LArch
Landscape Consultancy and Design Ltd

LANDSCAPE AND VISUAL APPRAISAL

LAR2510-LAN-REP-0302

Land at Lower Perrylands Farm

Perrylands Farm, Dial Post, Horsham

Lower Perrylands Limited

August 2025

Revision	Date	Description	By
P01	14/08/2025	Issued as draft for comments	MZ
P02	21/08/2025	Issued for planning	MZ

Summary

This Landscape and Visual Appraisal evaluates the proposed development at Lower Perryland Farm located to the south-west of Dial Post near Horsham.

The proposed development comprises the demolition of redundant, derelict agricultural buildings and their replacement with three detached two-storey dwellings, each accompanied by a double car port and private garden. The dwellings would be constructed using timber cladding in natural tones, brick detailing and pitched tiled roofs. The proposed scheme retains the site's mature trees and reuses the existing farm access track while introducing new planting permeable surfacing to private drives.

The site lies within National Character Area 121 – Low Weald, and within Horsham District's Landscape Character Type J – Broad Clay Vale Farmlands, specifically Character Area J2, Broadford Bridge to Billingshurst Farmlands. This landscape is characterised by flat to gently undulating farmland with a mix of pasture and arable fields, scattered small woods, shaws, hedgerows, ponds and specimen oaks. It has a predominantly rural character with moderate sensitivity to change, and local guidance emphasises conserving the rural pattern, integrating new development with existing hedgerows and using local materials.

Within the site, the most valuable landscape elements are two mature oak trees and a species-rich hedgerow along the eastern boundary, both considered of high value. A small watercourse crossing the site with the bank top scrub are of medium value, along with the sense of relative tranquillity of the setting and the experience of the dark night sky. The remaining vegetation, consisting of self-established saplings and ruderal vegetation, as well as the derelict agricultural buildings are considered of low value. While the wider farm landscape is considered of medium value, the built form within the site itself contributes little to the current character and has low value.

The proposed change from derelict agricultural use to small-scale residential development is consistent with the presence of other dwellings in the wider farmstead and is considered a beneficial improvement to the condition of the site. The mature oaks will be retained and new soft landscape treatment - including tree planting, hedgerows, scrub and flowering grassland - is proposed to enhance habitat connectivity and landscape value. There would be some loss of low-value vegetation, and the hedgerow would fall within private curtilage, resulting in uncertainty over long-term management. Tranquillity is likely to be reduced through increased residential activity and traffic, and there is potential for localised light spill from skylights and car ports to affect the dark sky and nearby riparian habitats unless mitigated. The watercourse would not be physically altered, but there is a risk of pollution during construction if precautionary measures are not secured.

Contents

1. Introduction

1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned by Lower Perrylands Limited to undertake a Landscape and Visual Appraisal of the proposed development at Perrylands Farm, Dial Post, Horsham.

1.2 The Site

The proposed development site is a redundant farm to the south-west of Dial Post, near Horsham.

1.3 Development Proposal

The proposed development is for the demolition of redundant agricultural buildings and the construction of three new detached dwellings, each with an associated double car port and a private garden.

1.4 Purpose of Landscape and Visual Appraisal

The purpose of this document is to:

- Provide a review of the planning policy context and the available evidence base regarding the local landscape character and management guidelines to define a baseline to guide the landscape-led design of the development;
- Identify landscape and visual receptors of value within the Study Area;
- Identify any potential impact on the landscape character and visual amenity;
- Provide recommendations in line with the mitigation hierarchy.

The LVA has been produced by Michal Zarzecki (Landscape Architecture BEng CMLI; Biology BSc MSc), director and principal landscape architect at LArch with 11 years of experience in landscape design and consultancy services.

2. DEVELOPMENT PROPOSAL

The proposed development is understood through reference to the architectural scheme by Fresh Architects and comprises the demolition of the redundant agricultural buildings and the construction of three detached dwellings, each with an associated double car port and a private garden.

The proposed dwellings would be two storeys and measure approximately 10 m in height. The built form would feature mainly timber-clad walls in natural tones with minor portions rendered, pitched tiled roofs, oak-framed structures, brick detailing and timber-framed windows and soffits in earthy tones. The Units 1 and 2 would include several skylights while Unit 3 would feature a family room with glazed roof in obscured glass.

The existing farm access track would comprise the means of access to the development while the proposed private drives would be formed as permeable surfacing and dressed with natural unbound aggregate.

The proposal has been developed to retain the existing mature oak trees. All self-established spontaneous vegetation associated with the redundant built environment as well as a portion of the blackthorn scrub in the north-eastern corner of the site would be cleared to enable the development.

The Proposed Site Plan (Fresh Architects, August 2025) is illustrated in **Figure 1** and the Proposed Elevations are collated in **Figure 2**.

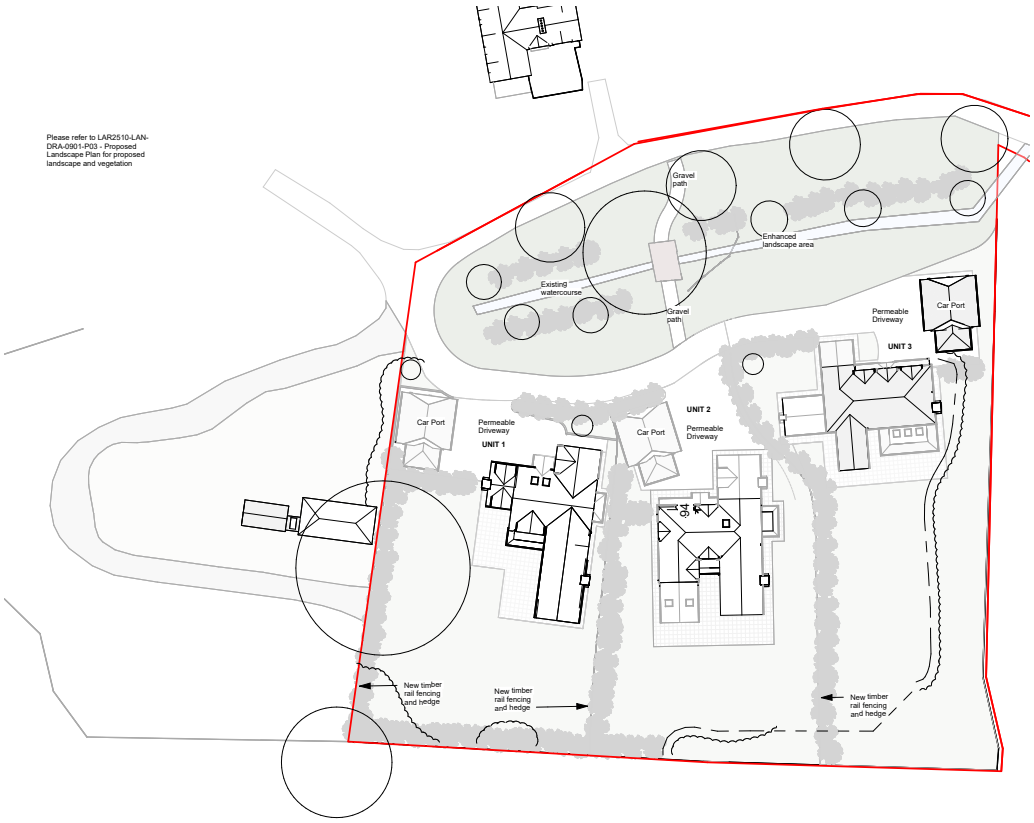


Figure 1. Indicative Block Plan (Extract, Fresh Architects, August 2025)

Figure 2. Proposed Elevations (Extract, Fresh Architects, August 2025)

3. METHODS

This section provides an overview of the approach to the appraisal of landscape and visual qualities within the Study Area considered for the site.

The assessment was undertaken in line with the principles provided in *'Guidelines for Landscape and Visual Impact Assessment'* (GLVIA), 3rd Edition (2013), produced by the Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA).

The landscape analysis was undertaken through a desktop search of the available evidence base and a field survey to appraise the landscape character and views from the publicly accessible land.

3.1 Desk Study

This study is informed by the review of the published evidence base on the landscape character.

Mapping resources, such as aerial and satellite imagery and thematic datasets have been used to illustrate and inform the range of potential landscape and visual receptors as well as the extent of the Study Area.

The national and local planning policies are also reviewed and summarised as they may identify the components of value for the landscape and visual amenity.

3.2 Study Area

The extent of land from which the proposal may theoretically be visible is referred to in this report as Zone of Theoretical Visibility (ZTV) and assists in the determination of the Study Area for the proposed change (development).

The ZTV was produced using GRASS (Geographic Resources Analysis Support System) integration within QGIS software using 1 m LIDAR Composite DTM raster images (Environment Agency 2022) as well as a vector point layer representing the location and height of the proposed buildings.

Due to the small scale of the proposal, it was considered appropriate to set the extents of the Study Area at 1 km radius around the development site.

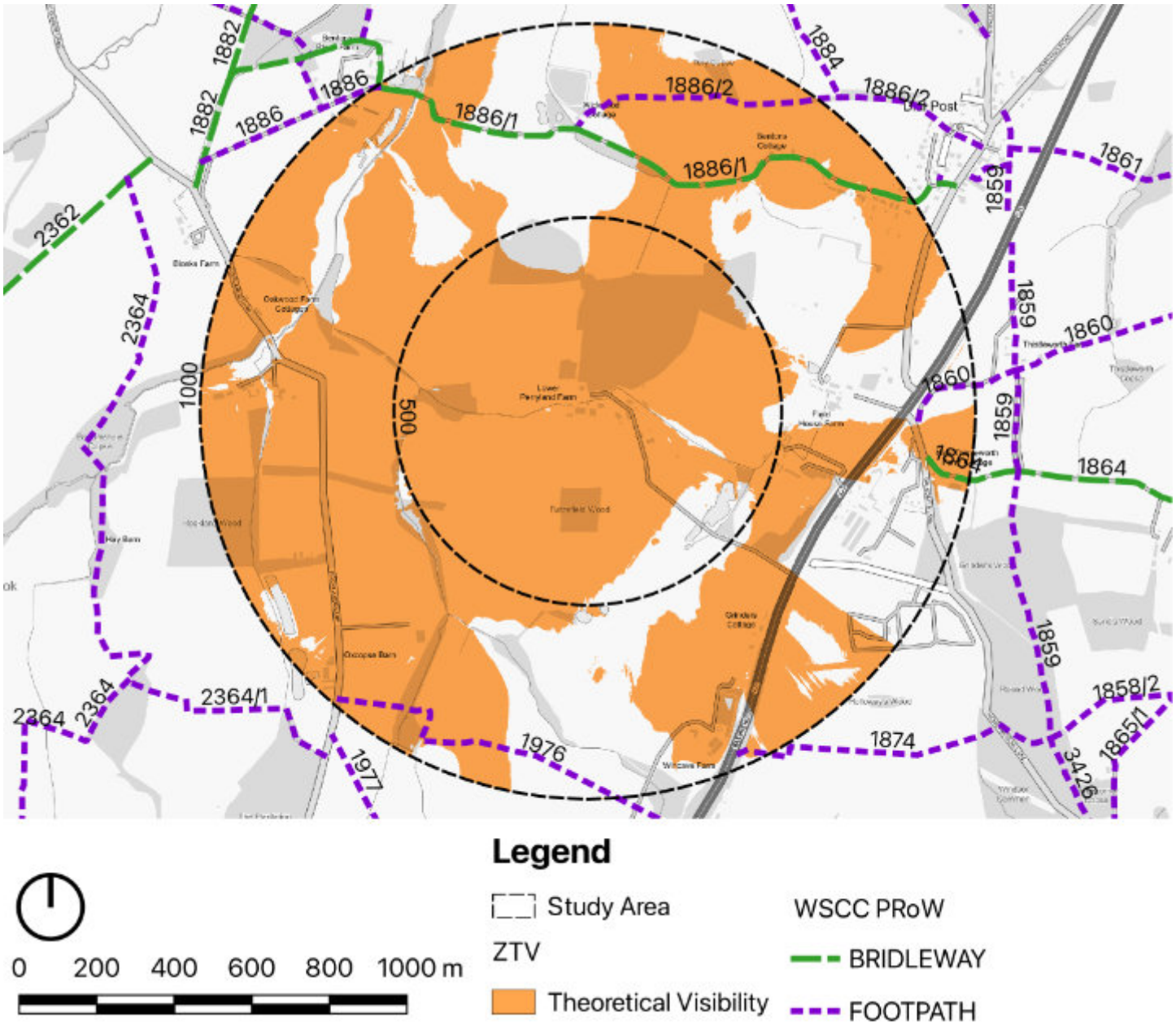


Figure 3. Zone of Theoretical Visibility and Study Area

3.3 Field Survey

The field survey was undertaken on 15 April 2025. The vegetation was in leaf. The weather was overcast but visibility was satisfactory.

The visit encompassed a walkover around the site to identify the landscape components of value and a visual survey along the publicly accessible routes, such as public rights of way and roads, within the ZTV. No relevant viewpoints were confirmed during the field survey.

3.4 Assessment Method

Following the recommended methodology described within the GLVIA, the assessment includes two components:

- Landscape effects – identification and description of effects of the proposed development on landscape as a resource, i.e. changes to physical components/ features of the landscape and perceptual/ experiential qualities.
- Visual effects – identification and description of effects of the proposed development on the views and visual amenity experienced by people, and on the heritage assets and their setting, i.e. changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements.

The assessment of significance of landscape and visual effects is not undertaken as part of the appraisal outside of the Environmental Impact Assessment process. Instead, the effects are described in a verbal, narrated form.

The components and criteria of the qualitative assessment of receptors and the nature of change are described in **Appendix 1**.

4. PLANNING POLICY CONTEXT

In this section, a summary of relevant national and local planning policy is provided.

4.1 National Planning Policy

National Planning Policy Framework (NPPF), first published on 27 March 2012, last updated in December 2024

Key policies relevant to the development proposal are covered in:

- Section 12. Achieving well-designed places

The provisions in this section emphasise the role of design in achieving places that are visually attractive, sympathetic with the local character (including the surrounding built environment and landscape setting), distinctive and have a sense of place.

The importance of trees is emphasised.

- Section 15. Conserving and enhancing the natural environment.

Para 187. Emphasise the role of planning policies is protecting valued landscapes as well as the intrinsic beauty of the countryside. The importance of coherent ecological networks for biodiversity is also stressed.

4.2 Local Planning Policy

Horsham District Planning Framework (November 2015)

Key policies relevant to the development proposal are:

- Strategic Policy 2 - Strategic Development

The policy aims to manage the settlement pattern to protect the rural character and landscape

- Strategic Policy 4 - Settlement Expansion

The policy conditions the protection of landscape character when development is proposed outside of built-up area boundaries.

- Strategic Policy 25 - The Natural Environment and Landscape Character

The policy requires development proposals to protect, conserve and enhance the landscape character.

- Strategic Policy 26 - Countryside Protection

The policy protects the rural character and undeveloped nature of the countryside, particularly the key features and characteristics of the landscape character areas, against inappropriate development. These features include:

- the development pattern of the area,
- its historical and ecological qualities,
- tranquillity and sensitivity to change;
- pattern of woodlands, fields, hedgerows, trees, waterbodies and other features;
- the landform of the area.

- Policy 31 - Green Infrastructure and Biodiversity

The policy protects Green Infrastructure assets, including trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands, as well as biodiversity which is part of it.

5. Landscape Baseline

The landscape baseline is is described through reference to:

- Published evidence base, covering the national and regional-level landscape character assessment studies;
- Character study, providing an overview of the components comprising the landscape character within the Study Area based on a review of the available records and thematic datasets; and
- Site survey providing an appraisal of the site and the surrounding landscape.

5.1 Published Landscape Characterisation Studies

In this section, the published landscape character assessment studies are summarised to present characteristics defining the landscape character, together with its sensitivities and management guidelines.

The site is located within **National Character Area 121 - Low Weald**, which is a broad, low-lying clay vale with pastoral landscapes largely in agricultural use. Fields and pastures are enclosed by hedgerows and shaws. Although much of the original woodland cover has been cleared, the Low Weald still features an intricate mix of woodlands - much of which is ancient. There are many watercourses with associated watermeadows and wet woodland.

In accordance with the Landscape Character Assessment of Horsham District, the site is located within **Landscape Character Type J - Broad Clay Vale Farmlands** (refer to **Figure 4**), which is characterised as a broad vale with flat to gently undulating topography, mixed pasture and arable fields, scattered small woods, variable hedgerow pattern and field ponds as a feature. Within this Character Type, the Landscape Character Area is referred to as **J2, Broadford Bridge to Billingshurst Farmlands**. The area has a predominantly rural character except for some suburban influences extending into the countryside near Ashington and around Coolham. It has a low lying and relatively flat topography, more undulating towards the southern and northern boundaries. The field pattern comprises small pastures enclosed by scattered small woods and copses, shaws and hedgerows. Individual specimen oak trees are a feature throughout the area. The landscape condition is described in the Assessment as *'declining'*. Sensitivity to change is assessed as moderate - reflecting the moderate landscape qualities and moderate intervisibility.

Figure 4. Landscape Character Types and Areas (Extract, Horsham District Council, August 2006)

Biodiversity features and issues:

- Small ancient semi-natural woodlands;
- Mostly strong network of hedgerows;
- Biodiversity weakened by extent of intensive arable farmland in parts.

Key issues:

- Loss of hedgerows;
- Conversion of pasture to arable;
- Decline in traditional land management.

Key sensitivities include:

- large scale housing or commercial development;
- large scale farm buildings but also small scale incremental changes eroding the character.

Planning and Land Management Guidelines relevant to the site:

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing patter of small native woodlands, hedgerows and shaws.
- Conserve existing woodlands, shaws and mature hedgerow trees.
- Restore hedgerows.
- Encourage planting of small woods, respecting existing field patterns.
- Promote the replacement of hedgerow trees by replanting, or by natural regeneration.
- Conserve and manage streamside vegetation.
- Establish grassland margins to streams in areas of arable farmland.

5.2 Character Study

In this section, the landscape components are described through reference to the publicly available cartographic datasets.

Settlement Pattern

Settlement is largely dispersed within the countryside and comprises historic hamlets, large farmsteads and individual dwellings.

The village of Dial Post is located approximately 1 km to the north-east and approximately 2.5 km to the south is the built-up area of Ashington. There is also a cluster of employment sites in the fork of Grinder's Lane and Honeybridge Lane, to the east of the A24, 700 m to the east.

Designations

The site is not contained within any designation. The South Downs National Park is located 5 km to the south-west and the High Weald National Landscape (formerly AONB) is located 9 km to the north-east.

There are no heritage assets within the farm. There are grade II listed buildings within 750 m to the east, south-east and west.

The settlement pattern is illustrated alongside the local planning designations in **Figure 5**.

Historic Landscape Character

Through reference to Historic Landscape Characterisation (HLC) dataset (Bannister 2014), the local landscape has a predominantly agricultural character comprised of assarts of Medieval origin with a mixture of private formal enclosure and informal fieldscapes derived as a post Medieval piece meal enclosure.

The historic landscape character is illustrated in **Figure 6**.

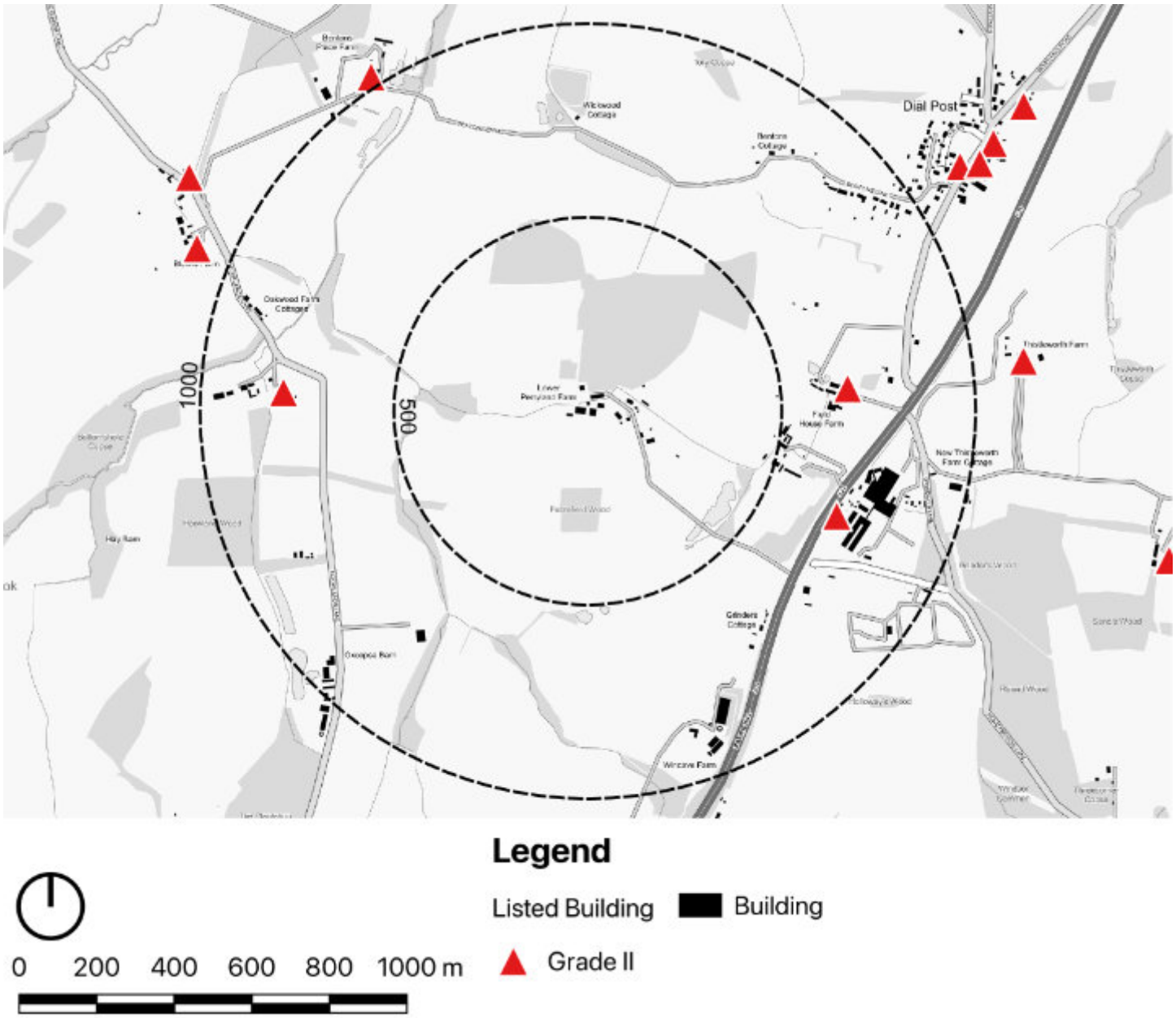
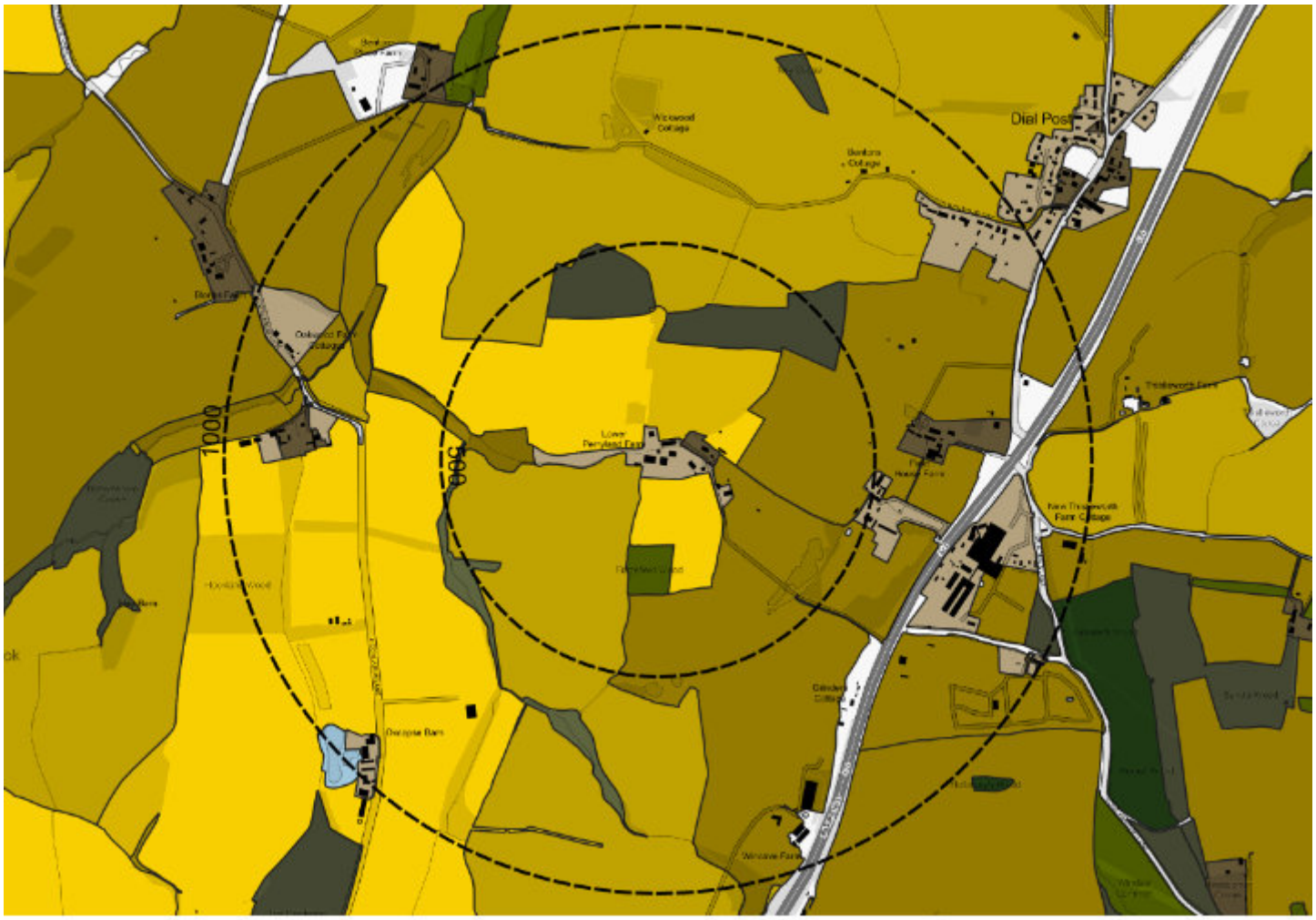


Figure 5. Planning Designations



Legend

Study Area

Building

HLC Type

- Fieldscapes Assarts
- Fieldscapes Formal Enclosure (planned/private)
- Fieldscapes Informal
- Settlement Expansion - other
- Settlement Historic dispersed
- Water
- Woodland Ancient Semi-natural
- Woodland Other
- Woodland Plantations
- Woodland Regenerated

0 200 400 600 800 1000 m

Figure 6. Historic Landscape Character

Important Habitats

There are woodland blocks to the north and west that are in the National Forest Inventory. Further south and west, there are block of deciduous woodland priority habitats.

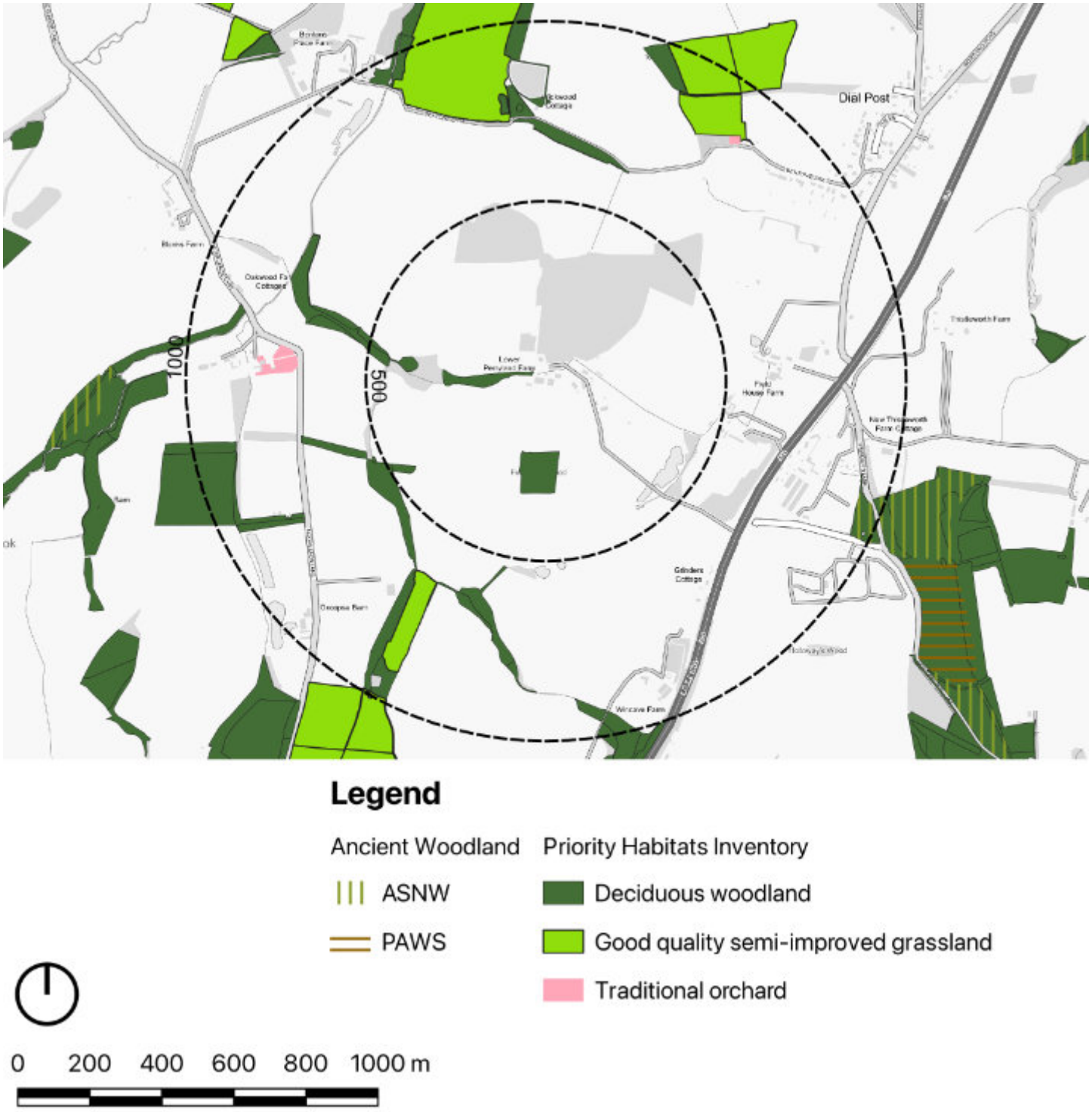


Figure 7. Important Habitats

Hydrology

The landscape is dissected by a network of brooks and streams which often originate in numerous ponds dispersed with the countryside. Some being fine examples of hammerponds reminiscent of this landscape's industrial past. According to the Environment Agency's Statutory Main River Map, the only main river in the area is the River Adur, which crosses the Knepp Estate further north of Dial Post.

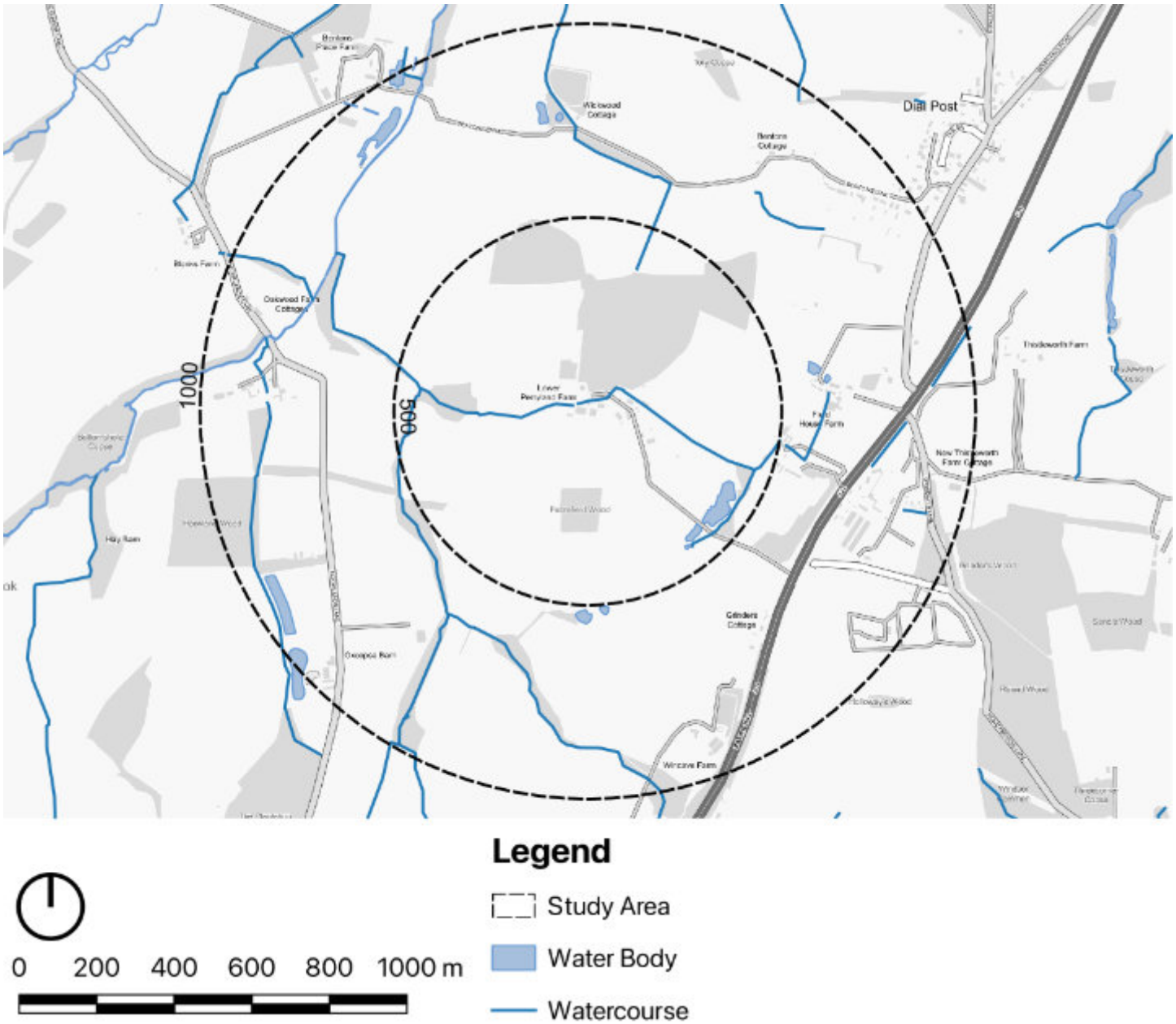


Figure 8. Hydrology

5.3 Site Visit and Appraisal

Location

The proposed development site is a farm, referred to as Lower Perryland Farm, located to the south-west of Dial Post (Grid Ref.: TQ14451882) near Horsham. The site context is illustrated in **Figure 9**.

The site is accessed via a private unadopted rural track, off the A24 to the west.

Settlement and built form

The built form on site comprises a cluster of old agricultural buildings of concrete or steel construction, some featuring timber cladding on the gable end, and generally corrugated steel roofing. All buildings are in derelict condition, some overgrown with self-established vegetation while others with collapsed roofs and corroded steel sub-structure. On the adjacent plot to the west, there are two smaller buildings of brick and timber-cladding construction and red-tiled roofs, also abandoned and derelict.

There are also other structures on site, including a steel shipping container and a small overgrown silo in what would have been a central yard.

Adjacent to the site to the north and east are substantial detached dwellings sharing the access track off the A24. To the north of the site, there is the Lower Perryland Farm house, which is a two-storey brick build with red-tiled roof. Adjoining the site in the east is Perrylands Place, which is a relatively new development comprising a two-storey dwelling described as of 'Modern Rural' design (Design and Access Statement, Planning Ref. DC/16/2680) with rendered walls and a two part flat roof. Further east along the track there are further dwellings.

Topography

The landform within the site is relatively flat, with a gentle gradient falling from approximately 22 m aOD in the south-eastern corner to just over 20 m aOD along the north-western edge of the application boundary.

Soils

The locally occurring natural soils are understood through reference to Soilscapes - the Cranfield University's online viewer (https://www.landis.org.uk/soilscapes/) - as *'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'* that are prone to impeded drainage.

There was no detailed geotechnical or otherwise soil data available at the time of writing.

Figure 9. Site location and context

Hydrology

The site is dissected in the west-east direction by a watercourse which is not on the Statutory Main River Map produced by the Environment Agency.

There are a number of ponds within 500 m of the site, largely to the south-east.

Vegetation and Habitats

Habitats on site comprise largely ruderal vegetation associated with the abandoned former use. The remnant derelict buildings and structures are in places covered with ivy (*Hedera helix*) and patches of ruderal herbs and specimens of black elder (*Sambucus nigra*) are also found inside some of the buildigs where roof has collapsed.

There are a number of scattered trees, most of which are young saplings of ash (*Fraxinus excelsior*) with several mature oaks (*Quercus robur*). Along the stream, between two of the remnant buildings, there is a dense thicket of blackthorn (*Prunus spinosa*), bramble (Rubus fruticosus) and elder.

The eastern edge of the site is bordered by a hedgerow that follows continually around the south-eastern corner of the site. Further west, the growth is patchy and comprises mostly bramble.

Visibility

The site is accessible via a privately owned rural track. There are no public rights of way crossing the site and the nearest one is a bridleway (No. 1886_1) following a track 600 m to the north.

The site is set off from the public road network. Hooklands Lane is a public road that runs 670 m to the west and the A24 is a major regional road 640 m to the east.

The intervening vegetation restricts visibility of the site from any public viewpoints in any direction.

Perceptual qualities

The built form in poor condition within the site and the adjacent residential use evokes the sense of limited relative tranquillity while south and south-westerly views of the pastoral fields bordered by hedgerows and tree belts with no settlement in sight help to feel more remote and secluded.

There was no major audible road noise heard from the A24 at the time of survey.

A dark night sky survey was not undertaken as part of the site visit and survey.

5.4 Landscape Receptors

Landscape receptors comprise all aspects of the landscape resource that have the potential to be affected by the proposal, including:

- individual landscape components contributing to its character and distinctiveness;
- perceptual qualities;
- the landscape character as a whole.

The local policy protects the rural character and undeveloped nature of the countryside, particularly the key features and characteristics of the landscape character areas.

Landscape components

There are two mature oak trees within the site and a species-rich native hedgerow along the eastern boundary that are key features comprising to the local landscape character area and due to their age, structure and composition contribute to the perception of time depth and biological diversity, therefore are considered of high value. Otherwise the existing vegetation represented largely by self-established tree saplings, a block of blackthorn scrub along the south-eastern bank top of the watercourse and ruderal shrubs, associated with the abandonment of the former use, are not rare or distinctive habitats or features and are considered of low value. The mature trees are generally considered of medium-high susceptibility to the proposed change while the shrubby vegetation can accommodate a magnitude of impact associated with residential development and is considered of low susceptibility.

The watercourse flowing across the site is in moderate condition, due to a combination of natural and man-made features. This is not a statutory main river or a rare watercourse type associated with particular bedrock or sediment type hosting any specialised flora or habitats, therefore is considered of medium landscape value. The development operations can potentially impact the water quality, the associated riparian habitats and designations downstream unless precautionary measures are in place, therefore the watercourse is considered to carry medium susceptibility to the development.

The site itself is not within a setting of any heritage assets. The existing built form within the site is derelict and of low value.

Perceptual qualities

The rural location of the site, set back from the public highways lends it a level of tranquillity, which is reduced by the presence of other residential properties clustered within the farm along the access track. The major disharmonising component being the derelict agricultural buildings on the site itself.

Due to the rural location, the sense of relative tranquillity is considered of medium value as a desirable experiential quality in a non-designated landscape and it is considered of medium susceptibility to the proposed development, owing to the already developed, brownfield character of the site and the surrounding land use.

Through reference to CPRE's England's Light Pollution and Dark Skies map, the site is located within a cluster characterised by a moderate level of radiance from the night lights, which is considered to have the proportional impact on the experience of the night sky. The dark night sky is often referenced as one of the special qualities of designated landscapes of national importance. While it has no specific reference within the Landscape Character Assessment of Horsham District, the HDPF seeks to ensure that 'appropriate types and locations of lighting should be used, so as not to give rise to unnecessary light pollution, particularly in rural areas.' In weighing the context and relevance in the evidence base, the experience of the dark night sky will be considered of moderate value. In relation to the nature of change introduced by the development proposal, it is considered of medium susceptibility.

Landscape character

The landscape has a farmland character, with high degree of natural features and dispersed built form otherwise concentrated around small villages and historic farmsteads. This is an ordinary rural landscape which, despite the degree of naturalness, does not carry any designation of national importance and the built environment is not covered by any heritage conservation designation, and as such is considered of medium value. The abandoned built form on the site contributes to the perception of decline of the landscape character and as such the landscape within the site is considered of low value.

6. Visual Baseline

6.1 Visual Receptors

Visual receptors comprise people in the public domain who may be affected by the changes in the view and visual amenity.

There are no public rights of way crossing the site. The nearest public routes include a bridleway (No. 1886_1) following a track 600 m to the north and Hooklands Lane, which is a public road, runs 670 m to the west. The site is accessible via a rural track which is privately owned.

The only visual receptors relevant to the site are private residents of the neighbouring properties. A residential amenity assessment was not undertaken as part of this appraisal.

6.2 Zone of Visual Influence

The Zone of Visual Influence (ZVI) comprises areas within the publicly accessible land from where there is an unobstructed (Full) visibility of the development site as well as areas where partial visibility (Part) is gained through the intervening vegetation and other obstacles. The ZVI has been determined through the verification of the ZTV in the field.

There is no visibility determined for the development site due to the location away from the publicly accessible land and the intervening vegetation including hedgerows and tree belts. Despite the fact that the vegetation is deciduous, the site is not believed to be visible when vegetation is out of leaf. As a result, this appraisal does not cover the assessment of the visual effects.

7. Landscape Effects

7.1 Natural Change

Over time, the maturing trees will enter the ancient phase, marked by crown retrenchment, deadwood accumulation, the development of cavities and decaying heartwood. These natural processes alter the character of the trees but also significantly enhance habitat value, supporting a wide array of fungi, invertebrates, birds and bats.

Climate change is anticipated to intensify the impact of pests and diseases, with warmer, wetter winters and longer growing seasons favouring both the spread and persistence of pathogens. Oak processionary moth, acute oak decline and other stress-related syndromes may become increasingly prominent, accelerating the decline of susceptible specimens. This may result in canopy fragmentation, susceptibility to structural failure and pressure to remove trees.

Hydrological changes, particularly prolonged dry periods interspersed with intense rainfall, are likely to contribute to the gradual siltation of the watercourse. Slower flow rates and increased sediment input from adjacent land can lead to channel infill, reduced habitat diversity and a higher risk of localised flooding. Riparian vegetation may shift in composition, favouring more ruderal species.

There is also a growing risk of colonisation by invasive non-native species (INNS), especially where ground disturbance or edge habitats are present. Species such as Himalayan balsam (*Impatiens glandulifera*), Japanese knotweed (*Reynoutria japonica*), giant hogweed (*Heracleum mantegazzianum*) or aquatic species, such as New Zealand pigmyweed (*Crassula helmsii*) tend to establish more readily along watercourses under warming conditions. They would have adverse effects on native biodiversity, may be harmful to humans and would require specialist intervention.

7.2 Magnitude of Proposed Change

The magnitude of effect combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible and whether it is of short or long-term duration.

The proposal would replace the existing built form of the derelict agricultural buildings with three dwellings, each with a smaller detached car port. The development site boundary is contained within the south-eastern portion of the farm comprising a localised change. In terms of quantum of footprint, the proposal is a change from approx. 1738 sqm to 849 sqm (a 51% decrease).

The proposed dwellings are understood to be two storeys and measure approximately 10 m in height, which is comparable to the extant dwelling on the farm.

In terms of temporal change, the proposed dwellings are considered permanent structures.

The associated means of access would largely be reused and the hardstanding within the farm replaced with a new section of the access track and private drives. The proposed residential use would introduce regular vehicular traffic to the A24.

The proposed dwellings 1 and 2 are understood to be proposed fitted with skylights while unit 3 is proposed to feature a small wing with glazed roof in obscured glass which would likely cause localised light spill into the dark night sky.

In summary, the proposal is considered to constitute a low magnitude of change to landscape receptors of value.

7.3 Potential Landscape Effects

The development would introduce a change of character from agricultural to residential. However, there are other residential properties within the wider farm and the introduction of three detached units with substantial gardens is not considered out of scale and character.

The proposal would replace a derelict agricultural built form with new residential dwellings built to modern-day standards which is considered to be a beneficial change for the landscape condition within the farm.

The proposal appears to be of comparable height to the existing farm house. The materials proposed for the new dwellings are in keeping with the locally used material palette.

The proposed residential use would result in the increase of regular vehicular traffic within the farm. Given the fact that there is already residential use, the sense of relative tranquillity is considered reduced. The impact on the levels of tranquillity would not affect any users of public rights of way.

The roof glazing in the proposed dwellings is considered to cause upward light spill and contributes to the local levels of radiance and light pollution. No lighting details are provided in relation to the proposed car ports; however, due to the open-sided form of the structures, some level of horizontal light spill is likely to be expected. Where light spill from unit 3 car port located close to the watercourse is anticipated, this is likely to affect the riparian habitats.

The proposal would not result in the loss of landscape components of high value. The existing mature oaks would be retained and impacts would largely be avoided due to the offsets of the buildings from the trees. The existing hedgerow along the eastern edge of the site would be incorporated into the private curtilage which results in the uncertainty of of its long-term management. There would be a partial loss of the low-value blackthorn scrub on the left bank top while the demolition and removal of the derelict building on the right bank top would provide opportunities for new landscape treatment.

The development proposal includes new soft landscape features, such as tree planting, hedgerows and scrub as well as flowering grassland. Subject to sympathetic long-term management in accordance with good practice, these features would mature, enhance habitat connectivity and contribute to the landscape condition at the local level.

The proposed development would not result in the encroachment into the watercourse channel. However, if no precautionary measures are secured, the construction traffic, building operations and storage of materials may cause pollution of the watercourse and have adverse effects on the habitats downstream.

8. Recommendations

While impacts on the landscape character have largely been avoided through collaborative landscape-led design, the following mitigation measures are recommended for manage the residual effects:

- Minimise the effects on the dark night sky by:
  - Managing the visible light transmittance through skylights by specifying tinted glass;
  - Supplying roof glazing fitted with black out blinds.
- Minimise the adverse effects of artificial lighting from car ports on wildlife and habitats by installing side screening or cladding. Consult solutions with Engineer to mitigate impacts of flooding.

9. Bibliography and References

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Appendix 1. Assessment Criteria

Landscape Value

Landscape value is defined in GLVIA as *'the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'*

Landscape may be valued high on the basis of formal designation or - if not subject to designation - on the basis of the quality, condition, perceptual qualities, recreational value, cultural associations, rarity, to name a few reasons.

A three-level scale of criteria is assumed in this report. Descriptions of the value categories are presented in the table below.

Table A1. Landscape value criteria

Value/ Importance	Definition/ Indicators
High	A landscape subject to a designation or otherwise of high quality; intact or in good condition. Any damage or losses are not detrimental to the overall landscape character. The landscape is an exemplar of its character; it is very rare or its character and condition are considered rare. A landscape valued for or characterised by a high degree of naturalness, tranquillity, sense of remoteness and dark night skies. A landscape valued for its cultural heritage. It forms part of or significantly contributes to the setting of heritage assets. A landscape component/ feature indicative for the landscape character or having a strong cultural value or connections.
Medium	A landscape in fair condition, with some moderate losses or damage to the constituent components/ features. A common landscape that contains some desirable or distinctive features. A landscape which retains a positive character and a sense of place and/or is of local interest or has local cultural associations. A landscape contributing to the wider setting of valued assets or one that has visible and intact historic/cultural influences which may not be of particular significance. Levels of tranquillity and special qualities and features are limited by influence from roads, urban areas or modern development. A landscape component/ feature contributes positively to the landscape character, composition or experience.
Low	A landscape in poor condition or is degraded. The quantum of features of value is limited or the landscape components/ features have been significantly fragmented, damaged or destroyed. A landscape offering no contribution or detrimental to valued assets. A build up area with low levels of tranquillity and other perceptual qualities but which may retain some naturalistic features. A very common, unremarkable or indistinctive landscape or component.

Susceptibility of Landscape Receptor

Susceptibility is the term used to describe *'the ability of an identified landscape receptor to accommodate the proposed development without undue consequences to the baseline condition of that individual receptor.'*

Susceptibility of a landscape receptor to change is specific to the nature of change (type of development) being proposed in the particular area.

Table A2. Landscape susceptibility criteria

Susceptibility	Definition/ Indicators
High	Little or no ability to accommodate the proposed change/ development without adverse consequences for the retention of the landscape/ feature in existing baseline condition.
Medium	Some ability to accommodate the proposed change/ development without adverse consequences for the retention of the landscape/ feature in existing baseline condition.
Low	An ability to accommodate the proposed change/ development without adverse consequences for the retention of the landscape/ feature in existing baseline condition.

Sensitivity of Landscape Receptor

Landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource.

A three-level scale is assumed for assessment purposes, with intermediate grading possible where resulting value may be judged between two grade levels.

Table A3. Landscape sensitivity criteria

Sensitivity	Definition/ Indicators
High	The landscape is of high value or has a particularly distinctive character (that cannot be readily replaced), which is susceptible to relatively small changes.
Medium	A landscape of some scenic or cultural value, with recognisable character that is at least of medium value and is reasonably tolerant of change.
Low	A landscape of low value, with a weak character, which is tolerant of substantial change.

Magnitude of Landscape Effect

The magnitude of landscape effects is assessed by considering such factors, as:

- size and scale of the proposed change/ development;
- geographical extent;
- level of integration with the existing landscape character;
- duration of the landscape effect;
- reversibility or irreversibility (permanence).

Table A4. Factors of magnitude of landscape effects

Factor	Definition/ Indicators
Size and scale	The extent/proportion of the landscape component that is lost or added; The contribution of the landscape component to the character; Whether the change impacts the key characteristics, critical to the distinctiveness; The degree of change in the aesthetic/ perceptual qualities.
Geographical extent	Site level; Local level - landscape setting, site context; Landscape character area level; National landscape character area level
Level of integration with landscape character	Whether the proposal is cohesive or incongruent with the character
Duration	Short-term: 0 to 5 years Medium-term: 5 to 10 years Long-term: 10 to 25 years Permanent: more than 25 years
Reversibility	Fully reversible - landscape able to be restored to baseline condition following application of mitigation measures. Partially reversible - some of its baseline characteristics able to be restored. Irreversible - landscape unable to be restored; permanent change.

Descriptions of the magnitude categories is presented in the table below. A four-level scale is assumed taking into account that no effect is also possible.

Table A5. Criteria of magnitude of landscape effects

Magnitude	Definition/ Indicators
Large	The proposed change/ development would result in a substantial alteration to key landscape character or characteristics of the landscape receptor or a complete loss of the receptor.
Medium	The proposed change/ development would result in a partial alteration to key landscape character or characteristics of the landscape receptor or a partial loss of the receptor.
Small	The proposed change/ development would result in a minor alteration to key landscape character or characteristics of the landscape receptor.
None	The proposed change/ development would not change the landscape character or characteristics of the landscape receptor.

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