviting planning applications on suitable sites in order to boost supply in the interim period. The revised HELAA has identified the site to be "*deliverable*", A deliverable site is defined by the HELAA as a site which is "*available now, is in a suitable location for development and is achievable within the next five years (i.e. that development of the site is economically viable)*".

Key saved Local Plan policies identified in the pre-application advice received from Arun District Council of relevance to landscape include the following:

- ✧ *“GEN3 Protection of the Countryside” which states that “Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake.”*
- ✧ *“GEN20 Provision of Public Open Space within New Development” which requires a minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development.*
- ✧ *“GEN28 Trees and Woodlands” which states that “development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area.”*

A short section of the northern boundary of the Walberton Village Conservation area abuts the site boundary. Policies related to this are dealt with in the Heritage Assessment.

The key policies in the Walberton Neighbourhood Development Plan of relevance to landscape include the following:

- ✧ *“Policy VE 1 Designation of Local Green Space” which seeks to “safeguard and enhance the semi-rural village aspects valued by parishioners, to maintain areas of valuable habitat and biodiversity, to encourage local distinctiveness and in consideration of green infrastructure planning and the assets of community value”;*
- ✧ *“Policy VE 3 Protection of Trees and Hedgerows”;*
- ✧ *“Policy VE 4 Conservation Areas and Areas of Special Character” which seeks to “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”;* and
- ✧ *“Policy VE 8 ‘Unlit village’ status” which seeks to regulate the type of lighting used within the Neighbourhood Plan area.*

It is understood that the draft Neighbourhood Plan sought to designate the site as Local Green Space and that this was removed by Arun District Council.

2.4 The South Downs National Park Management Plan

Whilst the site is not within or immediately adjacent to the National Park, its relative proximity means that consideration should be given to the objectives of the Management Plan.

The South Downs National Park Authority has published the, *“Partnership Management Plan, Shaping the future of your South Downs National Park, 2014–2019”*, (The South Downs National Park Authority, 2013) which references the *“Special Qualities”* of the National Park as defined in a separate publication, *“South Downs National Park, Special Qualities”* (The South Downs National Park Authority, 2011). The Special Qualities of the National Park as defined follows:

- ✧ *“Diverse, inspirational landscapes and breath taking views;*
- ✧ *A rich variety of wildlife and habitats including rare and internationally important species;*
- ✧ *Tranquil and unspoilt places;*
- ✧ *An environment shaped by centuries of farming and embracing new enterprise;*
- ✧ *Great opportunities for recreational activities and learning experiences;*
- ✧ *Well-conserved historical features and a rich cultural heritage; and*
- ✧ *Distinctive towns and villages, and communities with real pride in their area”.*

The Authority does not identify any specific areas outside the boundary of the National Park which contribute to the setting of the National Park.

2.5 Summary of Planning Context

In summary, the site is not within any landscape designation. Whilst the site is not allocated for development in the adopted Neighbourhood Plan, the current Local Plan is out of date and the emerging Local Plan has been delayed, in part, because of the lack of a five year housing supply. At the current time, the Council has only 1.92 years' worth of housing land and it is, therefore, inviting planning applications on suitable sites in order to boost supply in the interim period. The revised HELAA has identified the site to be "*deliverable*". The conclusions of this landscape and visual assessment should therefore be viewed in this context: further development beyond the strategic sites currently identified is required, and where proposals come forwards they should be permitted, unless the effects are so significant as to outweigh the benefits of providing new homes.

3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

Wates is submitting an outline application for residential development, with all matters reserved except access..

Whilst the Illustrative Masterplan has been prepared by Wates, SLR has inputted into the design process and has therefore helped to shape the pattern of green infrastructure and in particular the proposals for new hedgerow and shrub planting.

The following attributes of the proposed development are those which are the most likely to result in landscape and visual effects.

3.1 Location

The site is located at a distance of approximately 150m to the south of the South Downs National Park at its closest point.

The Walberton Village Conservation Area is located to the south of the site and the north-western tip of the Conservation Area forms part of the southern boundary of the site.

The site occupies approximately 11.25 hectares of agricultural land. There are no existing agricultural buildings within the field.

The site is contained by Avisford Park Golf Club to the north, with Avisford Park Hotel (Grade II Listed) beyond. The northern site boundary is relatively open, formed by post and rail fencing and well-established trees. The southern boundary is largely formed by a well-established but gappy native hedgerow with mature hedgerow trees. The eastern part of the southern boundary passes adjacent to PRoW 333 and residential properties along Avisford Park Road. The central part of the southern boundary is separated from the existing residential settlement to the south by the grounds of Walberton Cricket Club and Walberton and Binsted Primary School. As noted above, the western part of the southern boundary is adjacent to the back gardens of properties within the Walberton Village Conservation Area.

To the east, the site is bounded by residential properties along Yapton Lane accessed from Avisford Park Road and Manser Road. Properties are aligned perpendicular to the site. The boundary is relatively open formed by garden trees and shrubs.

To the west the site is bounded by Tye Lane and its boundary is formed by a well-established, dense native hedgerow with hedgerow trees.

3.2 Height and Density

This scheme is for up to 175 homes, with a maximum height of 2 storeys (the approximate maximum ridge height would be 8.5m) including a central green space, a green buffer and pedestrian links to the wider public footpath network. The approximate gross density for development is therefore approximately 16 dwellings per hectare.

3.3 Loss of Landscape Elements

The development of the site for new homes would require the loss of a large-scale arable field of irregular shape and a smaller, rectangular, field adjacent to the access road leading to the golf-club, which would be replaced by the new homes and associated gardens, areas of open space and infrastructure.

Access would be taken from an existing street (Yapton lane) which may require loss of a limited length of native hedgerow to accommodate visibility splays.

3.4 Proposed Mitigation

The Illustrative Masterplan shows that significant areas of new planting and green space would be incorporated into the scheme (approximately 4.48 hectares).

Existing trees and hedgerows, including two mature oaks and a mature horse chestnut, both within and along the boundaries of the site, would be largely retained.

To the north proposed development has been offset from the boundary of the site with mixed native tree and shrub planting proposed along the boundary to create a strong landscaped edge to the settlement as a whole and to partially screen views from the golf course.

In the small field, adjacent to the access road leading to the golf-club, mixed native tree and shrub planting has been proposed along the northern boundary with the golf course and the southern boundary with existing houses to screen views of the proposed access road.

To the east, proposed development has been offset from existing housing along the boundary of the site. Wide, grassed areas have been formed with new mixed native tree and shrub planting along the eastern boundary to partially screen views from existing housing into the site.

In the south-eastern corner of the site an area of open space has been proposed which incorporates two existing mature oaks and an existing, mature horse chestnut tree. This area would offset proposed residential development from existing residential properties along the Avisford Park Road. Within this area, there would be a grassed attenuation basin, seeded with species-rich meadow which would be seasonally wet. The existing hedgerow, along the site boundary with Avisford Park Road, would be strengthened with new mixed native hedgerow planting to increase its ability to screen new development. A community orchard has been proposed with new footpath links through the site from the existing PRoW 333.

Along the southern boundary of the site wide, grassed verges and mixed native tree and shrub planting would strengthen existing hedgerows along this boundary. A wedge-shaped area of open space has been proposed adjacent to the existing recreational ground and the school, which would be developed as a Locally Equipped Area for Play (LEAP). Links into this area could be provided from the recreation ground and the school if desired.

In the south-western corner and along the western edge of the site a wide area of open space has been proposed to offset proposed residential development from the Walberton Village Conservation Area and Tye Lane. New mixed native tree and shrub planting would be provided along the boundary to strengthen and enhance the existing hedgerow and trees. Within this area, there would be a grassed attenuation basin, seeded with species-rich meadow which would be

seasonally wet. In addition, a community grow space/allotments have been proposed which could be accessed from proposed footpath links from Tye Lane and potentially from the Conservation Area as required.

Following discussions with the Arun District Council, locations for a LEAP and nine Local Areas for Play (LAP) have been identified. The design, size and distance from residential properties of these has been based on FiT guidance.

Further recreational open space areas are proposed throughout the site, with new, native tree planting along streets to provide green infrastructure links.

4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix C, but the key themes and overall results are explained within this section of the assessment.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing WA-002 summaries the classification provided by these assessments, but further details of each are set out below.

At a regional scale the site is included within Natural England's Natural Character Area (NCA) 126, South Coast Plain (2014). It is noted that the majority of the key characteristics identified for NCA 126 are of more relevance to coastal areas. The key characteristics of NCA 126, of relevance to the application site, include the following:

- ❖ *"The plain slopes gently southwards towards the coast.*
- ❖ *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.*
- ❖ *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- ❖ *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems."*

In its description of the South Coast Plain additional detail is provided for the upper coastal plain of which the site is part. The upper coastal plain is described as follows:

"the upper coastal plain comprises flat, regular patterns of large fields with the gentle forms and patterns, blending into the openness of the lower dip slope of the South Downs with a small part of the South Downs National Park falling within the NCA. Here the landscape is varied, incorporating both open arable farmland and low-density settlements, with a more wooded and semi-enclosed

(somewhat suburban) character locally....Along the north of the area there is a network of small- and medium-sized broadleaved woodlands, including ancient and semi-natural, well linked by hedgerows and garden exotics providing an enclosed field framework."

At a County scale the site is identified within the West Sussex County Council (WSCC) Landscape Character Assessment (2003) produced by Chris Blandford Associates on behalf of WSCC which was a revision of the Landscape Assessment of West Sussex (1995). The site is located within Landscape Character Area (LCA) SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain. Key characteristics of LCA SC8 include the following:

- ✧ *"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.*
- ✧ *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 such as Boxgrove.*
- ✧ *Leafy or wooded settlements.*
- ✧ *Winding hedged or wooded lanes."*

The assessment identifies a number of key issues for the character area which include, *"potential development pressure from the extension of existing settlements."*

In 2006, as part of a series of studies to inform the Local Development Framework process, Arun District Council commissioned a study to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the District's landscape to accommodate future development. In the absence of a District-wide Landscape Assessment, the study refined the West Sussex County Council Landscape Assessment for the study area to a level of detail appropriate to the objectives of the study.

The LCA within which the site is located was defined as LCA 25: Avisford Park, which was described as follows:

- ✧ *"Parkland with woodland and hedged boundaries to Walberton.*
- ✧ *Parkland setting to Walberton.*
- ✧ *Transition to Downs landscape.*
- ✧ *Arable fields to south.*
- ✧ *No separation function."*

The study assessed that the LCA had a substantial landscape sensitivity, a moderate landscape value and a low overall landscape capacity. The site itself was defined as part of landscape character type (LCT) L1A Large-scale enclosed arable farmland, which was described as:

- ✧ *"Intensive arable farmland*
- ✧ *Relatively large fields across relatively flat or gently undulating landform*

- ✧ *Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure*
- ✧ Typically found on upper coastal plain, at the foot of the downlands"

This study was used as background information to inform the preparation of the HELAA.

In February 2017 Arun District Council published a further assessment, "*Landscape Capacity of Strategic Sites in Arun District*", which used the 2006 assessment as its baseline to allow more detailed assessment of specific sites within the District. This does not include an assessment of the site within which development is proposed. No update of the overall study has been undertaken.

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

The elements that make up the landscape (physical, land cover and the influence of human activity) include:

- ✧ Aesthetic and perceptual aspects
- ✧ The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The site is formed by a large-scale arable field of irregular shape and a smaller, rectangular, field to the north-east, adjacent to the access road leading to the golf-club. To the south and west the boundary of the larger field is formed by a native hedgerow and well-established trees. This hedgerow has gaps along the southern boundary, but is dense and tall along the western boundary. To the north and east the boundary of the larger field is relatively open and comprises a post and rail fence combined with a line of mature trees. The smaller field is bounded by a row of well-established trees to the north, by a native hedgerow to the east, by garden vegetation to the south where it coincides with existing houses and is open to the west.

The topography of the site rises gently to the north from an elevation of approximately 15m AOD to an elevation of approximately 20m AOD. Further to the north, within the South Downs National Park, the landform rises more steeply up to an elevation of approximately 104m AOD to the north of the settlement of Slindon. The land to the south of the site continues to fall until it meets the coastline some 6 km to the south.

Residential properties are prominent in the south-eastern corner of the site along Avisford Park Road and Yapton Lane. Rooflines and school buildings are visible within the south-western corner of the site. Buildings within the golf-course are visible to the north.

4.3.2 Aesthetic and Perceptual Aspects

The site is large-scale and generally open albeit that there is a sense of enclosure provided by the strong boundary hedgerow to the west, by trees and hedgerow along part of the southern boundary and by the settlement edge to the east and south-east. The site is more open to the north along the

edge of the golf-course. The site is simple in form and colour, but is influenced by the settlement edge to the east, south east and the south west.

4.3.3 Overall Character

The site assessment generally supports the inclusion of this area within LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain of WSCC Landscape Character Assessment (2003). The site and local landscape is characterised by good cover of woodland and trees with fields enclosed by woods and hedgerows and winding hedged lanes. However, the site is partly characterised by a prominent settlement edge, especially to the east and south, and whilst clear views to the higher ground of the Downs to the north are available within the wider landscape they are not present within immediate context of the site.

4.3.4 The Changing Landscape

For the purposes of this assessment it has been assumed that the site would continue in its current use in the absence of the proposed development. However, the Council has only 1.92 years of housing land supply, and has therefore had to invite applications for development on deliverable sites. This site has been identified by the Council in the HELAA as a deliverable site.

4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- ✧ Network of well-established but partially gappy native hedgerows and mature trees;
- ✧ Large-scale agricultural field used for arable farming;
- ✧ Gently sloping landform, rising to the north; and
- ✧ Influence of existing development around the edges of the site (existing settlement (with school) to the south and east, and golf course/club house to the north).

As well as the following aesthetic and perceptual aspects:

- ✧ Perception of openness across site to north, with enclosure to the south and east;
- ✧ Generally simple forms and colours with some diversity and complexity from adjacent settlement edge and golf-course; and
- ✧ Stillness with some noise and movement present from the golf-course to the north and settlement (with school) to the south and east.

The overall character receptor to be assessed is LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain for the site and its immediate context, as defined within the WSCC Landscape Character Assessment (Chris Blandford Associates, 2003) and illustrated on drawing WA-002.

In addition to these the assessment has included consideration of the South Downs National Park and the Walberton Village Conservation Area.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3, sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes it is helpful to start with landscape and landscape-related designations. In this context it is important to note that neither the Site nor its immediate vicinity is included within a statutory or non-statutory landscape designation.

GLVIA3 states that the value of undesignated sites should also be considered, and box 5.1 provides a helpful guide for assessing these sites.

Using these criteria (see Table C1 in Appendix C) it has been concluded that the value of the site and its immediate context is of Community importance: whilst its open character will be appreciated by some existing residents, its scenic quality, condition, and rarity are of no more than local significance. There is no formal recreational access to the site, although PRoW 333 passes along part of the southern boundary of the site.

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within Table C2, Appendix C.

The perception of openness is judged to have a high susceptibility to the introduction of built form into open fields. However susceptibility reduces in the eastern area of the site due to the prominent settlement edge which creates a perception of enclosure. The large-scale fields and landform were judged to have a medium to high susceptibility to the proposed development, since whilst the scale would remain the agricultural function and gently sloping landform is susceptible to built form. The well-established, but gappy, native hedgerows in varying condition were judged to have a low susceptibility to the proposed development since they would be largely retained and reinforced with new planting. The other aesthetic and perceptual features of the site were assessed as having a medium or medium to high susceptibility to the proposed development. Aspects such as simplicity and stillness are all influenced by the existing settlement edge to the south and east and noise and movement associated with the golf-club to the north and the settlement edge to the south and east, but nevertheless have the potential to be significantly affected by built development, particularly at points further from the settlement edge.

In relation to overall character it is assessed that LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain is already partially characterised by views towards settlement and consequently has only a low susceptibility to residential development.

The South Downs National Park would have a high susceptibility to change as a rural landscape with panoramic views. The Walberton Village Conservation Area would have a high susceptibility to new development.

4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in Table C2 of Appendix C.

When combined with value (see above) the gently sloping landform has a medium sensitivity to the development as do the large-scale fields. The well-established, but gappy, native hedgerows and the existing development around the edges of the site have a low sensitivity to the development.

The aesthetic and perceptual aspects of the site have varying sensitivity to the proposed development. The perception of openness would have a medium to high sensitivity (reducing to medium in the east where the existing settlement edge is most prominent); the generally simple forms and colours have a medium sensitivity; the sense of stillness within the site has a medium sensitivity due to existing noise and movement associated with settlement to the east and south and the golf-club to the north.

LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain is of low sensitivity to the proposed development since it does not contain any formal landscape designations, is of community value when assessed on the GLVIA box 5.1 criteria and is already characterised by views towards settlement to the south and the east and the commercial elements of the golf-club to the north.

The South Downs National Park would have a high sensitivity to the proposed development as a nationally designated rural landscape with panoramic views. The Walberton Village Conservation Area would have High to Medium sensitivity as a locally designated landscape which has a high susceptibility to new development.

4.6 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also Table C3 in Appendix C):

- ✦ The Size and Scale of Change
- ✦ The Geographical Extent of Change
- ✦ The Duration and Reversibility of Change

4.6.1 Size and Scale of Change for Landscape Receptors

There would be a moderate/major scale of change to the large-scale agricultural fields and the gently sloping landform, and a minor scale of change to well-established, but gappy, native hedgerows and the existing development around the edges of the site (existing settlement (with school) to the south and east, and golf course to the north). There would be a moderate/major scale of change to the perception of openness (reducing to moderate in the eastern area of the site) and a moderate scale of change to the generally simple forms and colours of the site and the stillness of the site.

The size and scale of change to LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain would be minor, since this area is already characterised by views towards the settlement edge and these elements would not be fundamentally changed.

The size and scale of change would be none/negligible on the South Downs National Park as there would be no direct change on the landscape of the National Park and indirect change would be limited since new development is proposed in an area which is already characterised by settlement.

The size and scale of change on the Conservation Area would be minor; there would be no direct change to the Conservation Area itself and indirect would be limited by intervening built form and the existing influence of settlement, traffic and movement.

4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change would be small for all landscape receptors, since the changes would be limited to the site and its immediate vicinity by a combination of landform, existing vegetation, existing buildings and proposed planting.

4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

4.6.4 Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors (see Table C3, Appendix C).

The large-scale agricultural fields, gently sloping landform and the perception of openness would experience a moderate/major magnitude of change. The generally simple forms and colours and the perception of stillness would experience a minor/ moderate magnitude of change. All other elements and features would experience a minor degree of change.

LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain would experience a minor magnitude of change, since this area is already characterised by views towards the settlement edge.

The South Downs National Park would experience a none/negligible magnitude of change since there would be no direct change and indirect changes would be limited since proposed new development would be located in an area which is already influenced by the settlement edge and by noise and movement associated with roads.

The Walberton Village Conservation Area would experience a minor magnitude of change; there would be no direct change to the Conservation Area and indirect change would be limited by the level of intervening built form (Walberton and Binstead C of E Primary School, Walberton Village Hall and the Recreation Ground with Cricket Club) and vegetation and the Conservation Area is already influenced by existing settlement, traffic and movement.

4.7 Assessment of Landscape Effects and Significance

Table C4 in Appendix C draws together the sensitivity of landscape receptors and the magnitude of effects in order to determine which effects are likely to be significant, and which would be less than significant.

There would be a significant effect on the large-scale agricultural field used for arable farming and the gently sloping landform. There would be a significant effect on the perception of openness to the north, south and west which would reduce to a moderate level of effect in the eastern part of the site where the existing perception of openness is reduced by the prominent settlement edge. There would be no other significant landscape effects.

There would be a Minor/Moderate level of effect on the generally simple forms and colours of the site. All other landscape elements and features would be affected to a minor degree. Effects on the native hedgerows which bound the site would be positive due to the proposed planting which would reinforce this element.

The effects on LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain would be less than significant since this area is already partly characterised by the visual influence of settlement to the south and east and the geographical extent of the change would be small as demonstrated by the ZTV (illustrated on drawing WA-003).

The effect on the South Downs National Park would be None/ Negligible; there would be no direct effects on the landscape elements and features of the National Park and indirect effects on the aesthetic and perceptual qualities would be limited. New housing would be introduced into an area which is already influenced by settlement, traffic and movement.

The effect on Walberton Village Conservation Area would be Minor/ Moderate at most; there would be no direct effects on the landscape elements and features of the Conservation Area and indirect effects on the aesthetic and perceptual qualities would be limited by the level of intervening built form (Walberton and Binstead C Of E Primary School, Walberton Village Hall and the Recreation Ground with Cricket Club) and vegetation. The Conservation Area is already influenced by existing settlement, traffic and movement.

5.0 POTENTIAL VISUAL EFFECTS

5.1 Introduction

The following visual assessment is based upon desk top review, computer modelling and a site-based assessment undertaken in clear conditions by two experienced Landscape Architects.

Overall visibility has been determined by computer-generated ZTV and then by assessment on site. The methodology for producing the ZTV is set out in Appendix B. The ZTV for the proposed development, with semi-mature mitigation planting, is shown on drawing WA-003.

Nine representative viewpoints have been selected to represent the range of views available around the application site. The location of these viewpoints is illustrated on drawing WA-003. For each of the viewpoints photographs of the existing views have been included (see drawings WA-004 to WA-012).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect. Full details of the assessment are included in Appendix D, but the results are summarised within this chapter.

5.2 Overall Visibility

As has been noted, the visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Development has been modelled as a series of parameter blocks at a height of 9m to assume a worst-case scenario with regard to the location of built development. Existing buildings, landform and vegetation have been modelled using Ordnance Survey LIDAR data and it has been assumed that the proposed mitigation planting has reached semi-maturity (Years 8-12) at an estimated height of 8m.

Drawing WA-003 shows that there would be almost no theoretical visibility to the south beyond the school grounds and the recreation area. Most importantly there would be little to no theoretical visibility within the Conservation Area even where it is located adjacent to the south-western corner of the site. In addition there is no theoretical visibility of the proposed development within the National Park to the north. There would be some theoretical visibility within the fields to the west of Tye Lane and across the golf-course to the north, although it is noted that there is little to no theoretical visibility around the Avisford Park Hotel (Grade II Listed) or its immediate vicinity.

Theoretical visibility of the proposed development would be localised and views from the most sensitive receptors (residential receptors, Conservation Area, Avisford Park Hotel (Grade II Listed) and the National Park) would be little to none.

5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- ✧ South Downs National Park to the north;
- ✧ Walberton Village Conservation Area to the south;

- ✦ Residential receptors (Avisford Park Road, Yapton Lane, Manser Road, The Street);
- ✦ Walkers on footpaths, in particular PRoW 333 to the south;
- ✦ Recreational users of the Avisford Park Golf Course; and
- ✦ Vehicle users on the Yapton Lane and Tye Lane.

5.3.1 South Downs National Park

The South Downs National is located at a distance of approximately 150m to the south of the South Downs National Park at its closest point.

5.3.2 Walberton Village Conservation Area

Walberton Village Conservation Area is located to the south of the site and abuts the application site along the south-western corner of the site.

5.3.3 Residential Receptors

There are approximately 10, 2-storey, detached properties along Avisford Park Road orientated towards the site. There are approximately 6, 2-storey, detached properties off Yapton Lane and Manser Road orientated perpendicular to the eastern boundary of the site. Properties on The Street, are separated from the site by the school, school grounds, recreation area, Village Hall grounds and other residential properties.

5.3.4 Walkers on Footpaths

The footpath with the greatest potential for views is the following:

- ✦ PRoW 333 to the immediate south of the site, passing along Avisford Park Road.

All other footpaths and bridleways in the vicinity of the site were visited and were found to have no views as a result of existing hedgerows and woodland blocks and the existing settlement.

5.3.5 Recreational users of Avisford Park Golf Course

Avisford Park Golf Course extends along the northern edge of the site. The clubhouse and access are visible to the north-east of the site.

5.3.6 Travellers on Roads

Yapton Lane passes to the east of the site at a distance of approximately 88m from the larger field, beyond existing housing. Access will be taken through the smaller field from Yapton Lane. Tye Lane passes along the western boundary of the site.

5.3.7 Representative Viewpoints

Nine representative viewpoints have been selected, the location of which is illustrated on drawing WA-003.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables D1 and D2 in Appendix D summarise the sensitivity of the receptors at each of the viewpoints, and the magnitude of potential visual effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

5.5 Assessment of Visual Effects and Significance

The assessment of visual effects, and whether these are significant, is addressed in Table D3 of Appendix D.

The proposed development would result in significant negative effects, immediately after construction, for two of the nine viewpoints assessed, Viewpoint 2, which represents the views from the Avisford Park Golf Course to the north of the site and Viewpoint 3, which represents the views of walkers on PRoW 333 and residents along Avisford Park Road. In all cases, significant effects are short-term and the level of effect reduces as proposed planting matures.

All other effects would be less than significant, and it is notable that 6 of the 9 viewpoints would experience no change as a result of the proposals.

5.5.1 South Downs National Park

As noted in Section 5.2, detailed modelling carried out to determine the potential visibility of the proposed development has established that there would be no theoretical visibility of the site from the National Park. The results of the modelling were checked by field survey. Viewpoints 7, 8 and 9 were photographed from publically accessible locations within the National Park and confirmed that there would be no visibility of proposed residential development within the site from the National Park.

5.5.2 Walberton Village Conservation Area

Walberton Village Conservation Area is located to the south of the site and abuts the application site along the south-western corner of the site. The majority of the Conservation Area is visually separated from the site by other residential development within the settlement. Properties within the closest part of the Conservation Area are largely separated from the site by the school, school grounds and Village Hall with grounds; although some back gardens abut the site. Along the boundary of the site with the Conservation Area there is a substantial degree of screening provided by mature trees along the boundary and within gardens and by lengths of existing native hedgerow. Proposed new planting would strengthen the existing hedgerow further reducing the availability of views. Residential development would be offset from the boundary of the site where it is closest to the Conservation Area, with a proposed area of open space located between new residential development and the Conservation Area. As proposed new planting along the boundary and within the area of open space establishes views would be increasingly screened.

5.5.3 Effects on Residential Receptors

There would be potentially clear views into the site from the 10 two-storey semi-detached properties along Avisford Park Road. Views would be across an area of proposed open space and

proposed new planting towards the proposed new housing. Views from downstairs windows and front gardens would be partially screened by the existing native hedgerow with hedgerow trees along the boundary of the site and as proposed planting establishes ground level views would be increasingly screened.

There are approximately 6, 2-storey, detached properties off Yapton Lane and Manser Road orientated perpendicular to the eastern boundary of the site. There are a limited number of upstairs windows on the sides of properties which may have clear views into the site. Ground level views from garden areas would be partially screened by existing boundary and garden vegetation. Proposed new planting would strengthen boundary vegetation and increasingly screen views into the site. New residential development has been offset from the eastern site boundary by a proposed area of open space, an internal road and by the front gardens of proposed residential development.

As noted above, properties on The Street are separated from the site by the school, school grounds, recreation area, Village Hall grounds and other residential properties. The majority of properties would have no view of the proposed development. Properties closest to the southern boundary of the site may have some views of ridgelines from garden areas, although any available views are largely screened by existing mature trees and native hedgerow and would become increasingly screened as a result of proposed new planting along boundaries and within areas of open space proposed along the southern boundary.

There would be significant effects on the closest residential properties in the short term which would reduce to less than significant over time, once proposed new planting has established.

5.5.4 Effects on Walkers

Viewpoints 3, 4, 6, 7, 8 and 9 illustrate the visual effects of the proposed development on the PRoW in closest vicinity to the site.

There would be no view from the majority of this PRoW. Views of the site would only be available from PRoW 333 which passes along the eastern part of the southern boundary of the site.

Viewpoint 3 illustrates the view from PRoW 333. Views along much of the PRoW are, at least, partially screened by the existing native, well-established, hedgerow and trees present along the southern boundary, although gaps are available as illustrated in Viewpoint 3. There would be significant effects on walkers along the PRoW 333 where views are available through gaps in the hedgerow in the short-term. Significant effects would reduce to less than significant as proposed new planting becomes established. As the PRoW passes west, it is physically and visually separated from the site by the existing recreational ground (locally designated as Local Green Space and Existing Open Space).

Proposed new planting would strengthen the existing hedgerow reducing the availability of views. Residential development would be offset from the southern boundary of the site where it is closest to the PRoW, with an area of open space proposed around a footpath link connecting the site to PRoW 333. As proposed new planting along the boundary and within the area of open space establishes views would be increasingly screened.

5.5.5 Recreational users of Avisford Park Golf Course

Viewpoint 2 illustrates the view from Avisford Park Golf Club which is located to the immediate north of the site. There would be clear views into the site from southern areas of the golf course, filtered through the line of existing, well-established, trees along the boundary. From parts of the golf course which are further north, views are increasingly screened by both native and ornamental tree and shrub planting and by topography. It is noted that from the Avisford Park Hotel (Grade II Listed) itself, which is associated with the golf course, no views of the proposed development are available as illustrated by Viewpoint 1. Proposed residential development would be offset from the northern boundary of the site with planting proposed to create a strong landscaped edge to the settlement as a whole. As new planting establishes views from the golf course would be increasingly screened.

5.5.6 Effects on Travellers on Roads

The site survey confirmed that no views of proposed new housing would be available from Yapton Lane as a result of intervening residential development and strong existing vegetation. Views of the new access through the smaller field to the north-east would be available, although this access would be adjacent to the existing access to the Avisford Park Golf Club and existing planting would be strengthened by proposed native tree and hedgerow planting. Drivers would experience transient views of the new access in the short-term; in the long-term the proposed new planting would integrate the new access into the existing landscape and potential effect would reduce.

Views of proposed residential properties may be available from parts of Tye Lane, glimpsed through the existing, tall, native hedgerow with well-established trees which passes along the western boundary of the site. Viewpoint 5 illustrates the view from Tye Lane. Residential development would be offset from the western boundary of the site, adjacent to Tye Lane, with a proposed area of open space located between new residential development and Tye Lane. New planting would strengthen the existing hedgerow boundary, and, as proposed new planting becomes established, existing gaps in the hedgerow would be closed and views would be increasingly screened. Drivers would experience intermittent, transient glimpses of new properties in the short-term; in the long-term the proposed mitigation planting would screen all views of housing.

5.6 Summary of Visual Effects

In summary the visual effects of the proposed development would be localised and significant negative effects would be limited to short term effects on the golf-course to the immediate north of the site, residents adjacent to PRoW 333 to the south and the PRoW itself. The proposed mitigation planting and location of open spaces would mean that the nature of visual effects would become neutral over time with the exception of effects on Viewpoint 3 where the level of effect would reduce over time but remain negative. In the long term, once the proposed planting has matured, the site would be largely screened by existing and proposed planting which would integrate into the wider landscape.

6.0 DISCUSSION AND CONCLUSIONS

An LVIA has been carried out for a proposed residential development at Land east of Tye Lane, Walberton in West Sussex. The assessment follows the latest UK guidance on landscape and visual impact assessment and was carried out by two experienced landscape architects. The assessment is based upon a desk top assessment, computer modelling and a site visit.

Wates has prepared an Illustrative Masterplan to show how development could be accommodated, whilst retaining existing trees and hedgerows within the site and establishing new areas of open space and landscape planting.

The planning context of the site has been discussed. It has been noted that the site is not within any landscape designations, but the Walberton Village Conservation Area abuts the southern boundary and the South Downs National Park lies approximately 150m to the north of the site at its nearest point. There are also a number of listed buildings within the vicinity of the site to the south which are separated visually by other residential development and a Grade II Listed building (Avisford Park Hotel) to the north of the proposed development, visually separated from the site by native and ornamental planting within the gardens and golf-club associated with the site.

It is noted that the current local plan is out of date and the emerging Local Plan has been delayed, in part, because of the lack of a five year housing supply. At the current time, the Council has only 1.92 years' worth of housing land and it is, therefore, inviting planning applications on suitable sites in order to boost supply in the interim period. The revised HELAA has identified the site to be *"deliverable"*.

Having reviewed existing landscape character assessments prepared by Natural England and West Sussex County Council, it has been noted that the site is regionally classified as part of NCA 126, South Coast Plain. More locally the site is classified as part of LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain. An independent landscape assessment for the site and its context largely supports the inclusion of the site within LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain. However, the site is partly characterised by a prominent settlement edge, especially to the east, and whilst clear views to the higher ground of the Downs to the north are available within the wider landscape they are not present within immediate context of the site. The landscape assessment has concluded that there would be localised significant effects on the large-scale agricultural field used for arable farming, the gently sloping landform and the perception of openness as a result of the proposed development but no other significant effects on landscape. This is partly because the locality of the site is already characterised by the visual influence the settlement edge to the south and east and by commercial elements within the golf-course to the north, otherwise the site is relatively enclosed and change would not have an effect on the surrounding landscape. Most importantly, there would be no significant effects on the overall character of the area, on the South Downs National Park or on the Walberton Village Conservation Area.

The visual assessment concluded that the visual effects of residential development would be localised and significant negative effects would be limited to short term effects on the golf course to the immediate north of the site, residents adjacent to PRoW 333 to the south and the PRoW itself. In all cases significant negative effects would be localised and short term. The proposed mitigation planting and location of open spaces would mean that the nature of visual effects would become

neutral over time. In the long term, once the proposed planting has matured, the site would be largely screened by existing and proposed planting which would integrate into the wider landscape.

APPENDIX A

Criteria and definitions used in assessing landscape and visual effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3 paragraph 2.22 states, these two elements, although inter-related, should be assessed separately.

As GLVIA3 paragraph 2.23 states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 recommends that the effect of the development on landscape receptors is assessed (paragraph 5.34). Landscape receptors are the components of the landscape that are likely to be affected by the scheme, and can include individual elements (such as hedges or buildings), aesthetic characteristics (for example tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, 5.39)

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as below.

The table below (A1) sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 notes (5.24) at the local scale of an LVIA study

area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of landscape designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International
National Parks, AONBs, NSAs	Areas of landscape identified as being of national importance for their Natural Beauty (and in the case of National Parks the opportunities they offer for outdoor recreation).	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
No formal designations	Of value to local people	Community
No formal designations	Not used or viewed by residents or visitors	Negligible

Other areas of landscape, or individual elements, features or aesthetic aspects of the landscape contributing to its character, may not be formally designated but may nevertheless be valued. Many Local Planning Authorities have Landscape Character Assessments that, in the absence of a separate strategy, may be referred to in planning policies. Reference is also made where appropriate to the criteria in the Table below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002. Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where a landscape may be judged to be of national value.

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an

intact landscape in good condition, where scenic quality, tranquillity, and or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Factors considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, among others: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities which appeal to the senses, such as scale, form, colour and texture, simplicity or diversity, presence of ephemeral or seasonal interest, or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns.
Rarity	Presence of landscape character areas, types or features that are relatively rare in the local area.
Representativeness	Presence of locally important examples of particular landscape character areas or types or particular characteristics/feature/element.
Conservation Interests	Presence of some of the following where they contribute positively to experience of the landscape: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual aspects	Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3 this means the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure human influences including settlement pattern; and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example an urban landscape which contains a number of industrial buildings will have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

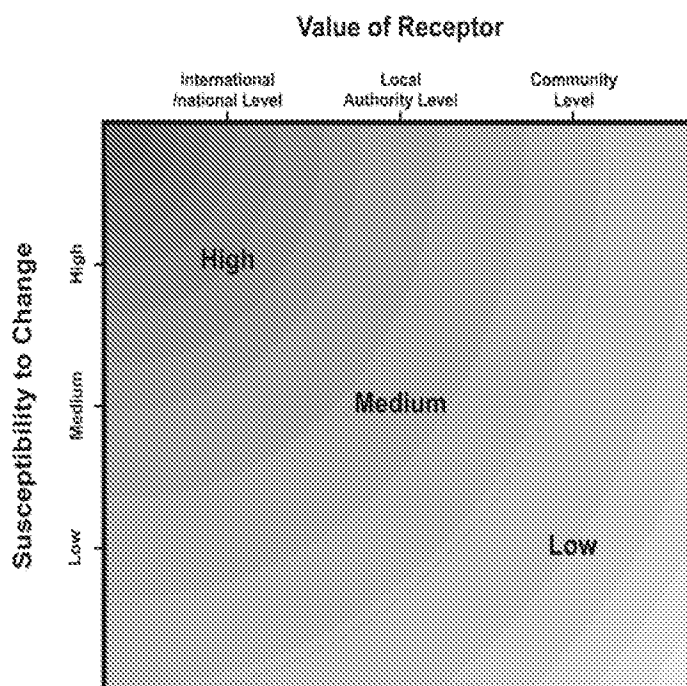
Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without undue adverse effects taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change. The diagram below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor with the diagram below only serving as a guide.

Fig A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors



Magnitude of Landscape Change

The magnitude of landscape change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added, and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposals, as described in the table below.

Table A4: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Major level of landscape change	The proposals will result in a large amount of change in landscape character and especially in the key characteristics. There will be major loss of or change to existing elements or aesthetic aspects of the landscape and or the introduction of major new and uncharacteristic elements or major change to aesthetic attributes
Moderate level of landscape change	The proposals will result in a moderate level of change in landscape character. There will be moderate loss of or

	change to existing elements or aesthetic aspects of the landscape and/or the introduction of moderate new and uncharacteristic elements or moderate change to aesthetic attributes
Minor level of landscape change	The proposals will result in only a minor level of change in landscape character. There will be minor loss of or change to existing elements or aesthetic aspects of the landscape and/or the introduction of minor new and uncharacteristic elements or minor change to aesthetic attributes
No or negligible landscape change	The proposals will result in no, or a barely discernible level of change in landscape character with very little loss of or change to existing elements or aesthetic aspects of the landscape and/or negligible effects from the introduction of minor new and uncharacteristic elements

Geographical Extent

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table: A5: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	The changes will extend over a large area and will influence landscape character at some distance from the site of the proposal and covering several landscape character types or areas
Medium extent of landscape change	The changes will extend over a moderate area and will influence landscape character at a medium distance from the site of the proposal, including the immediate setting of the site and the landscape character area within which it lies
Small extent of landscape change	The changes will extend over a small area and will influence landscape character only within the site itself or within the immediate vicinity of the site of the proposal

Duration and Reversibility of Changes

The duration of the landscape change is categorised in the table below, which considers whether they will be permanent and irreversible or temporary and reversible

Table A6: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years
Medium term reversible	Effects that are wholly or partially reversible and will last for up to ten years
Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects

Deciding on Overall Magnitude of Landscape Change

The three factors that contribute to assessment of the magnitude of landscape change may combine into categories as illustrated in Figure A2, below.

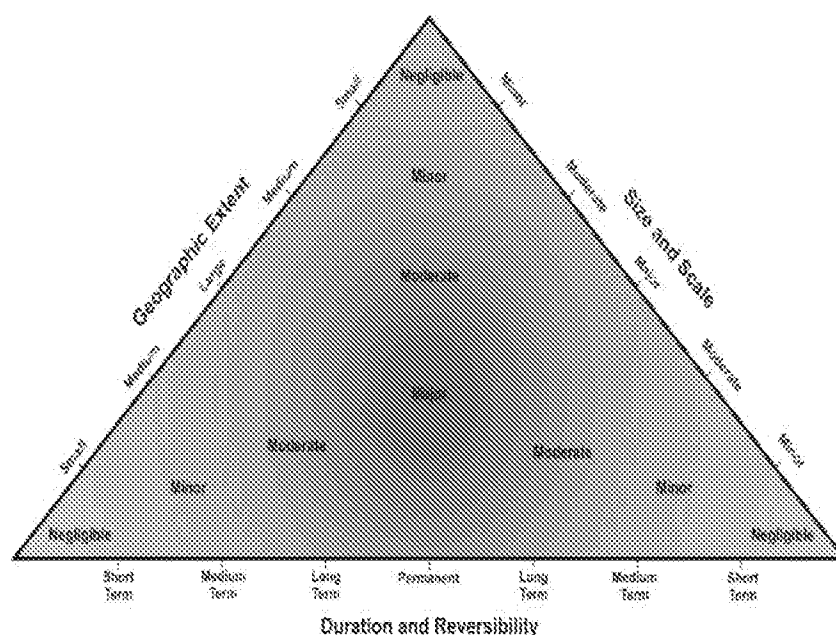


Figure A2: the Assessment of Magnitude of Landscape Change

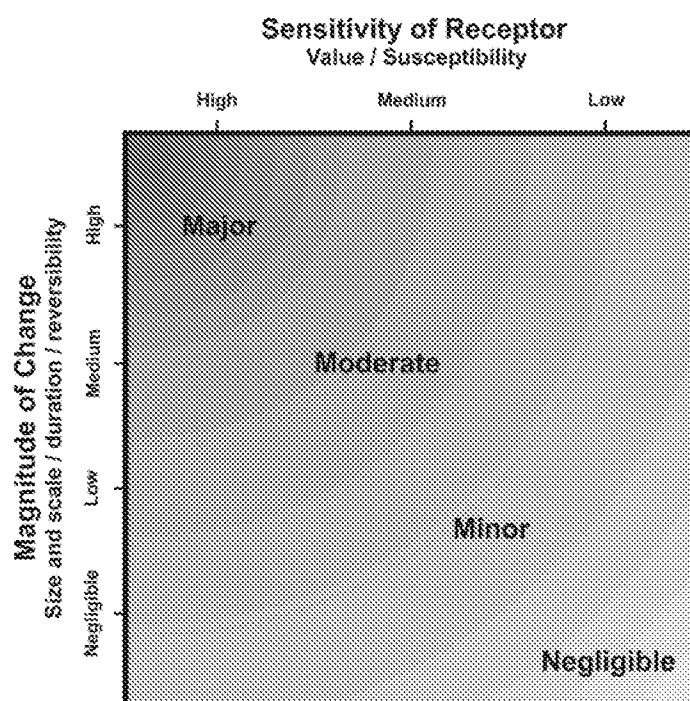
Assessment of Landscape Effects and Significance

The assessment of landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors (value and susceptibility) and the magnitude of the change. The diagram

below summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant landscape effects**. Those effects falling outside the major or major moderate categories are generally considered to be not significant.

Fig A3: Assessment of Landscape Effects and Overall Significance



Visual Effects

Visual receptors are the people whose views may be affected by the proposals. They generally include users of public rights of way or other recreational facilities; travellers who may pass through the study area because they are visiting, or living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

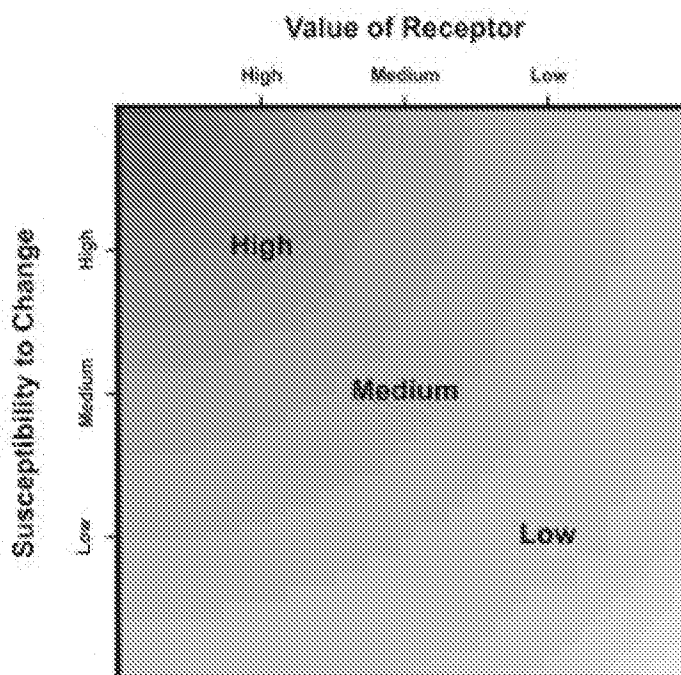
Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each visual receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different viewers to the proposed change. The diagram below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the diagram below only serving as a guide.

Fig A4: Sensitivity of Visual Receptors



Value Attached to Visual Receptors

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.);
- Other evidence of the value attached to views by people.

The assessment of the value of views is summarised in the table below, in terms of high, medium and low value. These criteria are provided for guidance only and are not intended to be absolute.

Table A7: Value Attached to Views

Value	Criteria
High	Views from nationally known viewpoints, which may have some form of planning designation, or may be associated with nationally designated landscapes or important heritage assets, or be promoted in national sources such as maps and tourist literature, or be linked with important and popular visitor attractions where the view forms a recognised part of the visitor/residential experience, or which have important cultural associations. Often associated with facilities provided to enjoy the view.
Medium	Views from viewpoints of some importance at regional or local levels, which may have some form of local planning designation, or be associated with locally designated landscapes or areas of equivalent landscape quality, or be promoted in local sources, or be linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor/residential experience, or which have important local cultural associations. Sometimes provided with facilities provided to enjoy the view.
Low	Views from viewpoints which have no formal planning status are not associated with designated or otherwise high quality landscapes or with popular visitor attractions or have known cultural associations. Views do not form a recognised part of the visitor/residential experience. No facilities provided to enjoy the view.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

The occupation or activity of the viewer at a given viewpoint; and

The extent to which the viewer's attention or interest may therefore be focussed on a particular view and the visual amenity experienced at a given view.

This follows the general guidance in GLVIA3 and assesses the susceptibility of different groups of viewers as in the table (ref) below. However, as noted in GLVIA3 *"this division is not black and white and in reality there will be a gradation in susceptibility to change"*. We therefore consider the susceptibility of each group of people affected on merit in each project and assessments are included in the relevant text in the report:

Table A8: Visual Receptor Susceptibility to Change

Value	Criteria
High	Residents; People engaged in outdoor recreation where there attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents; and Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views.

Medium	Travellers on road, rail or other transport routes, where attention is generally less likely to be focused on views and visual amenity.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work, where the setting is not important to quality of working life; Travellers, where the view is incidental to the journey.

Magnitude of Visual Change

The magnitude of visual change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- 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 factors such as form, scale and mass, line, height, colour and texture;
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the table below.

Table A9: Visual Magnitude of Change: Size/Scale

Category	Criteria
Major visual change	The proposals will cause a complete or very substantial change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers. Views often full or sequential.
Moderate visual change	The proposals will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Slight visual change	The proposals will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposals will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the

	visual amenity it offers. Views may be glimpsed only.
No change	The proposals will cause no change to the view.

Geographical Extent

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV) and field work. The following factors are considered:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development;
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive in terms of the geographical area they are apparent from: for example, a view from Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A10: Visual Magnitude of Change: Geographical Extent

Category	Description
Large extent of visual change	The proposal is continuously visible across a large proportion of the study area
Moderate extent of visual change	The proposal is visible across a moderate proportion of the study area and/or visibility is intermittent and not continuous
Slight extent of visual change	The proposal is visible from a limited number of locations in the study area
Negligible extent of visual change	The proposal is either not visible in the study area or visible only from one or two specific locations

Duration and Reversibility of Change

The duration of the visual change at representative viewpoints is categorised in the table below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A11: Visual Magnitude of Change: Duration and Reversibility

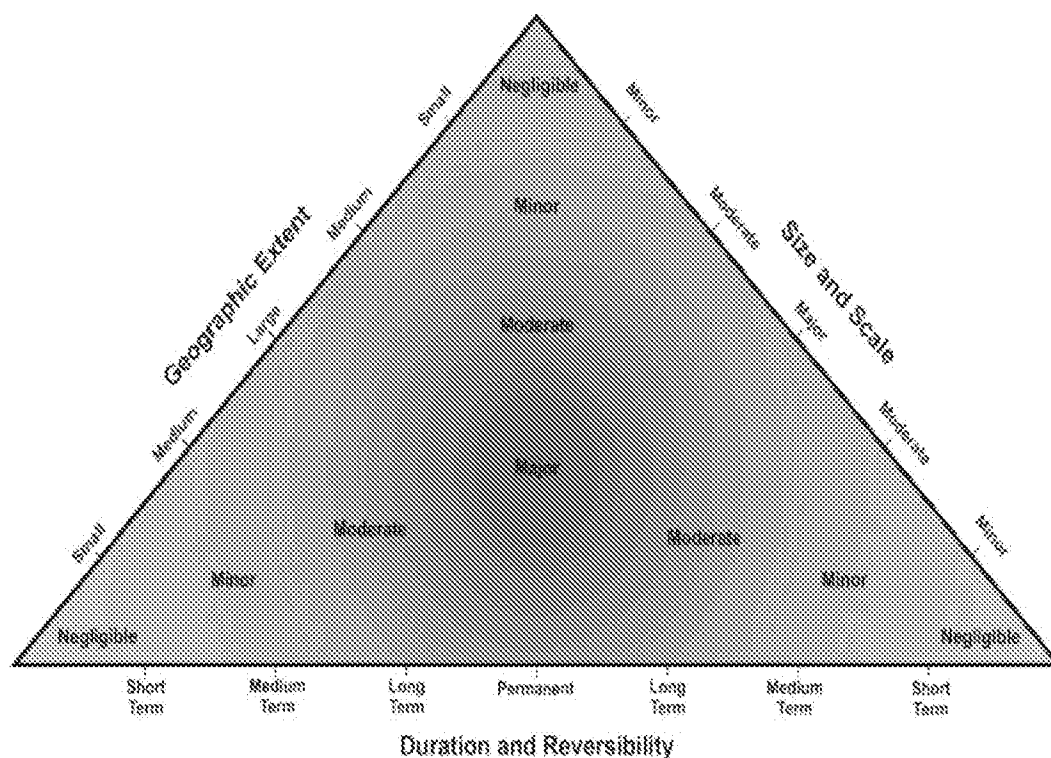
Category	Description
Permanent/ Irreversible	Landscape change that will last for over 25 years and are deemed irreversible
Long term reversible	Change that will endure for between 10 and 25 years and are potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to ten years and are wholly or partially reversible.
Short term	Change that will last from 0 to 5 years and are reversible- includes

reversible construction effects

Deciding on Overall Magnitude of Visual Change

The three factors that contribute to assessment of the magnitude of visual change are combined as shown in the diagram below (fig A5).

Figure A5: Assessment of Magnitude of Visual Change

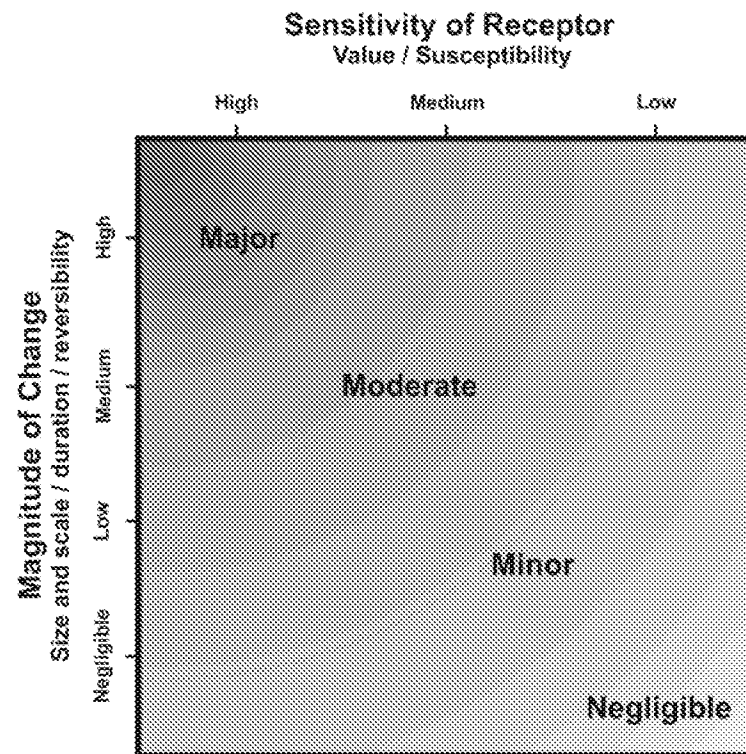


Assessment of Visual Effect and Significance

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) (as in A14 to A18) and the magnitude of the change (as in A19 to A21). The diagram below (figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of change, are generally considered to be the **significant visual effects**. Those effects falling outside the area of major, or major moderate significance are considered to be **less than significant**.

Figure A6: Assessment of Visual Effects and Overall Significance



APPENDIX B

Methodology for producing the zone of theoretical visibility

A zone of theoretical visibility (ZTV) was produced (see WA-003) to provide an objective assessment of the visibility of the potential visibility of the proposed development (and existing houses) in the surrounding landscape.

A detailed model of the proposed development, without the proposed mitigation landscaping, was created in LSS (McCarthy Taylor Systems). The levels for the site, and the existing buildings around the site, were taken from a detailed topographic survey. The area outside of the detailed site survey was derived from ordnance survey LIDAR data. Target points were then selected on the highest and lowest parts of this development model.

Within the model for drawing WA-003 parameter blocks were defined with an overall height of 9m. It was estimated that proposed mitigation planting would have attained a height of 8m. It has been assumed that these heights would be achieved within 8 to 12 years of planting assuming good planting technique and maintenance.

At maturity it is expected that hedgerows would achieve a height of five to eight metres, and woodlands would eventually grow to mature heights of over 20 metres.

To generate the ZTV the receptor point grid interval was set to a 25m grid with an eye height of 1.6m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees since the screening effects of mature vegetation, as well as buildings, in reality would screen the majority of more acute angles.

The degree of visibility resulting from the proposed development would decline further once the proposed planting has matured. The Woodland Trust estimates that the mature heights of native woodland trees proposed for mitigation would be as follows;

- ✧ Field maple – 20m;
- ✧ Hazel – 12m;
- ✧ Hawthorn – 15m; and
- ✧ Holly – 15m.

APPENDIX C

Assessment of potential landscape effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table C1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH BOX 5.1 OF GLVIA3

Factor	Assessment	Notes
Landscape Quality (Condition)	Community	Well established, but gappy, native hedgerows are present along the western and southern boundaries of the site. It was noted in the pre-application advice received from Arun District Council that there are a number of notable trees within the site.
Scenic Quality	Community	The openness of the site will be appreciated by both residential properties along the eastern and south-eastern boundaries of the site and by users of the golf-club to the north.
Rarity	Low	Similar scale arable fields with hedgerow boundaries and mature trees are present in the local area.
Representativeness	Low	Typical of the arable fields in the local area, with visible settlement edge to the east and south-east, no particularly distinctive features.
Conservation Interests	Local Authority	The Walberton Village Conservation Area is located to the south of the site, although buildings within the Conservation area do not front on to the site.
Recreation Value	Low	There is no formal public access to the site itself. There is public access along PRoW 333 to the immediate south and a recreation ground is located adjacent to the southern boundary of the site.
Perceptual aspects	Community	Openness will be valued by residents to the east and along the south-eastern corner of the site.
Associations	Negligible	No associations in literature, art or other media.

Overall value of the Site is therefore assessed as being **Community** level overall.

Table C2: Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Network of well-established but partially gappy native hedgerows and mature trees	Community	Low	Low	Native hedgerows and mature trees within the site would be retained and would be reinforced with new planting which reduces susceptibility.
Large-scale agricultural field used for arable farming;	Low/ Community	Medium/ High	Medium	The scale of the fields would remain, and the site is already influenced by the settlement edge to the south and east. However the agricultural function is susceptible to built development
Gently sloping landform, rising to the north	Low/ Community	Medium/ High	Medium	The simple landform of the site is susceptible to built development, although susceptibility is reduced by the influence of the settlement edge to the south and east.
Influence of existing development around the edges of the site (existing settlement (with school) to the south and east, and golf course to the north).	Negligible	Low	Low	Existing housing would be retained and would become more prevalent.
Aesthetic and Perceptual Aspects				
Perception of openness across site to north, with enclosure to the south and east.	Community	High (falling to Medium to the east)	Medium/ High (Medium to the east)	The landscape within the site is large-scale and open to the north and east with little screening present hedgerows. The perception of openness is reduced by the visible settlement edge to the south and east which reduces susceptibility.
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge and golf-course	Community	Medium/High	Medium	Simplicity is susceptible to built development, but the visible settlement edge to the south and east and commercial buildings associated with the golf-club to the north reduces this susceptibility.

Stillness with some noise and movement present from the golf-course to the north and settlement (with school) to the south and east	Community	Medium	Medium	Stillness is susceptible to built development, but noise and movement associated with the existing golf-course to the north and the existing school, village hall and recreation ground to the south reduces this susceptibility.
Overall Character				
LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain	Community	Low	Low	The landscape does not contain any formal landscape designations, it is of Community value when assessed on the GLVIA box 5.1 criteria and it is already characterised by views towards the settlement edge.
Other Landscape Receptors				
South Downs National Park	National	High	High	The National Park is a nationally designated rural landscape with panoramic views which would be susceptible to built development.
Walberton Village Conservation Area	Local	High	High/ Medium	The Conservation Area is a locally designated landscape which would be susceptible to new development.

Table C3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Network of well-established but partially gappy native hedgerows and mature trees	Minor	Small	Permanent	Minor	Well-established native hedgerows along the boundaries of the site and mature trees would be retained and reinforced with new planting.
Large-scale agricultural field used for arable farming;	Major	Small	Permanent	Moderate/Major	The field would be altered by parcels of residential development and the character of the field would change.
Gently sloping landform, rising to the north	Major	Small	Permanent	Moderate/Major	The landform itself would be less apparent due to the construction of new built development, although due to the proposed mitigation this would affect only the site itself.
Influence of existing development around the edges of the site (existing settlement (with school) to the south and east, and golf course to the north).	Minor	Small	Permanent	Minor	The presence of existing settlement will continue and intensify.
Aesthetic and Perceptual Aspects					
Perception of openness across site to north, with enclosure to the south and east.	Major	Small	Permanent	Moderate/Major (Moderate to East)	The perception of openness would be reduced by the introduction of new built development and new planting would increase the perception of enclosure.
Generally simple forms and	Moderate	Small	Permanent	Minor/	More complexity would be introduced into

colours with some diversity and complexity from adjacent settlement edge and golf-course				Moderate	an area which is generally simple although there is influence from forms and colours on the settlement edge to the south and east and from the golf-club to the north.
Stillness with some noise and movement present from the golf-course to the north and settlement (with school) to the south and east	Moderate	Small	Permanent	Minor/ Moderate	Traffic and movement introduced to an area which is partially affected by noise and movement from the settlement edge to the south and east and the golf-club to the north. Proposed planting would reduce the level of change.
Overall Character					
LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain	Minor	Small	Permanent	Minor	New housing of a similar layout and scale would be introduced into an area which is already influenced by the settlement.
Other Landscape Receptors					
South Downs National Park	None/Negligible	Small	Permanent	None/Negligible	There would be no direct change to the National Park. Indirect change to the aesthetic and perceptual qualities of the National Park would be limited. New housing would be introduced into an area which is already influenced by settlement, traffic and movement. The visual assessment has concluded that there are limited to no views of the proposed development from the National Park and so the magnitude of change on the setting of the National Park would be similarly limited.
Walberton Village Conservation Area	Minor	Small	Permanent	Minor	There would be no direct change to the

					Conservation area. Indirect change to the aesthetic and perceptual qualities of the Conservation area would be limited by the level of intervening built form (Walberton and Binstead C of E Primary School, Walberton Village Hall and the Recreation Ground with Cricket Club) and vegetation. The Conservation Area is already influenced by existing settlement, traffic and movement.
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Table C4: Assessment of Landscape Effects and Significance

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = significant effect)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Network of well-established but partially gappy native hedgerows and mature trees	Low	Minor	Minor	Positive
Large-scale agricultural field used for arable farming;	Medium	Moderate/Major	Major/ Moderate	Negative
Gently sloping landform, rising to the north	Medium	Moderate/Major	Major/ Moderate	Negative
Influence of existing development around the edges of the site (existing settlement (with school) to the south and east, and golf course to the north).	Low	Minor	Minor	Neutral
Aesthetic and Perceptual Aspects				
Perception of openness across site to north, with enclosure to the south and east.	Medium/ High (Medium to the east)	Moderate/Major (Moderate to East)	Major/ Moderate (Moderate to East)	Negative
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge and golf-course	Medium	Minor/ Moderate	Minor/ Moderate	Negative
Stillness with some noise and movement present from the golf-course to the north and settlement (with school) to the south and east	Medium	Minor/ Moderate	Minor/ Moderate	Negative
Overall Character				
LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain	Low	Minor	Minor	Negative
Other Landscape Receptors				
South Downs National Park	High	None/Negligible	None/Negligible	Negative

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Walberton Village Conservation Area	High/ Medium	Minor	Minor/ Moderate to Minor	Negative
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Assessment of Landscape Effects and Significance

There would be a significant effect on the large-scale agricultural field used for arable farming and the gently sloping landform. There would be a significant effect on the perception of openness to the north, south and west which would reduce to a moderate level of effect in the eastern part of the site where the existing perception of openness is reduced by the prominent settlement edge. There would be no other significant landscape effects.

There would be a Minor/Moderate level of effect on the generally simple forms and colours of the site. All other landscape elements and features would be affected to a minor degree. Effects on the native hedgerows which bound the site would be positive due to the proposed planting which would reinforce this element.

The effects on LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain would be less than significant since this area is already partly characterised by the visual influence of settlement to the south and east and the geographical extent of the change would be small as demonstrated by the ZTV (illustrated on drawing WA-003).

The effect on the South Downs National Park would be None/Negligible; there would be no direct effects on the landscape elements and features of the National Park and indirect effects on the aesthetic and perceptual qualities would be limited. New housing would be introduced into an area which is already influenced by settlement, traffic and movement.

The effect on Walberton Village Conservation Area would be Minor/ Moderate to Minor and not significant; there would be no direct effects on the landscape elements and features of the Conservation Area and indirect effects on the aesthetic and perceptual qualities would be limited by the level of intervening built form (Walberton and Binstead C Of E Primary School, Walberton Village Hall and the Recreation Ground with Cricket Club) and vegetation. The Conservation Area is already influenced by existing settlement, traffic and movement.

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APPENDIX D

Assessment of potential visual effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. A commentary on the significance of visual effects is also included in this section.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 5 to 10 years after construction, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table D1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Grade II Listed Avisford Park Hotel and Lodge	High	Tourists	High	High	Representative of views from the Grade II Listed Avisford Park Hotel and Lodge
2. Avisford Park Golf Club	Medium	Recreational users of the golf-course	Medium	Medium	Representative of views available to users of the golf-course whose attention is likely to be focused on the landscape.
3. Public Footpath 333	Medium	Walkers Residents	High High	Medium / High	Walkers are likely to be focused on views of the countryside. Representative of views from residential properties on Avisford Park Road.
4. Public Footpath 350	Medium	Walkers	High	Medium / High	Walkers are likely to be focused on views of the countryside
5. Tye Lane	Low	Drivers	Medium	Medium/ Low	Drivers and passengers are transitional viewers. There is no pavement and so it is unlikely that there would be an effect on pedestrians from this route.
6. Public Bridleway 392	Medium	Walkers	High	Medium / High	Walkers are likely to be focused on views of the countryside
7. Public Footpath 393_1 on the edge of the South Downs National Park	High	Walkers	High	High	Walkers are likely to be focused on views of the countryside
8. Public Footpath 396 within the South Downs National Park	High	Walkers	High	High	Walkers are likely to be focused on views of the countryside
9. Public Footpath 3067 and Public Bridleway 415 within the South Downs National Park	High	Walkers	High	High	Walkers are likely to be focused on views of the countryside

Table D2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change (after Construction)	Scale of Change (after 10 years)	Geographical Extent	Duration and Reversibility	Magnitude (after Construction)	Magnitude (after 10 years)	Notes
1. Grade II Listed Avisford Park Hotel and Lodge	No Change	No Change	No view	Permanent	No Impact	No Impact	No view
2. Avisford Park Golf Club	Major	Moderate	Small	Permanent	Moderate/Major	Minor/Moderate	In the short term there would be clear views of the new homes filtered through the line of existing trees along the boundary of the site where there are already views of the existing settlement edge to the east and the north, albeit proposed new houses would be closer to the viewer. Once proposed planting has reached semi-maturity views of existing and proposed homes would be largely screened and integrated into the settlement edge.
3. Public Footpath 333	Major/Moderate	Minor	Small	Permanent	Moderate/Major	Minor	In the short-term there would be some views of new homes through gaps in the existing hedgerow boundary across the proposed area of open space. Once proposed planting has reached semi-maturity views of existing and proposed homes would be largely screened

4. Public Footpath 350	No Change	No Change	No view	Permanent	No Impact	No Impact	No view
5. Tye Lane	Minor	Negligible	Small	Permanent	Minor	Negligible	In the short term there may be some views of new homes and ridgelines glimpsed through gaps in the existing hedgerow and trees. In the long-term, proposed new planting would close gaps in the hedgerow and new homes would be barely perceptible.
6. Public Bridleway 392	No Change	No Change	No view	Permanent	No Impact	No Impact	No view
7. Public Footpath 393_1 on the edge of the South Downs National Park	No Change	No Change	No view	Permanent	No Impact	No Impact	No view
8. Public Footpath 396 within the South Downs National Park	No Change	No Change	No view	Permanent	No Impact	No Impact	No view
9. Public Footpath 3067 and Public Bridleway 415 within the South Downs National Park	No Change	No Change	No view	Permanent	No Impact	No Impact	No view

Table D3: Assessment of Visual Effects and Significance

Viewpoint	Sensitivity	Magnitude (after Construction)	Magnitude (after 5 to 10 years)	Visual Effects (after Construction) (Bold type = Significant Effect)	Visual Effects (after 5 to 10 years) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
1. Grade II Listed Avisford Park Hotel and Lodge	High	No Impact	No Impact	No Impact	No Impact	-
2. Avisford Park Golf Club	Medium	Moderate/Major	Minor/Moderate	Moderate/Major to Moderate	Moderate to Moderate/Minor	Negative, becoming neutral
3. Public Footpath 333	Medium / High	Moderate/Major	Minor	Moderate/Major	Moderate/Minor	Negative
4. Public Footpath 350	Medium / High	No Impact	No Impact	No Impact	No Impact	-
5. Tye Lane	Medium/Low	Minor	Negligible	Moderate/ Minor	Negligible	Negative, becoming neutral
6. Public Bridleway 392	Medium / High	No Impact	No Impact	No Impact	No Impact	-
7. Public Footpath 393_1 on the edge of the South Downs National Park	High	No Impact	No Impact	No Impact	No Impact	-
8. Public Footpath 396 within the South Downs National Park	High	No Impact	No Impact	No Impact	No Impact	-
9. Public Footpath 3067 and Public Bridleway 415 within the South Downs National Park	High	No Impact	No Impact	No Impact	No Impact	-

Summary of Visual Effects

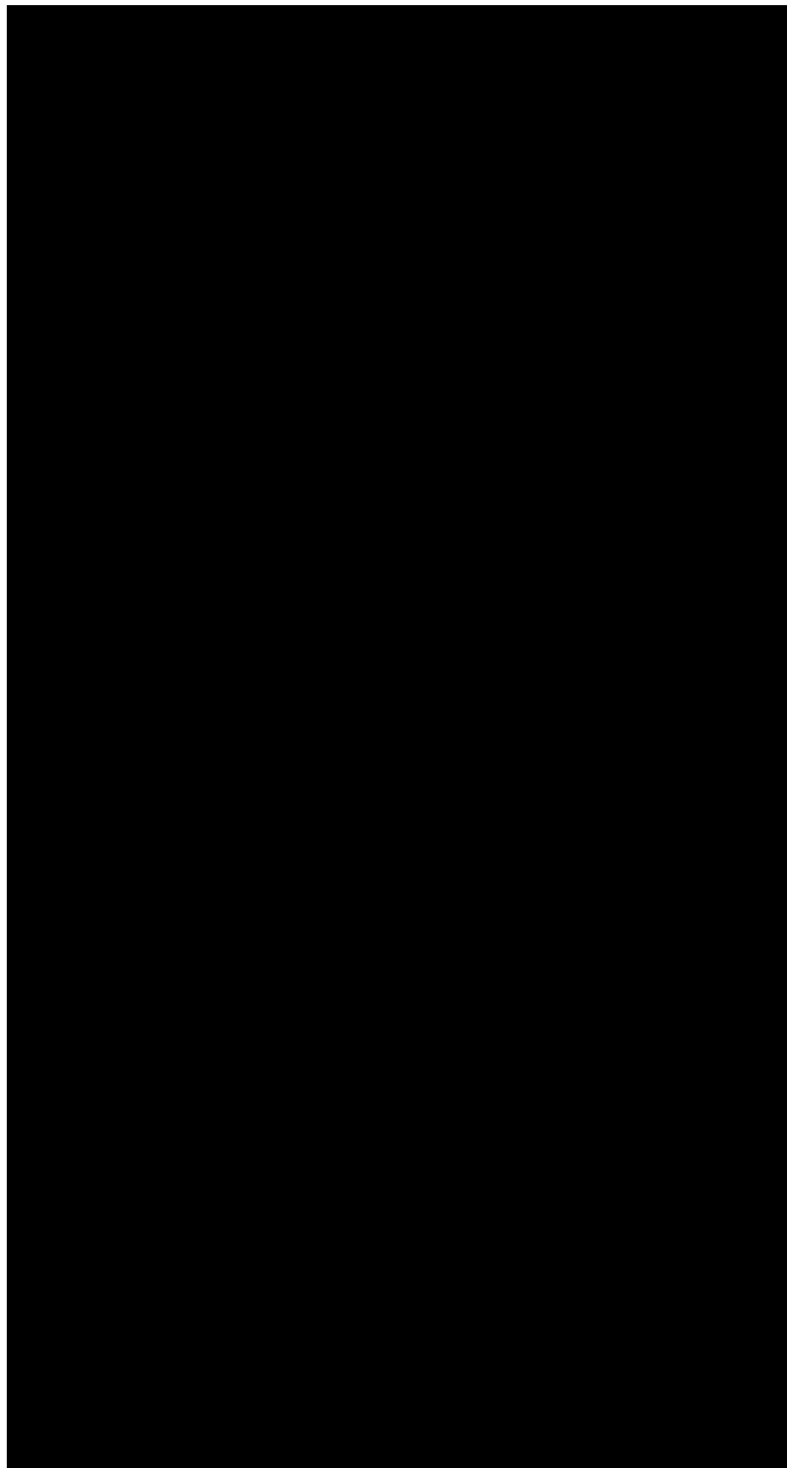
The proposed development would result in significant negative effects, immediately after construction, for two of the nine viewpoints assessed, Viewpoint 2, which represents the views from the Avisford Park Golf Course to the north of the site and Viewpoint 3, which represents the views of walkers on PRow 333 and residents along Avisford Park Road. In all cases significant effects are short-term and the level of effect reduces as proposed planting matures.

All other effects would be less than significant, and it is notable that 6 of the 9 viewpoints would experience no change as a result of the proposals.

In summary the visual effects of the proposed development would be localised and significant negative effects would be limited to short term effects on the golf-course to the immediate north of the site, residents adjacent to PRow 333 to the south and the PRow itself. The proposed mitigation planting and location of open spaces would mean that the nature of visual effects would become neutral over time with the exception of effects on Viewpoint 3 where the level of effect would reduce over time but remain negative. In the long term, once the proposed planting has matured, the site would be largely screened by existing and proposed planting which would integrate into the wider landscape.

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