

Landscape Appraisal / Study

Proposed Residential Development Scheme
Greenacres, Saucelands Lane, Coolham, West Sussex, RH13 8PU



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Author: Andrew Ramsay BA (Hons) MALA CMLI

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**Ramsay & Co
Landscape Architecture**

The Studio, 68 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB
T: 01273 834 198 M: 07973 770047 E: Landscape@ramsayandco.com www.ramsayandco.com

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1.0 INTRODUCTION

1.1 The Brief and Background

1.1.1 Ramsay & Co has been commissioned by Chidhurst to undertake a Landscape Appraisal / Study in support of a planning application for a new residential scheme at Greenacres, Saucelands Lane, Coolham, West Sussex, RH13 8PU.

1.1.2 The proposed scheme would comprise four new properties to a brownfield site which is currently occupied by several agricultural / light industrial / office buildings to the south of Saucelands Lane, Coolham.

1.1.3 The Guidelines for Landscape and Visual Impact Assessment (3rd Edition) state that: *The principles and processes of LVIA can also be used to assist in the 'Appraisal' of forms of land use change or development that fall outside the requirements of the EIA Directive and RegulationsLocal Planning Authorities may ask for such 'Appraisals' where planning applications raise concerns about effects on the landscape and/or visual amenity.....*

1.1.4 This report is not intended as a Landscape and Visual Impact Appraisal / Assessment (LVIA) and should not be interpreted as such. It does not strictly follow the methodology as laid out with the Guidelines for Landscape and Visual Impact Assessment (Third Edition). It is intended to provide an overview of the existing landscape character and visual amenity as well as any constraints which may inform the proposed scheme and mitigating planting design.

1.2 The Purpose of the Report

1.2.1 The purpose of this report is to provide a study of the existing landscape and visual condition in relation to the proposed development site area.

1.2.2 The main objectives of this report are to:

- *describe the baseline condition of the proposed development site and surrounding area;*
- *describe the proposed development scheme;*
- *identify relevant, existing landscape character assessments;*
- *describe the landscape character in relation to the proposed development scheme;*
- *record and describe representational views in relation to the proposed development site and assess likely visual effects in relation to the proposed development scheme.*

1.2.3 The following planning documents are referred to in this report:

- *Horsham District Council: Horsham District Planning Framework;*

- Shipley Neighbourhood Plan.

1.2.4 This report has been prepared in accordance with the following guidance:

- *An Approach to Landscape Character Assessment published by Natural England 2014;*
- *Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute.*

1.2.5 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:

- Natural England - National Character Areas Profile: NCA 121 Low Weald. (2013);
- WSCC Landscape Character Assessment (2003): LW5 – Southern Low Weald;
- Horsham District Landscape Character Assessment (2003): J2 Broadford Bridge to Billingshurst Farmlands;
- MAGIC Interactive Map, Defra and Natural England.

1.3 Field Survey Methodology and Viewpoint Images

1.3.1 The site survey visit was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 19th of December 2024 and was conducted from Public Rights of Way and Public Highways surrounding the Greenacres site - weather conditions were sunny with some intermittent cloudy spells. It should be noted the site survey was conducted during winter when deciduous vegetation was generally out of leaf - views would likely be less open during late Spring, Summer and early Autumn when deciduous vegetation would generally be in leaf.

1.3.2 The photographs were all taken with a Canon EOS R [Full Frame] digital camera with a 50mm lens approximately 1.5 - 1.7m above the existing ground level. Whilst the relevant guidance was referred to (*Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute*) it was interpreted to suit the requirements of this study.

2.0 DEVELOPMENT PROPOSALS

2.1 Proposed Residential Development Scheme

2.1.1 The proposed scheme comprises demolishing and removing the existing agricultural / light industrial / office buildings and storage structures replacing them with 4 no. new residential dwellings. The layouts have been informed by a landscape led approach and the proposed elevational design have a clear agricultural vernacular style - reflecting the semi-rural location. The access would be via an existing metalled road which runs south off Saucelands Lane.

2.1.2 Full details of the proposed architectural arrangement and elevational design is illustrated within the Starc Architects drawings, specifications and reports.

3.0 PLANNING POLICY

3.1 District Planning Policy Overview

3.1.1 Horsham District Council formally submitted a new Local Plan and supporting documents to the Planning Inspectorate on Friday 26 July 2024. In the meantime the Horsham District Planning Framework [HDPF - Nov 2015] guides development in the Horsham District up to 2031.

3.1.2 The relevant Horsham District Council planning policies with regard to the proposed Greenacres development site and landscape / visual amenity are considered to be as follows:

- *HDPF / 25: The Natural Environment and Landscape Character;*
- *HDPF / 26: Strategic Policy: Countryside Protection;*
- *HDPF / 31: Green Infrastructure and Biodiversity;*
- *HDPF / 34 Cultural and Heritage Assets.*

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

3.1.3 *The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.*
The Council will support development proposals which:

- 1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
- 2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
- 3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
- 4. Conserve and where possible enhance the setting of the South Downs National Park.*

Policy 26 Strategic Policy: Countryside Protection

3.1.4 *Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:*

- 1. Support the needs of agriculture or forestry;*
- 2. Enable the extraction of minerals or the disposal of waste;*
- 3. Provide for quiet informal recreational use; or*

4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including; 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change; 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and 3. The landform of the area.

Policy 31 Green Infrastructure and Biodiversity

3.1.5 1. *Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*

2. *Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.....*

3.2 Shipley Parish Neighbourhood Plan [2019-31]

3.2.1 The Introduction to the Shipley Parish Neighbourhood Development Plan states: *Shipley Parish is an 'unclassified' settlement according to the HDC Planning Framework. As such, HDC will not require any sites to be allocated to Shipley Parish. This means our approach to planning positively for development will be through encouraging and supporting modest windfall proposals that can be satisfactorily accommodated, without undermining the quality of life for local people.*

3.2.2 Within the introduction the plan says.....*These are policies that will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this. It represents the community's manifesto for the Parish, bringing together more than just traditional planning matters.*

3.2.3 The following policies are considered relevant to the proposed development scheme with regard to landscape character and visual amenity:

Policy Ship HD1: New housing development

3.2.4 *Applications for housing developments within Shipley and Coolham villages, and Dragons Green and Brooks Green hamlets, will be considered favourably where the proposals meet all of the following criteria:*

Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

1. *The proposed development is for an infill gap, or on previously developed land, within the continuity of existing buildings.*
2. *The proposed development will not result in the outward extension of the villages or hamlets onto greenfield land.*
3. *The proposed development delivers new affordable housing.*
4. *The proposed development reflects the scale and density of existing development in the village or hamlet where it is located.*
5. *The proposed development responds positively to Shipley Parish Design Guidance in Appendix 2 of the Neighbourhood Plan.*

Policy Ship HD3: High quality design

3.2.5 *All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish*

Design Guidance (in Appendix 2 of this Neighbourhood Plan). New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.

Applicants are encouraged to demonstrate, through submission documents, how the proposed scheme responds to the Shipley Parish Design Guidance.

Any proposal for new affordable housing should be designed such that it is 'tenureblind', i.e. it is of an equal quality in terms of its design and use of materials compared to the market element and it should be integrated into the overall proposal.

4.0 EXISTING BASELINE CONDITIONS

4.1 Landscape Context

4.1.1 The Greenacres site lies south of Saucelands Lane and the small settlement of Coolham. It is accessed via a gated and metalled drive off Saucelands Lane and comprises a cluster of commercial / office buildings, external storage areas and an extensive hard standing area. The wider landscape is characterised by small and medium scale arable and pasture fields which are edged with ribbons of vegetation, hedgerows and tree specimens. Two residential dwellings lie north-east and east of the Greenacres site [Fayreholm and Hazeldene]. Existing development is generally dispersed with a mix of isolated residential dwellings, small clusters of domestic properties and farmsteads.

4.2 Existing Vegetation

4.2.1 The proposed development site benefits from a line of mature trees and dense shrubs which extends south down the western edge of the proposed development site and access drive. To the southern edge, trees and shrubs delineate the site from the agricultural field to the south, a small pond lies just north of the southern boundary with some tree specimens to the edge. There are some intermittent tree specimens to the south-eastern boundary adjacent to rough grassland fields.

4.3 Proposed Development Site Area: Baseline Topography

4.3.1 The proposed development site and surrounding area are generally even with only limited and gradual changes in the topography. To the eastern and south-eastern edges, a man-made bund which is densely vegetated with brambles edges the proposed development site.

4.4 Public Rights of Way

4.4.1 A designated PRoW: Footpath [Ref: 2807] runs adjacent to the Greenacres site to the western edge linking Saucelands Lane in the north with Sincox Lane to the south. Further north, a designated footpath [Ref: 1967] runs north-west across an open agricultural field off Saucelands Lane.

5.0 LANDSCAPE CHARACTER

5.1 Existing Landscape Character Assessments – Overview

National Landscape Character: National Character Area 121 – Low Weald

5.1.1 The proposed development site area lies within the *National Character Area 121 - Low Weald* which: *is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.....*

5.1.2 Key relevant characteristics include:

- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*

- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Regional Landscape Character: West Sussex County Council Landscape Character Assessment 2003 – Landscape Character LW5 - Southern Low Weald

5.1.3 The Greenacres lies within the WSCC Landscape Character Area: LW5: Southern Low Weald. This landscape character assessment is described as follows: *This Character Area stretches from the Upper Arun Valley in the west to the Upper Adur Valley in the east. It is a relatively low-lying, gently undulating clay landscape, drained by shallow stream valleys. Occasional outcrops of sandstone create low ridges. An intricate pattern of small pastures, enclosed by hedgerows and shaws, contrasts in places with a broader, open, homogenous arable landscape with some large fields. Suburban elements and associated roads dominate larger settlements. Immediately outside the main settlements, landscape is rural and peaceful.*

5.1.4 Key landscape characteristics are summarised as:

- *Mostly low-lying, flat to gently undulating landscape.*
- *Occasional low wooded ridges in the east of the area.*

- *Intricate patterns of small pastures and large arable fields.*
- *Where field sizes have been enlarged by removal of hedgerows, remnants of irregular ancient field patterns are still visible.*
- *Variable hedgerow network, fragmented and depleted in places.*
- *Old hedgerow alignments are indicated by isolated oak trees standing in broken lines.*
- *Distinctive scatter of isolated semi-natural copses, woodlands and linear streamside woodlands.*
- *Many hedgerow oak trees, some stag-headed.*
- *Occasional long views to the South Downs and the High Weald.*
- *Remote rural character in the west. Roads, pylons and suburban influences evident in the east.*
- *Traditional building materials are of timber frame, brick, tile and Horsham Stone.*
- *Winding lanes, some narrow, some with wide verges, link scattered hamlets and farms.*

District Landscape Character: Horsham District Landscape Character Assessment 2003 – Landscape Character Area: J2- Broadford Bridge To Billingshurst Farmlands

5.1.5 The Greenacres site lies within J2- Broadford Bridge To Billingshurst Farmlands which is described as follows: *This large character area has a low lying and relatively flat landscape becoming more gently undulating towards the southern and northern boundaries. Scattered small woods and copses, shaws and hedgerows enclose an intricate pattern of small pastures, although some central and western parts of the area are dominated by larger arable fields where hedgerows have been lost. Individual specimen oak trees are a feature throughout the area. The area has a predominantly rural character except for some suburban influences extending into the countryside near Ashington and around Coolham.*

5.1.6 The key characteristics are described as:

- *Flat to gently undulating landscape drained by small tributary streams of the Adur and Arun.*
- *Many scattered woods and copses.*
- *Mostly small scale patterns of fields with a strong sense of enclosure, larger arable fields in parts.*
- *Mostly strong network of hedgerows/shaws with mature oak standards although there has been some loss of these trees.*
- *Narrow lanes.*
- *Field ponds.*
- *Small historic farms and some small scale ribbon development along lanes.*
- *Local mix of traditional building materials, including some sandstone and Horsham stone roofing, brick and tile, and weatherboarding.*

Proposed Development Site: Landscape Character Assessment

- 5.1.7 The proposed development site comprises a cluster of mixed agricultural, light industrial, storage and office buildings. They are arranged around a central hard standing area, to the eastern edge are a number of open sided storage areas constructed with concrete blocks and timber sleepers. The site is edged to the east and south-east with a man-made bund which is densely vegetated with brambles, a metalled drive runs south off Saucelands Lane and is secured with a gate to the northern end [at the time of the site visit concrete blocks were also located to the entrance].
- 5.1.8 To the western edge is a line of trees and dense shrub understorey which extends from Saucelands Lane in the north to the southern edge of the Greenacres curtilage, mature trees also delineate the southern edge and small pond.
- 5.1.9 To the western edge of the Greenacres site is a designated PRoW: Footpath which extends south from Saucelands Lane to Sincox Lane in the south following a route which runs adjacent to a small residential dwelling: Whitemans. The wider landscape is characterised by small and medium scale agricultural fields which are edged with hedgerows and ribbons of shrubs and trees. The existing cluster of buildings to the Greenacres site reflects the wider settlement pattern of dispersed farmsteads, isolated properties and small clusters of residential dwellings.
- 5.1.10 The Greenacres site is considered to be enclosed by a combination of bunds to the eastern edge and dense vegetation to the western and southern edges, the constrained character is further enhanced by the even topography and field edge vegetation which characterises the wider landscape.
- 5.1.11 The existing site and boundary features are shown in *Appendix A: Existing Landscape Features*.

6.0 MITIGATION

6.1 Proposed Mitigating Measures

- 6.1.1 The proposed development scheme would retain and protect the majority of the existing vegetation with tree specimen losses minimised by the proposed layout. Native species scrub would enhance the edge of the existing access drive - reinforcing the existing shrub understorey below the retained tree line, residential frontages would be softened with hedgerows and trees. The retained boundary trees and shrubs would be located outwith of residential curtilages to ensure they are maintained for the long term as well as limiting opportunities for future random lopping / topping and felling.
- 6.1.2 To the eastern edge, residential curtilages would be softened with ribbons of understorey scrub and tree specimens. The pond would be retained and buffered

from new residential dwellings with areas of native species planting, a maintenance regime would seek to ensure the retained water body to the southern edge was managed to realise full biodiversity potential.

7.0 VISUAL APPRAISAL

7.1 Viewpoints and Anticipated Visual Impact

7.1.1 The viewpoint photographs are shown in *Appendix B: Viewpoint Photographs* and locations are shown on *RCo556 / Fig 01 / Viewpoint Locations and PRoW*. The degree of visual effects with regard to the proposed Greenacres residential scheme are defined within Table 01 below:

Table 01: Overall Degree of Visual Effects: Definitions and Descriptions	
No Change	<i>No part of the proposed development would be discernible in the view.</i>
Negligible / Neutral	<i>There would be little effect within the context of existing landscape character and visual amenity.</i>
Low / Slight Adverse	<i>The proposals would constitute only a minor component within the existing landscape character / Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.</i>
Moderate Adverse	<i>The proposals would form a visible and recognisable new element within the existing landscape and negatively affect the existing landscape character.</i>

Viewpoint 01 – Saucelands Lane Looking South

7.1.2 This viewpoint lies to the northern edge of Saucelands Lane and looks south down the private access drive. The view shows the dense shrubs and tree specimens which lie to the western edge of the Greenacres site as well as the man-made bund to the eastern edge of the access track. To the centre of the image is the gate and concrete blocks with a partial view of a large agricultural building further south. The proposed scheme would demolish and remove the existing buildings, perceptibility of new residential dwellings would be limited by the man-made bund to the left of the access track. The overall degree of visual effect is anticipated to be ***Negligible / Neutral***.

Viewpoint 02 – PRoW: Footpath Looking South

7.1.3 Viewpoint 02 lies to the PRoW: Footpath which runs south off Saucelands Lane adjacent to the western edge of the Greenacres site and access drive. The view looks south and demonstrates the dense shrub understorey and mature tree specimens which constrain views east. To the right of the image is an open grassland field which is edged with a post and wire fence. Views of new residential dwellings would be constrained by existing vegetation [which would be reinforced]

and therefore there would be a **Negligible Neutral** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 03 – PRoW: Footpath Looking North-East

7.1.4 This viewpoint lies south of *Viewpoint 02* and looks north-east from a location to the same PRoW: Footpath. The view again shows the dense vegetation which characterises the western edge of the proposed development site and constrains views east. There are partial views of existing commercial buildings through gaps in the dense shrubs however even in this winter view perceptibility is limited by intervening vegetation. It is likely the new dwelling to the south-west corner would be partially perceptible in seasonal views – therefore there would be **Low / Slight Adverse** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 04 – PRoW: Footpath Looking North-East

7.1.5 Viewpoint 04 lies to the same PRoW: Footpath as *Viewpoints 02 & 03* and looks north-east over a grassland field to the southern edge of the proposed Greenacres development site. The location lies just north-east of a residential dwelling [Whitemans] and the view demonstrates the vegetation which softens and filters views of the Greenacres site area. Some of the existing Greenacres buildings are partially perceptible however it is considered visibility is exacerbated by the seasonality [winter] nature of the view. There would be a **Low / Slight Adverse** overall degree of visual effect as a result of the proposed residential scheme.

Viewpoint 05 – PRoW: Footpath Looking North

7.1.6 This viewpoint lies to a PRoW: Footpath just off Sincox Lane and looks north, the footpath is also a private access drive serving the Whitemans residential dwelling further north-west. Views across the grassland field north of this location to the Greenacres site are constrained by intervening trees and shrubs to the edge of the access/footpath and therefore it is anticipated there would be a **Negligible Neutral** overall degree of visual effect.

Viewpoint 06 – Sincox Lane Looking North-West

7.1.7 Viewpoint 06 looks north-west from a location to Sincox Lane [close to the access to a residential dwelling: Falconers] south-east of the Greenacres site – Sincox Lane links the B2139 with Saucelands Lane further north-east. The view looks north-west through [and over] a field gate to the southern edge of the Greenacres site, the hedgerow which characterises the northern edge of Sincox Lane is clearly visible either side of the gate. The view demonstrates the dense boundary vegetation which limits perceptibility of the proposed Greenacres development site in oblique views from this location. The hedgerow to the northern edge of the highway limits views north for road users and therefore this view [through a break in the vegetation] would not be considered typical. There would be a **Negligible / Neutral** overall degree of visual effect as a result of the proposed residential development scheme.

8.0 SUMMARY AND CONCLUSIONS

8.1 Landscape Character

8.1.1 The Greenacres site lies south of Saucelands Lane and the small settlement of Coolham, West Sussex. It comprises several agricultural / light industrial / office buildings arranged adjacent to an area of hardstanding, to the eastern edge are a number of concrete block / timber sleeper open storage areas. The site is accessed by means of a metalled and gated drive which runs south off Saucelands Lane.

8.1.2 The site is edged to the east by a man-made bund which delineates it from a small, rough grassland field further east and two residential dwellings further to the north-east and east. To the western edge is a line of mature trees and dense shrub understorey, more intermittent vegetation [with some tree specimens] edges the southern edge and a small pond lies close to the southern boundary.

8.1.3 The Greenacres site is considered to be a previously developed, brownfield site and the existing buildings, structures, bunds and hard standing are existing landscape components with very limited architectural merit. Whilst the proposed development scheme would entail a change of land-use, the wider landscape is characterised by a mix of dispersed residential dwellings and farmsteads.

8.1.4 The design and layout of the proposed residential development has been landscape led and has a clear agricultural vernacular style which reflects the semi-rural, location. The existing trees and shrubs to the boundaries would be retained and reinforced with new native species shrubs and trees, contributing to the existing constrained and enclosed landscape character.

8.2 Visual Effects

8.2.1 Perceptibility of the proposed development site from locations to the wider landscape are constrained by the dense boundary vegetation.

Table 02: Summary of Visual Effects

VIEWPOINT	ANTICIPATED VISUAL IMPACT
Viewpoint 01 - Saucelands Lane Looking South	Negligible / Neutral
Viewpoint 02 - PRoW: Footpath Looking South	Negligible / Neutral
Viewpoint 03 - PRoW: Footpath Looking North-East	Low / Slight Adverse
Viewpoint 04 - PRoW: Footpath Looking North-East	Low / Slight Adverse

Viewpoint 05 - PRoW: Footpath Looking North	Negligible / Neutral
Viewpoint 06 - Sincox Lane Looking North-West	Negligible / Neutral

8.2.2 Views of the Greenacres site from locations to the wider surrounding landscape are constrained by dense boundary vegetation which would be retained and reinforced.

Road Users

8.2.3 *Viewpoint 01* lies to the northern edge of Saucelands Lane and looks down the private, gated Greenacres access – it is likely visual receptors would have a **Negligible Neutral** overall degree of visual effect.

8.2.4 *Viewpoint 06* is located to the southern edge of Sincox Lane and looks through a gated access – the overall degree of visual effect is also anticipated to be **Negligible Neutral**.

Recreational Users

8.2.5 A designated footpath runs off Saucelands Lane to the western edge of the proposed development site, *Viewpoints 02 & 03* lie to the western edge of the Greenacres site. *Viewpoint 02* is anticipated to experience a **Negligible Neutral** overall degree of visual effect. *Viewpoint 03* lies to the south-western edge of the Greenacres site and would have a **Low / Slight Adverse** overall degree of visual effect.

8.2.6 *Viewpoint 04* lies north-east of Whitemans to the edge of grassland field and is anticipated to have a **Low / Slight Adverse** overall degree of visual effect. Further south a location just north off Sincox Lane [*Viewpoint 05*] would have a **Negligible Neutral** overall degree of visual effect.

8.3 Conclusions

8.3.1 The proposed Greenacres development site comprises a number of modern commercial / agricultural buildings which are considered to be of limited architectural quality and are accessed by means of an existing gated, metalled drive off Saucelands Lane. The scheme proposes removing the existing buildings and open storage structures replacing them with 4 no, two storey residential dwellings with the existing access retained.

8.3.2 The proposed layout has been informed by a landscape led approach and the elevations would feature self weathering timber cladding over low brick plinths - reflecting an agricultural vernacular style in keeping with the semi-rural location.

- 8.3.3 The site is considered to be enclosed by existing boundary vegetation and man-made bunds. New planting would be native species and seek to reinforce and buffer the access drive and residential curtilages. New fencing would ensure existing boundary tree specimens are outwith of residential curtilages allowing them to be retained and managed for the long-term. An existing pond to the south would also be outwith of any private garden space and managed as a communal landscape asset. Perceptibility of new residential dwellings from publicly accessible locations to the wider landscape would be limited by existing vegetation to the boundaries.
- 8.3.4 Greenacres is a previously developed brownfield site with a number of existing commercial buildings and not considered to currently contribute positively to the semi-rural landscape character. The proposed scheme would be a high quality residential scheme which would retain the existing boundary planting and constrained character.
- 8.3.5 It is therefore considered the proposed residential development scheme could be accommodated within the Greenacres site without undue harm to the wider landscape character and visual amenity.