Land West of Shoreham Road, Small Dole

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1.0 Introduction

1.1 Objectives of the Report

This Landscape and Visual Appraisal (LVA) for residential development on Land West of Shoreham Road, Small Dole, has been prepared on behalf of Wates Developments Limited (WDL) by SLR Consulting Limited (SLR). It accompanies an outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.

The findings of this assessment have been based upon the indicative site layout (drawing 23088 - C101F) along with the information provided within the Design and Access Statement.

In accordance with best practice, SLR has worked with the wider design team to shape the proposed layout in order to reduce landscape and visual effects and to provide mitigation which is appropriate in the local context.

The main objectives of this report are to identify potential landscape and visual effects of the proposed development on both the site itself and the site's wider context. This report is not seeking to identify significant effects; however, the appraisal follows a similar format to an LVIA and important planning considerations are identified.

This revision of the LVA takes on board the recent layout changes and LVA amendments in response to the post application comments received from Place Services, on behalf of Horsham District Council, on the 26th of September 2025.

1.2 Methodology

This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the recommendations of 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) and Technical Guidance Note (TGN) 02/21, (produced by the Landscape Institute). The criteria and definitions for this assessment are provided in **Appendix A**.

The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as two site assessments carried out in March 2019 and October 2023.

Landscape, as defined in the European Landscape Convention, is "*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. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping could still create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA; these are addressed in section 3.0 of this report.

1.3 Study Area

The study area is illustrated on **drawings SD1 to 4.**

In line with paragraph 5.2 of GLVIA 3, the study area includes *"the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner".* To determine the study area for this proposal a combination of desk top

analysis of plans, aerial photographs and the nature of the proposed development was carried out, followed by a site assessment and review of the Zone of Theoretical Visibility (ZTV). The study area is larger than the potential area of visibility for the purposes of providing landscape context.

2.0 Planning Context

2.1 National Policy National Planning Policy Framework (NPPF, December 2024)

Paragraph 11 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 there are no relevant development plan policies, or the policies which are most important for determining the application 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *"natural, built and historic environment"* (paragraph 8).

Paragraph 96 states that *"planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with …"* Paragraph 96 also advocates the creation of *"well-designed, clear and legible pedestrian and cycle routes, and high quality public space", as well as "safe and accessible green infrastructure" and "layouts that encourage walking and cycling".*

Paragraph 105 relates to rights of way and access, 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 including National Trails".*

Paragraph 131 also states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve".*

Paragraph 135 states that developments should (at point b) be *"visually attractive as a result of good architecture, layout and appropriate and effective landscaping"* and at (c), be *"sympathetic to local character and history, including the surrounding built environment and landscape setting", whilst also at (d) "establish or maintain a strong sense of place".*

Paragraph 136 states that *"Trees make an important contribution to the character and quality of urban environments"* and notes that *"Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible".*

Paragraph 187 (a) of the NPPF states that the planning system, *"should contribute to and enhance the natural and local environment by [inter alia] …protecting and enhancing valued landscapes"* and (b) by *"recognising the intrinsic character and beauty of the countryside".*

Paragraph 188 states that the planning system should *"distinguish between the hierarchy of international, national and locally designated sites"* and *"allocate land with the least environmental or amenity value."*

Paragraph 189 states that *"great weight should be given to conserving and enhancing 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 these issues". Paragraph 189 goes on to state that *"the scale and extent of development within all these designated areas should be limited, while the development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".*

2.2 Designations

The site is not within any National designations for valued landscapes, such as National Landscapes or National Parks. However, The South Downs National Park (SDNP) extends to the south and east of the application site with the closest part of this designation being approximately 220m to the east of the site, immediately beyond the settlement of Small Dole.

This and other landscape-related designations in the locality of the site are summarised below and illustrated on **Drawing SD1**:

- Two Grade II* listed structures are located at New Hall, approximately 265 metres to the west of the site at the nearest point;
- Footpath 2775 extends along New Hall Lane, to the north of the site;
- Footpath 2774_1 passes to the south of the site; and
- The site is immediately south and west of the built-up area boundary (Policy 3 in the Horsham District Planning Framework, 2015).

2.3 The Development Plan

The Development Plan for the application site comprises the following documents:

- Horsham District Planning Framework (Adopted November 2015);
- Henfield Neighbourhood Plan (May 2021)

The council is currently in the process of developing a new Local Plan, 2040. Regulation 19 Examination commenced in December 2024, however, after 3 days of examination this process was adjourned due to the Examiner having *"significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas"*. Given that a draft Local Plan has been published, this is referenced in section 2.3.3 below for completeness. However, as this plan hasn't yet been adopted and is subject to change, it holds less weight than the existing Local Plan set out in section 2.3.1, below.

2.3.1 Horsham District Planning Framework (November 2015)

In the adopted Local Plan the site is not allocated and is located outside of the Built Up Area Boundary.

Policy 25 states that the natural environment and landscape character of the district, including the landscape, landform and development pattern, will be protected against inappropriate development.

Policy 26 states that "*outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development*". The policy stipulates that any proposals for development in this area must be *"essential to its countryside location"* and must protect and/or enhance the key features and characteristics of the landscape character area in which it is located.

2.3.2 Henfield Neighbourhood Plan 2017-2031 (May 2021)

The village of Small Dole is divided between the Parishes of Henfield and Upper Beeding. The Site is located on the southern edge of the Parish of Henfield and therefore policies within the Henfield Neighbourhood Plan are of relevance.

This Neighbourhood Plan has been prepared by Henfield Parish Council. The purpose of this plan is to set out specific policy proposals for the Parish and to consult statutory stakeholders and the local community. Those policies that are relevant to both the application site and landscape have been set out below;

Policy 1 states that *"Development proposals outside of these boundaries* [the settlement boundary] *will be supported where they conform, as appropriate to their location in the neighbourhood area, to national, HDPF and South Downs Local Plan policies in respect of development in the countryside…. Development proposals within or affecting the South Downs National Park should conserve and enhance the natural beauty, wildlife and cultural heritage of the area".*

Policy 10 states that *"Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:*

a. the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact;

b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;

c. landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries".

2.3.3 The Emerging Local Plan 2023-2040 (Regulation 19, January 2024)

In the regulation 19 draft Local Plan the application site was included as an allocation for residential development under Strategic Policy HA16, allocation SMD1. SMD1 would provide "*at least 40 homes*".

Draft policy HA18 stated that development will be supported at SMD1 where proposals:

a) *Are limited to the eastern end of the site with a significant proportion of the site (western and northern parts) given to public open space and recreation use;*
b) *Deliver sustainable drainage systems along the southern boundary;*
c) *Are designed to take account of the rural character around the site, and incorporate measures to mitigate against any harm to the landscape character;*
d) *Deliver access from the A2037".*

2.3.4 South Downs National Park Partnership Management Plan (2020-2025)

Whilst the application site is not within the SDNP, it is approximately 220 metres west of the National Park boundary at its closest point. There is also intervisibility between the site and the high ground of the National Park, south of the site. For these reasons the Management Plan for the National Park is a relevant consideration, particularly those aspects that relate to the setting of the National Park.

Policy 1 of the management Plan states that it is necessary to "*conserve and enhance the natural beauty of the landscape and its setting, in ways that allow it to continue to evolve and become resilient to the impacts of climate change and other pressures*".

The Special Qualities of the SDNP include "*diverse, inspirational landscapes and breathtaking views"*, as well as "*tranquil and unspoilt places*".

2.4 Setting of the South Downs National Park

To determine whether there is a relationship between the site and the SDNP and consequently whether it is within its setting, the following planning law, policy, guidance and precedent studies have been reviewed:

1. **The National Park and Access to the Countryside Act 1949, as amended by the Environment Act 1995,** sets out the dual purpose of National Parks *"to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park"* and *"to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public".*
2. **Section 245 of the Levelling Up and Regeneration Act 2023 (LURA)** amends the duty on relevant authorities in respect of their functions which affect land in National Parks and National Landscapes. Relevant authorities must now 'seek to *further*' the statutory purposes of Protected Landscapes. This replaces the previous duty on relevant authorities to 'have regard to' their statutory purposes. This duty also applies to functions undertaken outside of the designation boundary which affect land within the Protected Landscape.
3. The Special Qualities of the SDNP have been reviewed and considered when assessing the proposed development. Those that are of most relevance as the site may contribute towards them are; 1: ***"Diverse, inspirational landscapes and breathtaking views"*** and **3*: "Tranquil and unspoilt places".***
4. There is no specific definition of the setting of AONBs and National Parks in the NPPF. However, paragraph 189 within the NPPF does state that *"great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.* ***The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".***
5. The South Downs Landscape Character Assessment (LCA) (2020) classifies the area of the National Park immediately east of Small Dole as landscape character type J *"Scarp Footslopes"*, and landscape character area J2 "*Adur to Ouse Scarp Footslopes"*. The prominent escarpment to the south of the site is classified as part of landscape character type A *"Open Downland"*, and landscape character area A2 *"Adur to Ouse Open Downs".* The LCT's "*Guidance for Integrating Development into the Landscape"* states the need to ***"consider effects of any development beyond the National Park boundary. In addition to being visible in views from the South Downs, secondary effects such as light spill, noise and increased traffic will all have an impact on the special qualities of remoteness and tranquillity associated with the Open Downland".***
6. The latest LI Guidance on how to address setting of designated landscapes is **within Notes and Clarifications on GLVIA3 (LITGN-2024-01).** This states at paragraph 5(13) that the setting of a national landscape designation "*is* ***not a designation (or a receptor) in its own right",*** and that the extent of the setting ***"will vary with the nature of the development proposed".*** The guidance goes on to state that ***"in LVIA, the question would remain whether changes in the setting (i.e. the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree".***
7. Additional considerations which could identify a parcel of land as part of the setting of a national designation include the importance of that parcel in providing access towards

and from the designation. For example, in the Inspector's decision for the *'Land East of Station Road, Oakley'* appeal, (PINS Ref: APP/H1705/W/21/3269526) it was determined that because footpaths led past the site from Oakley to the North Wessex Downs National Landscape the site did indeed form part of the setting of this designation, even though it was over half a kilometre from the National Landscape.

Initially it is important to acknowledge that the site is outside of the National Park, and is separated from it by approximately 220 metres, including existing built form within Small Dole. However, there is some intervisibility between the site and the elevated landscape within the National Park. The closest point is Truleigh Hill, the top of which is located approximately 2.4 kilometres to the south-east of the site. From Truleigh Hill (viewpoint 8), broad panoramic views comprising a well-wooded, predominately agricultural landscape are available. The site forms a very small part of these ***'breathtaking views'*** and therefore contributes to Special Quality 1 of the SDNP. The site and the wider context of Small Dole also contributes to the ***"Tranquil and unspoilt places"*** referred to in Special Quality 3 of the SDNP, recognising that existing roads and settlement already create a baseline environment of built form, lighting, movement and noise.

Both paragraph 189 of the NPPF and the latest LI GLVIA3 Notes and Clarifications indicate that the extent of the setting of the National Landscape is largely defined by the scale and nature of the proposed development. As noted above, the site does form a small part of panoramic views from Truleigh Hill (and other elevated viewpoints in the SDNP), and there is therefore a potential for the proposals to have an effect upon the Special Qualities of the National Park.

Within the SDNP LCA, the "*Guidance for Integrating Development into the Landscape"* states that visual and secondary effects of development outside of the National Park need to be carefully considered, indicating that where adverse effects have the potential to occur, these areas may form part of the setting of the SDNP. As the site is visible from various elevated points within the National Park (for example viewpoints 7 to 11), adverse visual effects of the proposed development on the National Park must be considered. As the site is 220m from the National Park, effects of light spill, noise and traffic on the National Park would also have to be considered.

The site does not provide part of a direct route to or from the National Park, nor would the proposals amend such a route. However, users of the Shoreham Road (A2037) and the network of public rights of way in the vicinity of the site would have potential to obtain views of the proposals and consequently there is potential for change to the experiencing to or from the designation.

To conclude, this review has found that there is a relationship between the site and the SDNP for the following reasons:

- There is intervisibility between the site and the SDNP and therefore the site and its immediate context contributes to the ***"Diverse, inspirational landscapes and breathtaking views"*** mentioned in Special Quality 1 of the SDNP, and the ***"Tranquil and unspoilt places"*** referred to in Special Quality 3 of the SDNP; and
- As indicated in the SD LCA, if development were to occur within the site, adverse visual or secondary effects on the SDNP would have to be carefully considered.

Consequently, the site does form part of the Setting of the SDNP. As a result, the proposed development has been carefully designed to ensure that adverse effects on the SDNP are minimised and mitigated wherever possible. Effects on the National Park have also been assessed within both the landscape and visual appraisals of this report.

2.5 Relevant Planning History

The application site has been the subject to a previous outline planning application (Reference **DC/15/0353** – February 2015) for the *"Erection of up to 60 dwellings, provision of a new vehicular access from Shoreham Road and stopping up of existing access, together with associated open space, parking and landscaping".* This application was refused, partially on landscape and visual grounds, and later the appeal was withdrawn.

Plate 1: Heights Parameter Plan for 60 homes, which formed part of the refused application and later the appeal withdrawn

Plate 1, above, illustrates the proposed development parcels and proposed development heights for 60 homes that was refused by the Council and subsequently the appeal was withdrawn. It is notable that the extent of built up area is larger than the current proposal, and the northern development parcels are located on the more elevated ground.

2.6 Summary of Planning Context

The site is not within any national, landscape or landscape-related designations. However, the SDNP is located approximately 220m to the east of the site, immediately east of Small Dole, and it has been assessed that the site is located within the setting of this National Park.

Footpaths are located immediately north and south of the site, and the site is located immediately outside of the built up area boundary.

A previous planning application for 60 homes was refused in 2015, partly on both landscape and visual grounds. This scheme was subsequently withdrawn before appeal. It is notable that the 60 dwelling scheme comprised a larger developable area, and the developable area was partially located on higher ground in comparison to this application.

The site was a draft allocation within the Emerging Local Plan 2023-2040 (Regulation 19, January 2024). However, this Local Plan is currently adjourned due to the Examiner having *"significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas"*.

3.0 Aspects of the Development which have the Potential to cause Landscape and Visual Effects

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

3.1 Introduction

The indicative site layout prepared by OSP (drawing 23088 - C101F) illustrates one potential form of the proposed development. Within the Design and Access Statement the proposed extent of development, building heights, movement and densities is defined.

The application includes the following elements that are of particular relevance to this appraisal:

- 45 new homes, a proportion of which are affordable;
- Vehicle and pedestrian access from Shoreham Road (A2037), with an additional pedestrian access from New Hall Lane;
- Provision of public open space within the northern and western extents of the site, forming approximately 70% of the site. This would comprise a play area, community foraging trail, viewing platform and informal open space, along with native planting in the form of grasslands, hedgerow, shrubs, parkland trees and woodland; and
- Retention, protection and enhancement of existing trees, shrubs and hedgerows around the edges of the application site, and provision of additional planting to reinforce the landscape structure and reduce both landscape and visual effects.

SLR has been regularly involved in the design process, ensuring that that proposal is suitable within the site's context, particularly regarding its relationship with the SDNP, and ensuring that landscape and visual effects are reduced and mitigated wherever possible.

The following sections identify the main aspects of the development which have potential to cause landscape and visual effects.

3.2 Location and Extent

The site is 5.453 hectares (ha) in size and comprises a small-scale, pastoral field.

The site is located on the settlement edge of Small Dole, with existing residential dwellings located north and east of the site. To the south of the site there are horse paddocks, stables and a storage facility, and residential dwellings associated with Shoreham Road. To the west of the site are small-scale grassland fields associated with residential dwellings.

Small Dole is a village comprising residential development for approximately 800 residents, a public house, village shop and Industrial Estate in the south. It is located within a predominately agricultural landscape. Within the vicinity of the site, settlements comprise small towns and villages connected by a network of A and B roads.

Immediately east of the site is Shoreham Road (A2037). This forms the main road that extends through Small Dole, north to south, and connects with other nearby villages and A roads. These A roads then connect into a wider, busier network of A roads which link the south coast with Crawley and Horsham, and eventually London.

Immediately east of Small Dole, approximately 220m away from the site, is the SDNP. The National Park extends to the south, south-west and further east of the site.

3.3 Height and Density

The Design and Access Statement defines the proposed building heights and densities.

Buildings would be a maximum height of 2 storey.

The proposed development would have a net density of 31.7dph (1.42ha, 45 dwellings) and a gross density of 8.3dph (5.453ha, 45 dwellings).

3.4 Access

The Design and Access Statement defines the proposed site access for the development.

The vehicular access for the site would be located along the site's eastern boundary, located at the existing field gate, connecting into Shoreham Road. The access road would be 5.6m wide, comprising two lanes, a footway along the southern site, and at the entrance point a footway to the north too.

3.5 Lighting

The proposed development would require the introduction of street lighting which would introduce new light emissions. However, the proposed lighting would be sensitively designed to limit lighting levels and light spill.

As shown by the extract from the CPRE's Dark Skies map (**Plate 3**), included in Section 4.3.2 of this report, the site is already influenced by existing, medium/low to low light emissions. Light emissions then increase to medium levels at the centre and south-east of Small Dole and elsewhere reduce to low-levels and dark skies.

Therefore, if proposed lighting levels within the site are low, the potential for lighting associated with the proposed development to cause landscape and visual effects is reduced.

3.6 Proposed Mitigation

Landscape mitigation would be incorporated as shown on the indicative site layout (drawing 23088 - C101F). In summary these would include:

- Wherever possible, existing vegetation along the site's boundaries would be retained, and reinforced where necessary with further native tree and shrub planting;
- Additional planting in the form of native woodland, hedgerows, foraging trail fruit trees, street trees, species-rich grassland, watercourse and ornamental planting is proposed across the site to help integrate the development, enhance the landscape and limit landscape and visual effects;
- Built form would be located on the lower ground within the southern extent of the site to help contain the proposed development and reduce visual effects;
- Proposed native tree planting would be proposed throughout the site, adhering to the Horsham District Landscape Character Assessment (October 2003) management guidelines;
- Housing heights and densities have been selected to reflect the existing developments within Small Dole and adhere to the densities specified within the Horsham District Landscape Capacity Assessment (May 2021); ensuring they are appropriate for this sensitive landscape and limiting landscape and visual effects; and
- The combination of retaining vegetation along the south boundary, locating built form on the lower ground and proposing structural native planting throughout the site would filter and reduce visual effects from the elevated escarpment within the SDNP to the south of the site.

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 number of site-based assessments carried out between Winter 2021 and Autumn 2023. 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 landscape effects which are important planning considerations has been assessed.

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

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. **Drawings SD2a and SD2b** summarise the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character

4.2.1.1 Natural England National Character Areas (NCAs, 2015)

The application site lies within NCA 121: Low Weald. Key attributes of this character area that are of relevance to the application site include the following:

- *"Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;*
- *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;*
- *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;*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils…; and*
- *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".*

To the south of the Low Weald is NCA 125: the South Downs, an elevated and therefore prominent character area that therefore has an important landscape and visual relationship with the Low Weald. Key characteristics of this area of relevance to the site context include the following:

- *"A broad elevated east–west chalk ridge with a predominantly steep north facing scarp slope and a gentle southerly dip slope, breaking into a series of hills in the west and terminating in distinctive chalk cliffs in the east; and*

- *The eastern downs characterised by large open arable and grassland fields, mostly enclosed by the 16th century, with a general absence of woodland and hedgerow boundaries, creating an open, exposed landscape".*

4.2.2 County Landscape Character

4.2.2.1 West Sussex Landscape Character Assessment (2005)

At a County scale the site is identified as being within LW11: Eastern Scarp Footslopes character area. This area is described as having "*an undulating relief of low sandstone ridges and gentle clay vales"*, with *"areas of ancient woodland" and "views south are dominated by the steep downland scarp*". This area extends to the east of Small Dole (and therefore into the SDNP).

Key characteristics of relevance to the site include the following:

- *"Low ridges with shallow valleys;*
- *Smaller broadleaved woods;*
- *Mixed arable and pasture farmland with predominantly small to medium sized fields with a variable density of hedgerows. Hedgerows tend to be more fragmented around arable farmlands;*
- *Localised suburban development around Storrington…;*
- *Extensive rights of way network;*
- *Arable and pastoral rural landscape, secluded in places, a mosaic of small and larger fields, woodlands, shaws and hedgerows with hedgerow trees;*
- *Pockets of biodiversity limited to woodland, ponds and stream valleys;*
- *Characteristic spring-line villages and dispersed farmsteads, some historic;* and
- *Criss-crossed by roads, many of them busy".*

Landscape management guidelines for the character area include the following of relevance to the site:

- *"Maintain and restore the scenic historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields;*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape;*
- *Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands;*
- *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes;*
- *Carry out tree and woodland planting around Small Dole to screen intrusive development;*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees;* and
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost".*

Approximately 450 metres to the west of the application site is the boundary of landscape character area LW9: Upper Adur Valley. The elevated section of the South Downs to the south of the site (Truleigh Hill) is included within character area SD6: Eastern Downs.

4.2.3 District Landscape Character

4.2.3.1 Horsham District Landscape Character Assessment (October 2003)

At a District scale the site is identified as part of character area D2: Shoreham and Small Dole Farmlands. This area extends to the east of Small Dole (and therefore also into the SDNP). Key characteristics of this character area which are of relevance to the site include the following:

- *"Undulating landscape of low ridges and narrow valleys with small streams;*
- *Long views to and from the ridges;*
- *Small to large size regular and irregular fields with a variable hedgerow pattern;*
- *Small springline settlements near the foot of the scarp. Elsewhere isolated farmsteads and looseknit groups of cottages strung out along roads and lanes in the rest of the character area; and*
- *Local mix of building materials, including flint, brick and sandstone".*

It is noted that "*the chalk scarp to the south generally dominates",* and it is also noted that "*apart from some suburban /industrial development around Small Dole, and along the A2037, the area has a largely undeveloped, rural character*". Indeed, "*visually intrusive development/ suburbanisation on A2037*" is also listed as a key issue.

In terms of the condition of this character area, the assessment notes that "*overall condition is declining, particularly through the loss of hedgerows in many parts, and urban intrusion along the A2037*".

The sensitivity of this landscape to change is described as being "*high due to the mostly high visibility of the area, the prominence of some ridgelines, and moderate to high intrinsic landscape qualities*". However, it is also noted that "*there are less widely visible areas e.g. around Small Dole where sensitivities are moderate*".

The planning and land management guidelines for the character area include the following of relevance to the site:

- *"Ensure any new development does not intrude onto visible ridgelines;*
- *Ensure any new development responds to traditional local design and materials, including flint/brick and sandstone;*
- *Carry out native tree and woodland planting around Small Dole to screen intrusive industry and housing; and*
- *Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns".*

The landscape character area approximately 450 metres to the west of the application site is character area O3: the Steyning and Shoreham Brooks. The elevated section of the South Downs to the south of the site (Truleigh Hill) is included in character area C1: Beeding to Edburton Scarp. Key characteristics of this character area include:

- *"Steep north to north-west facing slopes;*
- *Dramatic undulating ridgeline with smooth rounded summits;*
- *Panoramic views extending to the distant High Weald and North Downs; and*

- *Mainly open sheep-grazed chalk grassland..".*

4.2.3.2 Horsham District Landscape Capacity Assessment (May 2021)

This study aims to assess the capacity of landscapes around settlements to accommodate new housing and employment uses.

The site is included at the north-eastern corner of assessment parcel SD1, as illustrated by **Plate 2**, below. This parcel is assessed as having moderate capacity for small scale development and low/ moderate capacity for medium scale development (section 2.7 of the report explains that small scale housing is defined as *"no more than 60 dwellings*" with a density of 25 to 30 homes per hectare, and medium scale is defined as "*approximately 60-250 dwellings*" at a density of 30 to 35 homes per hectare.

Plate 2: In the Horsham Landscape Capacity Assessment (2014) the application site is located on the north-eastern corner of assessment parcel SD1.

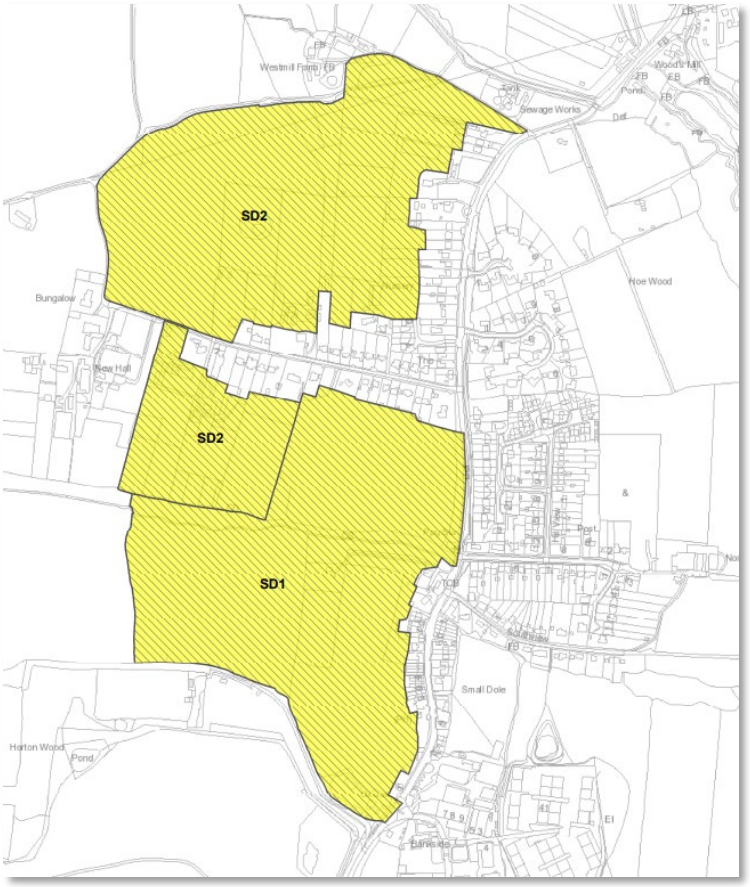


Table 6 of the Study defines the meanings of the various levels of capacity. Moderate capacity is defined as meaning that an area "*has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it…"*

Parcel SD1 is described as having the following characteristics of relevance to the application site:

- *"Gently undulating landform;*
- *Small and medium size pasture fields mostly bounded by thick hedgerows with many hedgerow trees;*

- *Modern housing development on eastern and northern edges; and*
- *Mostly rural character".*

In relation to landscape value, it is noted that there is some ecological interest in hedgerows and hedgerows trees, moderate tranquillity, and views towards the South Downs escarpment in the background from parts of the area.

4.2.4 National Park Landscape Character

4.2.4.1 South Downs Landscape Character Assessment (2020)

In this character assessment, which classifies only landscapes within the National Park, the landscape to the east of Small Dole is classified as part of landscape type J: Scarp Footslopes and landscape character area J2: Adur to Ouse Scarp Footslopes. The elevated section of the South Downs to the south of the site (Truleigh Hill) are classified as part of landscape type A: Open Downland and landscape character area A2: Adur to Ouse Open Downs.

Key characteristics of J2: Adur to Ouse Scarp Footslopes include:

- *"locally undulating lowland landscape at the foot of the northern scarp";*
- *Large, fertile, straight-sided arable fields on the Lower Chalk geology at the foot of the scarp;*
- *Small irregular fields of pasture on the less productive clay soils;*
- *Frequent but small blocks of ancient woodland;*
- *Hedgerows with mature hedgerow oaks link closely with the woodland;*
- *Villages, located on the spring line;* and
- *Visually dominated by the steep chalk scarp to the south, which forms a backdrop to views".*

Key characteristics of A2: Adur to Ouse Open Downs include:

- *"Vast open rolling upland chalk landscape of blunt, whale-backed downs;*
- *Large scale irregular fields (of 20th century date) of arable and pasture bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape;*
- *Occasional scrub and woodland on steeper slopes add to the overall diversity of chalk grassland habitats;*
- *Good public access with a network of public rights of way and open access land;* and
- *Extensive views from the top of the downs out across the scarp footslopes and Low Weald to the north beyond the National Park boundary".*

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)
- 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 main body of the site comprises a small, regularly shaped, pasture field. The southern, eastern and western boundaries are primarily bounded by well-established native hedgerows and trees, with a field gate at the centre of the eastern boundary. The northern boundary is formed by a variety of timber fences and hedgerows associated with the adjacent residential dwellings. Along the northern boundary is also a linear section of land located between dwellings associated with New Hall Lane.

The site is influenced by existing housing on New Hall Lane, to the north, and also traffic noise from Shoreham Road (A2037) immediately to the east of the site. The site slopes down from the north (c15m AOD) to the south (below 10m AOD). From the higher, northern extents of the site there are long views towards Truleigh Hill in the SDNP.

To the east of the application site and beyond the A2037 is an area of 20th century housing. South and west of the site are pasture fields; initially of small scale with intact boundary vegetation, however, further away fields become larger and hedgerows increasingly breached or removed. Horton landfill site is approximately 350 metres to the south of the site, and the Mackley industrial estate is approximately 300 metres to the south, east of the A2037.

There is no public access to the site, but there are footpaths along New Hall Lane (north of the site) and to the south of the site.

4.3.2 Aesthetic and Perceptual Aspects

The main body of the site comprises a small-scale field which is partially enclosed by hedgerows and trees but with some open views towards the elevated South Downs.

The site is generally simple due to the narrow range of colours, forms and textures, although there is some diversity introduced by glimpsed views of houses on New Hall Lane to the north.

Noise and movement from traffic on Shoreham Road (A2037) means that whilst the site is generally quiet and still it is not tranquil or remote.

As **Plate 3** below illustrates, the application site is within an area that has some existing light pollution due to domestic lighting, street lighting and lighting at the industrial estate, although areas around Small Dole have dark skies.

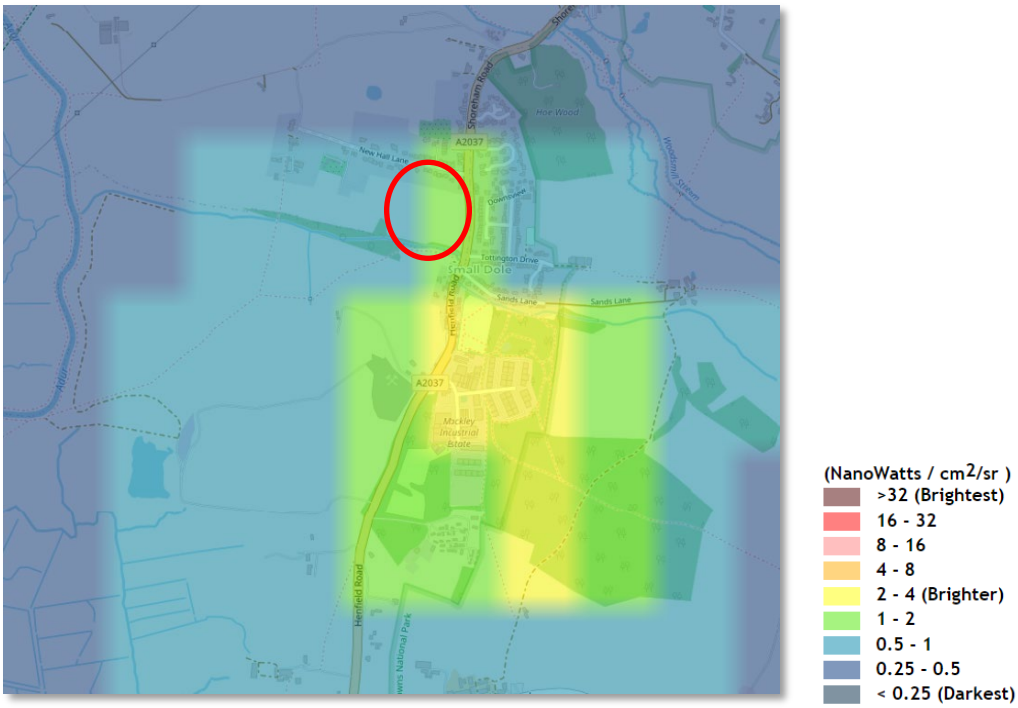


Plate 3: Extract from the CPRE's Dark Skies Map, with the location of the site marked with a red oval. As the scale at the side shows, dark reds/purples are the highest levels of lighting, typically found in urban areas, whereas greens and yellows are found in suburban areas and small settlements and blues represent dark skies. The site is mostly within a green zone.

4.3.3 Overall Character

The site exhibits many of the characteristics of landscape character area D2: Shoreham and Small Dole Farmlands due to its gently undulating landform, long views to the South Downs, and field pattern of varying sizes enclosed by hedgerows and trees.

Given the intervisibility of the site with the South Downs, and that the site is deemed part of the setting of the National Park, it is also important to consider the potential effects of development upon character area C1: Beeding to Edburton Scarp.

4.3.4 The Changing Landscape

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. In this case there are no planning permissions on or adjacent to the site that would result in significant landscape change. However, there are a number of recent planning applications within the sites context that are awaiting a decision;

- Application for the Erection and operation of Photo-voltaic (PV) Panels and Associated Works at Horton Landfill Site (Ref: DC/24/0374) (approximately 400m south of the site); and
- An outline application for the erection of 7 self-build dwellings at Delta, Shoreham Road, Small Dole (Ref: DC/24/1933) (approximately 150m north of the site).

As these applications have not been granted permission, they will not form part of the basin of this appraisal.

In regard to the site, the Regulation 19 Local Plan allocates the site for residential use, but this plan is not adopted and therefore should be given limited weight. It is therefore concluded that

in the absence of the proposals the site would remain in the same use as at present and therefore would be of similar character.

4.4 Landscape Receptors

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

- Sloping pasture field;
- Hedgerows and trees around the edges of the site; and
- Long views to the South Downs from upper parts of the site.

As well as the following aesthetic and perceptual aspects:

- Small scale and semi-enclosed; and
- Simple, still landscape but with some diversity and movement from adjacent buildings and road.

The character areas to be assessed would be:

- Local part of D2: Shoreham and Small Dole Farmlands, extending from the edge of the character area to the north, west and south, and to Hoe Wood and Mackley's industrial Estate to the east; and
- Local part of character area C1: Beeding to Edburton Scarp, in particular Truleigh Hill, Edburton Hill.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the 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, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that the site is located within the setting of the SDNP.

Although, as LITGN-2024-01 states, having determined that the site is part of the setting of the national landscape designation does not mean that the effects on this part of the setting can be assessed as if it were a designation in its own right. TGN 02/21 advocates that where a landscape is contributing to a national landscape designation, this adds to the value of that landscape, although other criteria need to also be considered.

Table 1 of Landscape Institute Technical Guidance Note 02/21 (which supersedes Box 5.1 of GLVIA3) sets out the criteria that should be considered when determining value. A full assessment against these criteria is included in **Table D1, Appendix D.**

In this case there are no known landscape, heritage or ecological features within the site, nor any associations or public access. The site is also influenced by existing residential development to the north and Shoreham Road (A2037) to the east and consequently has limited tranquillity. However, as previously noted, the site forms part of the setting of the National Park since it has some intervisibility, is physically close to it (220m to the east of the site with the existing settlement of Small Dole intervening) and contributes to the National Parks Special Qualities. The views of the elevated ground within the South Downs, along with the pastoral land use and well-established field boundaries, also enhances the distinctiveness of the site. **Therefore, whilst the majority of the criteria are assessed as being between**

Low and Community Value, being located within its setting and the influence of the National Park increases the overall value from Community to Local Authority.

Given that three of the criteria within TGN 02/21 are of Local Authority or National Value, it has been determined that the site does form part of a valued landscape in the sense of NPPF para 187(a).

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within **Table D2, Appendix D.**

The sloping pasture field has a **high/medium** susceptibility to the proposed development. Agricultural fields have an inherently high susceptibility to the introduction of built form, however, this is reduced marginally by existing houses to the north of the site, as well as by traffic associated Shoreham Road (A2037) immediately east of the site.

The hedgerows and trees have a **medium/ low** susceptibility to the proposed development as they would be predominantly retained and reinforced with additional native planting. New trees, hedgerows, ornamental shrubs and grasslands would also be introduced across the site.

The small-scale and semi-enclosed site would have a **medium** susceptibility to the proposed development. The proposal would increase the degree of enclosure and reduce the scale of the site. However, as the site is already of a small-scale and semi-enclosed, the susceptibility is reduced.

The simple and still receptor (with some diversity from adjacent buildings and road) has a **medium** susceptibility to the proposed development. The proposed development would comprise various forms, textures and colours, and generate movement, lighting and noise. However, as the site is already influenced by existing housing and roads, it would not be introducing these elements and features into the landscape and therefore susceptibility is reduced.

In terms of character, character area D2 would have a **medium** susceptibility to the proposed development overall. Whilst the character area is predominantly rural, Small Dole itself already comprises suburban development and the A2037. Therefore, the landscape closest to the site has some ability to accommodate the proposed development without introducing new elements and features and resulting in transformation adverse effects.

Regarding character area C1 (which includes Truleigh Hill, part of the SDNP) the National Park itself is rural in character. However, as the setting of the National Park includes existing settlements such as Small Dole, the landscape has some ability to accommodate the proposed development without transformation adverse effects. Resulting in a **medium** susceptibility.

4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in **Table D2** of **Appendix D.**

The sloping pasture field has a **high/ medium** sensitivity given its Local Authority value and high/ medium susceptibility.

The hedgerows and trees have a **medium/ low** sensitivity given their Local Authority value and low susceptibility.

The aesthetic and perceptual aspects, along with the Local Part of Landscape Character Area D2, have a **medium** sensitivity given their Local Authority value and medium susceptibility.

The Local Part of Landscape Character Area C1 has a **medium** sensitivity given its National Value and medium/ low susceptibility.

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 D3** in **Appendix D**):

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

The proposed development would result in a **substantial/ medium** magnitude of change for the sloping pasture field. The proposed development would introduce built form into an area that is currently pasture, and the homes would become dominant features within that field. The proposals would thus result in a permanent, large scale of change over a small geographical extent.

There would be a **slight** magnitude of change for the hedgerow and trees as only small sections of hedgerow would be removed for the vehicular entrance. All other hedgerows and trees would be retained and reinforced where necessary, and further planting would be proposed across the site that would fulfil the Horsham Landscape Character Assessment landscape guidelines. Effects would also be localised, effecting a small geographical extent, and new planting would be incorporated across the site.

The Small-scale and semi-enclosed site would undergo a **medium/ slight** magnitude of change: whilst the proposed development would introduce aspects of enclosure which would reduce the site's scale and increased its level of enclosure, the change is limited as the site is already of a small-scale and semi-enclosed. In line with the draft allocation design principals, the majority of the site would also remain open and undeveloped, further reducing the magnitude of change.

The simple and still receptor (with some diversity from adjacent buildings and road) would experience a **medium/ slight** magnitude of change. The proposed development would result in a greater variety of colours and textures within the site and generate noise and movement, however as diversity, noise and movement associated with the adjacent settlement and road can already be experienced across the site the size and scale of change is reduced. Landscape effects would also be localised.

For the local area of Landscape Character Area D2, the proposals would cause a small scale of change to a small geographical area, resulting in a **slight** magnitude of change. The small scale of the development, located on land that is already influenced by the existing development and infrastructure of Small Dole, would have little influence on the surrounding landscape and therefore would not alter the balance of the landscape. The proposed development would also fulfil some of the planning and land management guidelines set out for Character Area D2 such as to "*ensure any new development does not intrude onto visible ridgelines", "Carry out native tree and woodland planting around Small Dole to screen intrusive industry and housing"* and *"Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns"*.

For the local part of Landscape Character Area C1 including Truleigh Hill within the SDNP, the proposals would cause a negligible scale of change to a medium/ small geographical area, resulting in a **slight** magnitude of change. The proposed development would not directly affect this Character Area. As the setting of the National Park already comprises settlements such as Small Dole, and given the frequent traffic on the Shoreham Road, this small scale development would result in only a minor change to the over composition of the local landscape. However, given the elevated nature of this Character Area, the proposed development would be perceptible from various sections, resulting in a medium/ small geographical extent.

4.6.1 Assessment of Landscape Effects

Table D4 in **Appendix D** summarises the potential effects on each of the landscape receptors.

In overview, the landscape effects resulting from the proposed development would be highly localised as the site is partially enclosed by well-established hedgerows and trees and the proposed development would be located in a landscape that already comprises existing development and infrastructure.

The effects of the development upon the sloping pasture field would be **major/ moderate and negative** since the proposals would introduce prominent new housing, roads, traffic and lighting to an existing pasture field. This is regarded as an important planning consideration.

In contrast the hedgerows and trees would be affected to a **moderate/ minor** degree, and the nature of that change would be **positive**.

The small scale and semi-enclosed receptor would be affected to a **moderate** extent, and the nature of this change would be **negative**. Similarly, the simple/ still receptor would undergo **moderate/ minor** and **negative** effects.

For the local area of Landscape Character Area D2, the landscape effects of the development would be **moderate/ minor and negative**; landscape change would be limited to a small area within the settlement of Small Dole, close to an existing busy road, and with very few effects on the wider landscape.

For the local part of Landscape Character Area C1 including Truleigh Hill within the SDNP, the landscape effects of the development would be **moderate/ minor and negative** also. The proposed development would not directly affect this character area and the setting of the South Downs already comprises existing settlements. However, landscape effects would be perceptible from various elevated sections of C1.

4.7 Summary of Landscape Appraisal

The landscape appraisal has been based upon a desk top assessment and site visits carried out in March 2019 and October 2023.

At a national level the site has been classified as being part of NCA 121, Low Weald. In the Horsham Landscape Character Assessment the site is classified as part of character area D2; Shoreham and Small Dole. This assessment has concluded that the site and its context broadly align with the characteristics of area D2. The proposed development has also been designed to fulfil the relevant land management guidelines set out for D2 such as "*carry out native tree and woodland planting around Small Dole" and "conserve and manage existing hedgerows".*

In addition to these guidelines, the draft allocations key principles such as *"proposals are limited to the eastern end of the site with a significant proportion of the site (western and northern parts) given to public open space and recreation use"* and the Landscape Capacity Assessments guidance of *"no more than 60 dwellings*" with a density of 25 to 30 homes per hectare has been adhered to limit landscape effects and suitably integrate the development into this sensitive landscape.

An assessment of the setting of the SDNP concluded that the application site is within the setting.

An assessment of landscape value for the site itself concluded that the application site is of Local Authority value.

For the purposes of NPPF paragraph 187 (a), it was also assessed that the application site is a *"valued landscape"*.

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised as the application site is partially enclosed by well-established hedgerows and trees, the proposed development would be located in a landscape that already comprises existing development and infrastructure associated with Small Dole, and the proposed development adheres to the various landscape design guidance and key principles.

There would be **major/ moderate and negative** effects on the field which forms the application site, but there would be **moderate/ minor and positive** effects for the hedgerows and trees within the site.

The effects of the proposed development upon the small scale and semi-enclosed receptor would be **moderate and negative**, whereas effects on the simple/ still receptor would be **moderate/ minor** and **negative**.

Effects of the proposed development upon the character of the local part of Landscape Character Area D2 would be **moderate/ minor and negative** since there would be only localised change to a small area which already comprises the settlement of Small Dole.

For Landscape Character Area C1 including Truleigh Hill within the SDNP, landscape effects would be **moderate/ minor and negative;** the proposed development would not directly affect this character area and the setting of the South Downs already comprises existing settlements and therefore residential development is already characteristic of the setting.

As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. However, in this case, the location of the site means that the landscape effects would be localised and focused upon an area which is already influenced by built form.

5.0 Potential Visual Effects

5.1 Introduction

The following visual assessment is based upon a desk top review and site-based assessments undertaken in March 2019 and October 2023.

Numerous locations were visited during the site visit, but for this assessment they have been reduced to ten viewpoint locations. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available and in particular representing the views of the most sensitive visual receptors, such as walkers on public footpaths. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been assessed, however understandably there are no representative viewpoints for these receptors.

The location of all viewpoints is illustrated on **drawing SD4**. For each of the viewpoints, photographs of the existing views have been included (see drawings SD5 to SD27), and for viewpoints 5 and 8, verifiable photomontages at both year 1 and year 15 has also been prepared.

These focused, viewpoint assessments form part of a systematic identification of likely effects on the various visual receptor groups, (as required by GLVIA3 paragraph 6.26). This over-arching assessment is set out within this section of the LVA, however further detail is set out in **Appendix E.**

5.2 Overall Visibility

The visibility of the proposed development has been determined with the aid of specialist software and then checked by site assessment. **Drawing SD3** illustrates the Zone of Theoretical Visibility (ZTV) for the proposed development, based upon proposed built form at 8.5m tall, a detailed terrain model for the site and the wider site context, and conservative estimates for the height of tree belts and hedgerows in the wider landscape. It is notable that this model does not include proposed planting and that many smaller areas of vegetation, including the majority of hedgerows, have also not been included. **The ZTV therefore provides a worst-case assessment of the potential visibility of the proposed development**.

Even on this worst-case basis, **drawing SD3** illustrates that the potential visibility of the proposed development is largely localised; there is potential for views to the south and some limited visibility to the north, east and west. The ZTV also illustrates potential distant views from elevated ground within the SDNP.

The ZTV not only illustrates the potential extent of visibility, but also defines the potential vertical angle of visibility, subtended at the eye, at each location: darker orange shading indicates areas with a potential for obtaining views with a vertical angle greater than 3 degrees, pale orange shading denotes areas that could obtain angles between 1 and 3 degrees, and yellow shading indicates areas that could potentially obtain angles of view between 0.25 and 1 degree. The methodology for the production of the ZTV is included at **Appendix B**.

5.3 Potential Visual Receptors

Within the visual envelope identified by the ZTV, the following types of visual receptors have the potential to experience changes in their views:

- Walkers on footpaths, in particular footpath 2774 to the south and west of the site and footpath 2775 to the north of the site;

- Pedestrians, cyclists, horse riders and vehicle users on Shoreham Road and New Hall Road;
- Residential receptors at New Hall Lane to the north, Downsview (backing onto Shoreham Road) to the east and Shoreham Road to the south; and
- Visitors to the SDNP, in particular those along the South Downs Way and along the adjoining public rights of way.

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

Tables E1, E2 and **E3** in **Appendix E** summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers, Pedestrians, Cyclists and Horse Riders

These receptors have been grouped together as they have a **high** susceptibility to the proposed development since they are likely to be focused on views of the countryside.

In relation to the value of these visual receptors, **where viewpoints have a visual connection with the National Park the value of the viewpoints has been increased to reflect this**. For example, within table E1 of Appendix E, the value of viewpoints along Shoreham Road have been increased from low to **medium value** to reflect the long views often available from this road. When combined with the high susceptibility of these receptors, they would have a **high/ medium sensitivity.**

For those receptors along public rights of way, they also have a **medium (Local Authority) value.** As a consequence, the receptors in these locations are assessed as being of **high/ medium sensitivity.**

For those viewpoints within the SDNP, they are given a **National (high) value** and consequently have a **high sensitivity.**

When travelling through Small Dole along Shoreham Road (A2037), views of the proposed development would be primarily screened by the existing dwellings and well-established vegetation, resulting in no change in view. When immediately east of the site glimpsed views of the proposed development's roofline would be available above the boundary vegetation (viewpoint 1). The proposed vehicular access would also form part of these views. The proposed development would be seen in the context of the existing road and dwellings to the south of the site and would be seen from only a short section of Shoreham Road, together reducing the magnitude of change to **medium/ slight** at Year 1. Overtime the proposed planting along the eastern boundary would further filter views, though the proposed vehicular access and roofline would remain visible. Therefore, a **medium/ slight** magnitude of change would remain at Year 15 despite the proposed planting establishing. At the site's vehicular entrance along Shoreham Road (viewpoint 5), the proposed development would be more noticeable. The vehicular access would form a key element within the view and allow for open views across the public open space and at times towards the proposed dwellings. Views of the upper stories would also be available above the eastern boundary vegetation. However, the proposed development would still be seen in the context of Shoreham Road and some existing dwellings at Small Dole, and from only a short section of Shoreham Road, reducing the magnitude of change to **medium** at Year 1. At Year 15, the proposed access and views

through of both the open space and proposed dwellings would remain key features despite the proposed planting establishing. Therefore, a **medium** magnitude of change would remain at Year 15. For walkers, cyclists and horse riders to the east of Shoreham Road, views would be screened by the existing dwellings and vegetation, resulting in no change in views. **Overall, pedestrians, horse riders and cyclists along Shoreham Road (A2037) would primarily experience no or negligible visual effects. The exception to this is for viewers immediately adjacent to the site: for example there would be moderate and negative effects in year 1 and 15 for walkers/riders at viewpoint 1, at the south-east-corner of the site, and Major/ Moderate and Negative visual effects at both year 1 and year 15 for viewpoint 5, at the proposed site access. Walkers, horse riders and cyclists to the east of Shoreham Road would experience no visual effects.**

Immediately to the north of the proposed development walkers, horse riders and cyclists would experience intermittent views of the proposed dwellings from North Hall Lane (viewpoint 6). The proposed development would be seen through gaps in the housing and would be set back in comparison to the existing dwellings. Existing vegetation within front and back gardens would also filter views, and the proposed built form would be dropped down in the view as the proposed dwellings are located on lower ground. Together this would result in a **slight** magnitude of change at Year 1. Overtime the proposed vegetation within the open space would further filter views of the proposed dwellings. When combined with the current filtering and screening by existing houses and vegetation, and the proposed dwellings being located on lower ground, the proposed dwellings would be almost entirely screened. Although, as the planting within the site would be visible, a **slight** magnitude of change would remain. However, this would be a neutral rather than negative nature of effects. Further north, views of the proposed development would become entirely screened by the existing settlement, resulting in no change in view. **Overall, for most walkers, cyclists and horse riders to the north of the site, no visual effects would be experienced. The exception would be for those along North Hall Lane, immediately north of the site, where Moderate and Negative visual effects would be experienced at Year 1. At year 15, visual effects would be Moderate and Neutral.**

To the south of the site views of the proposed development would be largely screened by the well-established vegetation along the site's southern boundary, although glimpses through may be available during winter months. Resulting in either no or negligible magnitudes of change for most receptors to the south in Small Dole. However, the proposed development would be clearly visible through a gap in the trees along this southern boundary, allowing for views along footpath 2774_1. Whilst the proposed development would be seen in the context of some existing built form and infrastructure, the level of influence of built form on these views would increase. For walkers closer to the site (viewpoint 2) this would result in a **medium/ slight** magnitude of change at Year 1, whereas for those further away (viewpoint 3), the magnitude of change would be **slight** as the proposed development would form a smaller element within the view. By Year 15, the proposed planting would soften and filter views of the proposed dwellings and consequently only partially alter the composition of these views, leading to a **slight** magnitude of change for all receptors along this stretch of footpath 2774_1. Further south of the site (viewpoint 4) the proposed development would be screened by the intervening vegetation, resulting in no changes in view. **Overall, the southern boundary vegetation would contain the majority of views, resulting in no or negligible visual effects for most walkers, cyclists and horse riders. The exception would be for recreational walkers along footpath 2774_1 who would experience a clear view of the site through a gap in the southern boundary trees. At year 1, this would result in moderate and negative visual effects for walkers closer to the site, and moderate/ minor and negative visual effects for those further away. At year 15, all walkers along this stretch of footpath 2774_1 would experience moderate/ minor and negative visual effects as the proposed planting would soften and filter views of the proposed built**

form. Further south, the proposed development would become entirely screened by existing vegetation, resulting in no visual effects.

From within the SDNP, views of the proposed development would only be available from the higher ground as otherwise the intervening vegetation and built form would screen all views, resulting in no change. From the higher ground, views of the proposed development would also be intermittent as often existing vegetation, built form or change in landform screens views. From isolated locations on Truleigh Hill (viewpoint 7, 8 and 9), south-east of the site, the proposed development would be seen from over 2km away and in the context of the existing settlement of Small Dole. The combination of the proposed dwellings being located on the site's lower ground and the site's well-established vegetation would also often result in the proposed development being partially screened, together causing a **slight** magnitude of change at Year 1 (refer to viewpoint 8, year 1 photomontage). Overtime, the proposed planting would further filter and integrate the development into the landscape, reducing the magnitude of change to **slight/ negligible** at Year 15 (refer to viewpoint 8, year 15 photomontage). From the elevated ground at Chanctonbury Hill, south-west of the site (viewpoint 10), the proposed development would also be seen intermittently, but from further away and in the context of various settlements. The site itself is also partially screened by the vegetation immediately west of the site, and when combined with the fact that the proposed dwellings are located on the site's lower ground, it is fair to assume that the proposed development would be difficult to perceive. As a result, the proposed development would barely alter the composition of the view at both Year 1 resulting in a **negligible** magnitude of change. By year 15, the proposed planting would further filter the proposed development, making it indiscernible within the view and resulting in no visual effects. **Overall, from the SDNP, the proposed development would only be visible from the isolated points on elevated ground. From Truleigh Hill visual effects at Year 1 would be Moderate, given the high sensitivity of the receptor, and Negative. This is not considered an important planning consideration given that the proposed development would be seen from over 2km away, in the context of built form of similar scale and character, and the proposed development would not expand the village or extend it closer towards the SDNP. By Year 15, visual effects would reduce to Moderate and Neutral as the proposed planting would further integrate the development into the wider landscape. From the elevated ground to the south-west of the site, the proposed development would result in Moderate/ Minor and Neutral visual effects at Year 1, and as the proposed planting establishes the proposed development would become indiscernible, leading to no visual effects.**

5.5.2 Vehicle users

Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change (**medium susceptibility**).

In relation to the value of these visual receptors, **where roads have a visual connection with the National Park the value of the viewpoints has been increased to reflect this**. For example, within table E1 of Appendix E, the value of viewpoints along Shoreham Road have been increased from low to **medium value** to reflect the long views often available from this road. When combined with the medium susceptibility of these receptors, they would have a **medium sensitivity.**

For those roads closely associated with public rights of way (North Hall Lane), they are of **Medium** (Local Authority) value. As a consequence, the receptors in these locations are assessed as being of **medium sensitivity.**

When driving through Small Dole along Shoreham Road (A2037), views of the proposed development would be predominately screened by the existing dwellings and well-established vegetation, resulting in no change in view. However, when immediately east of the site glimpsed views of the proposed dwelling's roofline would be available above the boundary

vegetation (viewpoint 1). The proposed vehicular access would also form part of these views, although, as the proposed development would be seen in the context of the existing road and dwellings nearby to the site and would be seen from only a short section of Shoreham Road, the magnitude of change would be reduced to **medium/ slight** at Year 1. Overtime the proposed planting along the eastern boundary would further filter views, though the proposed vehicular access and roofline would remain visible. Therefore, a **medium/ slight** magnitude of change would remain at Year 15. At the site's vehicular entrance along Shoreham Road (viewpoint 5), the proposed development would be more noticeable as both the vehicular access and views through of either the proposed dwellings or open space would form key features. Views of the upper stories would also be available above the eastern boundary vegetation. However, the proposed development would still be seen in the context of Shoreham Road and nearby dwellings, and from only a short section of Shoreham Road, reducing the magnitude of change to **medium** at Year 1. At Year 15, the proposed access and views through of dwellings and open space would remain key features, and therefore, a **medium** magnitude of change would remain at Year 15. For vehicle users to the east of Shoreham Road, views would be screened by the existing dwellings and vegetation, resulting in no change in views. **Overall, vehicle users along Shoreham Road (A2037) would primarily experience no visual effects. The exception is those immediately east of the site where vehicle users would experience Moderate and Negative visual effects at Year 1 and 15, although visual effects would gradually reduce overtime as the proposed planting establishes. To the east of Shoreham Road vehicle users would experience no visual effects.**

From North Hall Lane immediately north of the proposed development, vehicle users would experience intermittent views of the proposed dwellings through gaps in the housing (viewpoint 6). The proposed development would be set back in comparison to the existing dwellings, existing vegetation within both front and back gardens would filter views, and the proposed built form would be dropped down in the view as the proposed dwellings are located on lower ground. Together this would result in a **slight** magnitude of change at Year 1. Overtime the proposed vegetation within the open space to the north of the proposed dwellings would further filter views of the proposed dwellings, and when combined with the current filtering and screening by existing houses and vegetation, and the proposed dwellings being located on lower ground, the proposed dwellings would be almost entirely screened. However, as the planting within the site would be visible, a **slight** magnitude of change would remain. Although, the nature of these effects would change from negative to neutral as the proposed dwellings becoming progressively screened. Further north, views of the proposed development would become entirely screened by the existing settlement, resulting in no change in view. **Overall, for most vehicle users to the north of the site, no visual effects would be experienced. The exception would be for those along North Hall Lane, immediately north of the site, where Moderate/ Minor and Negative visual effects would be experienced at Year 1. At year 15, visual effects would be Moderate/ Minor and Neutral.**

5.5.3 Residential Receptors

Residents have a **high susceptibility** to the proposed development since they are likely to experience visual changes regularly.

Within this assessment it is assumed that residents within Small Dole **have a visual connection with the National Park and therefore the value of the viewpoints has been increased from low to medium value to reflect this**. When combined with the high susceptibility of these receptors, they would have a **high/ medium sensitivity.**

As previously noted in relation to pedestrians, horse riders, cyclists and vehicle users, to the east of the site, most views of the proposed development would be screened by intervening vegetation and built form. The exceptions are those immediately east of the site. For residents

along the western side of Downsview, the proposed development would be visible from rear, 1-storey elevations. Although, the proposed development would be partially screened by the existing vegetation along the site's western boundary, within the dwellings rear gardens and on the eastern verge of Shoreham Road. The proposed development would also be seen in the context of nearby existing dwellings and approximately half of the site would comprise of open space. Together this would result in a **medium/ slight** magnitude of change at Year 1. Whilst overtime the proposed planting within the site would filter views of the built form, the proposed dwellings would continue to cause a noticeable change within the southern section of the site, and therefore a **medium/ slight** magnitude of change would remain at Year 15. **Overall, residents along the western side of Downsview would experience Moderate and Negative visual effects at Year 1. At year 15, whilst the proposed planting would further filter views, Moderate and Negative visual effects would remain. Elsewhere to the east of the site, the proposed development would be screened by intervening built form and vegetation resulting in no visual effects.**

As previously noted in relation to pedestrians, horse riders, cyclists and vehicle users, to the north of the site, most views of the proposed development would be screened by intervening vegetation and built form. The exceptions are those immediately north of the site. For residents along the southern side of New Hall Lane, the proposed development would be visible from rear elevations. The proposed development would often be filtered or partially screened by the existing vegetation in rear gardens and along the site's northern boundary. However, there are occasions where views would be more open and clearer, causing a more noticeable change in the view. Although the proposed dwellings would be located on lower ground, set back from the existing dwellings by over 100m and only seen from a small proportion of dwellings along New Hall Lane, resulting in a **medium** magnitude of change at year 1. Overtime the proposed dwellings would also become increasingly filtered and the proposed planting within the public open space to the north of the dwellings, resulting in a **medium/ slight** magnitude of change at year 15. **Overall, residents along the southern side of North Hall Lane would experience Major/ Moderate and Negative visual effects at Year 1. At year 15, the proposed planting would filter and screen views, resulting in a Moderate and Negative visual effect. Elsewhere to the north of the site, the proposed development would be screened by intervening built form and vegetation resulting in no visual effects.**

As previously noted in relation to pedestrians, horse riders, cyclists and vehicle users, to the south of the site, most views of the proposed development would be screened by the well-established vegetation along the site's southern boundary and to the south of the site. However, it is assumed that some residents to the south-east of the site along Shoreham Road and the end of Toddington Drive and Sands Lane may experience filtered views during the winter months when vegetation is not in leaf. Glimpses of the proposed roofline above this intervening vegetation may also be available from 1st and 2nd storey windows. Along with being heavily filtered and often screened by the intervening vegetation, the proposed development would also be over 75m away and seen in the context of existing dwellings and Shoreham Road. Therefore, the proposed development would only partially alter the composition of the view from a small number of residents during winter months, resulting in a **small** magnitude of change at Year 1. By Year 15, the proposed planting would further filter views, however it is assumed that filter views would remain available during the winter months, along with glimpses of the roofline from some 1st and 2nd storey windows. Therefore, a **small** magnitude of change would remain at Year 15. **Overall, a small group of residents to the south of the site would experience Moderate/ Minor and Negative visual effects at Year 1. At year 15, whilst the proposed planting would further filter and screen views, Moderate/ Minor and Negative visual effects would remain. Elsewhere to the south of the site, the proposed development would be screened by intervening built form and vegetation resulting in no visual effects.**

5.6 Summary of Visual Effects

The visual appraisal of the proposed development has been based upon a desk top assessment and site visits carried out in March 2019 and October 2023.

Ten viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development. Viewpoints 5 and 8 have also been prepared as a verifiable photomontage, demonstrating visual effects at both year 1 and year 15.

The appraisal found that visual effects of the proposed development would be large localised.

Visual effects to the north and east would be limited to the site's immediate context as the existing settlement and well-established vegetation would contain views. These visual effects would be up to **Major/ Moderate and Negative** but would sometimes reduce over time as the proposed vegetation establishes and filters views of the proposed development.

To the west, views of the proposed development would be constrained by the combination of limited publicly accessible land and existing dwellings and vegetation containing the majority of views.

To the south, the well-established vegetation along the southern boundary and immediately south of the site would contain the majority of views. The exceptions would be a narrow, clear view of the proposed development from footpath 2774 which would result in up to **Moderate and Negative** visual effects at Year 1 and filtered views and glimpses from a small group of dwellings to the south of the site which would result in **Moderate/ Minor and Negative** visual effects at Year 1. However, in both cases visual effects would gradually reduce over time as the proposed vegetation establishes.

From the elevated ground within the SDNP, distant views of the proposed development would also be available. Whilst the development would be seen from over 2km away, partially screened by existing vegetation and seen in the context of Small Dole and other nearby settlements, up to **Moderate and Negative** visual effects would be experienced at Year 1 given the high sensitivity of these receptors. However, in all cases, visual effects would reduce overtime as the proposed planting establishes, and by Year 15 all visual effects would be of a neutral nature.

As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, due to the site's positioning adjacent to an existing settlement, enclosure provided by the existing vegetation and the proposed built form located on the site's lowest ground, these effects would often be localised. The proposed development would also always be viewed in the context of the existing settlement and visual effects would always reduce in the long-term as the proposed planting establishes.

6.0 Potential effects on the Special Qualities of the South Downs National Park

Section 2.4 of this report concluded that the site is located within the setting of the SDNP and consequently both landscape and visual effects on the SDNP have been assessed within this report.

Due to the South Downs affording the site notable scenic qualities and distinctiveness, it was determined that the site is a valued landscape in regard to NPPF para 187(a).

When determining the value of both landscape and visual receptors, the setting of the SDNP has been considered. Within the landscape assessment the consideration of the setting contributed to the value of the site increasing from Community to Local Authority value. Within the visual assessment the value of those receptors with long views towards the National Park was increased from low to medium value. Receptors directly associated with the National Park have a national value.

The landscape assessment concluded that the National Park receptor would be of medium sensitivity and when combined with the slight magnitude of change, there would be **moderate/ minor and negative landscape effects** on the SDNP.

The visual assessment concluded that visual receptors (who in this scenario were cyclists, horse riders and walkers on the PRoWs) within the National Park would be of high sensitivity and when combined with at most a slight magnitude of change, they would experience **moderate and negative visual effects.** This is not considered an important planning consideration given that the proposed development would be seen from over 2km away, in the context of built form of similar scale and character, and the proposed development would not expand the village or extend it closer towards the SDNP. On all occasions, these visual effects would also reduce overtime as the proposed planting establishes and filter views of the proposed development, and visual effects would be neutral by Year 15.

Therefore, no landscape or visual effects upon receptors in the SDNP would be important planning considerations.

As set out in section 2.4, Special Qualities 1 and 3 are of most relevance to the site and the site's association to these Special Qualities contributed towards the site being assessed as forming part of the setting to the SDNP.

1. *"Diverse, inspirational landscapes and breathtaking views";* and
3. *"Tranquil and unspoilt places".*

If the proposed development were to be built out it would form a very small part of the *"breathtaking views"* available at Truleigh Hill and Chanctonbury Hill within the National Park (see viewpoints 8 to 10). The proposed development would be seen in the context of the existing settlement of Small Dole and so no new elements or features would be introduced into the view. Nor would the proposed development result in the settlement expanding and becoming a more dominant feature within the view. Overtime the proposed planting would also filter the development and help to integrate it into the wider landscape, reducing visual effects. Therefore, overall, there would be a small effect on the *"breathtaking views"* identified within Special Quality 1.

As Small Dole abuts the National Park, and the site is only 220m west of the National Park, it has also been determined that the site and the wider context of Small Dole has potential to affect Special Quality 3 *"Tranquil and unspoilt places"*. The proposals would result in additional lighting, although this would be experienced in the context of a settlement that already generates light as shown by the CPRE Dark Skies map. Similarly, the proposals would result in additional traffic movements and noise, although these would form only a small fraction of

existing noise and traffic in Small Dole and on Shoreham Road. The potential effects of the proposals upon Special Quality 3 would therefore be negligible.

7.0 Summary and Conclusions

7.1 Introduction

SLR was instructed to carry out a Landscape and Visual Appraisal (LVA) to accompany an outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access. The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.

The assessment is based upon a desk top assessment of all relevant character assessments, maps and policies and two site assessments carried out in March 2019 and October 2023.

The indicative site layout (drawing 23088 - C101F) prepared by architects at OSP architects has been prepared with regular guidance and input from SLR on landscape and visual matters.

7.2 Planning Context

The site is not within any national, landscape or landscape-related designations. However, footpaths are located immediately north and south of the site, and the site is located immediately outside of the built up area boundary.

The SDNP is located approximately 220m to the east of the site, immediately east of Small Dole, and it has been assessed that the site is located within the setting of this National Park.

The site has previously been subject to a planning application for 60 homes in 2015 which was refused partly on both landscape and visual grounds. This scheme was subsequently withdrawn before appeal. It is notable that the 60 dwelling scheme comprised a larger developable area, and the developable area was partially located on higher ground in comparison to this application.

7.3 Landscape Effects

Within the Horsham Landscape Character Assessment (October 2003) the site is classified as part of character area D2; Shoreham and Small Dole. This assessment has concluded that the site and its context broadly align with the characteristics of area D2; gently undulating landform, long views to the South Downs, and field pattern of varying sizes enclosed by hedgerows and trees. The proposed development has also been designed to fulfil the relevant land management guidelines set out for D2 such as "*carry out native tree and woodland planting around Small Dole" and "conserve and manage existing hedgerows".*

In addition to these guidelines, the draft allocations key principles such as the site providing "*at least 40 homes*", and *"proposals are limited to the eastern end of the site with a significant proportion of the site (western and northern parts) given to public open space and recreation use"* and the Landscape Capacity Assessments guidance of *"no more than 60 dwellings*" with a density of 25 to 30 homes per hectare has been adhered to limit landscape effects and suitably integrate the development into this sensitive landscape.

As the site is assessed as forming part of the setting of the SDNP, the site is considered to be a *"valued landscape"* for the purposes of NPPF paragraph 187 (a). Although, an assessment of landscape value for the site itself has concluded that the application site is of Local Authority value.

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised as the application site is partially enclosed by well-established hedgerows and trees, the proposed development would be located in a landscape that already comprises existing development and infrastructure associated with Small Dole, and the proposed development adheres to the various landscape design guidance and key principles. Therefore, the proposed development would result in **major/ moderate and**

negative effects on the field which forms the application site, and **moderate and negative** effects on the semi-enclosed receptor. All other effects would be no higher than **moderate/ minor and negative**, including LCA C1 which includes an area of the SDNP.

7.4 Visual Effects

Ten viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development. Viewpoints 5 and 8 have also been prepared as a verifiable photomontage, demonstrating visual effects at both year 1 and year 15.

The appraisal found that visual effects of the proposed development would be large localised.

To the north and east visual effects would be limited to the site's immediate context as the existing settlement and well-established vegetation would contain views. These visual effects would be up to **Major/ Moderate and Negative** but would reduce over time as the proposed vegetation establishes and filters views of the proposed development.

To the west, visual effects would be constrained by the combination of limited publicly accessible land and existing dwellings and vegetation containing the majority of views.

To the south, the well-established vegetation along the boundary and immediately south would contain the majority of views. The exceptions would be a narrow, clear view of the proposed development from footpath 2774 which would result in up to **Moderate and Negative** visual effects at Year 1, and filtered views and glimpses from a small group of dwellings to the south of the site which would result in **Moderate/ Minor and Negative** visual effects at Year 1. In both cases visual effects would gradually reduce over time as the proposed vegetation establishes.

From the elevated ground within the SDNP, distant views of the proposed development would also be available. Whilst the development would be seen from over 2km away, partially screened by existing vegetation and seen in the context of Small Dole and other nearby settlements, up to **Moderate and Negative** visual effects would be experienced at Year 1 given the high sensitivity of these receptors. In all cases visual effects would reduce overtime as the proposed planting establishes, and by Year 15 all visual effects would be of a neutral nature.

7.5 Special Qualities of the SDNP

As set out in section 2.4, Special Qualities 1 and 3 are of most relevance to the site;

1. *"Diverse, inspirational landscapes and breathtaking views";* and
3. *"Tranquil and unspoilt places".*

If the proposed development were to be built out it would form a very small part of the *"breathtaking views"* available at Truleigh Hill and Chanctonbury Hill within the National Park (see viewpoints 8 to 10). The proposed development would be seen in the context of the existing settlement of Small Dole and the proposed development would not result in the settlement expanding and becoming a more dominant feature within the view. Overtime the proposed planting would also filter the development and help to integrate it into the wider landscape, reducing visual effects. Therefore, overall, there would be a small effect on the *"breathtaking views"* identified within Special Quality 1.

As Small Dole abuts the National Park, and the site is only 220m west of the National Park, the site and the wider context of Small Dole has potential to affect Special Quality 3 *"Tranquil and unspoilt places"*. The proposals would result in additional lighting, movements and noise, although these would form only a small fraction of existing lighting, noise and traffic in Small Dole. The potential effects of the proposals upon Special Quality 3 would therefore be negligible.

APPENDIX A

Method used in Assessing Landscape and Visual Effects

A.1 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[1] (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

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. This method of assessment assesses landscape and visual effects.

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 and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development). Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

A.2 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 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such

[1] Landscape Institute and Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition, April 2013)

as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

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.

A.2.1 .Landscape Sensitivity

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

A.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at low, community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, 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 A-1: 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, National Landscapes, National Scenic Areas	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). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	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, II* 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. Landscapes which demonstrate the presence of a number of indicators of landscape value, as set out in Table 1 of TGN 02/21, or which have just one indicator of particular importance.	Local Authority

Designation	Description	Value
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority/ Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

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 an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape 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 A-2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

A.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to 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, and makes reference to the criteria set out in Table A3 below. 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 may 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 A-3: 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 transformational 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 transformational 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 transformational adverse effects, taking account of the existing character and quality of the landscape.

A.2.4 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 as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 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 table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A-1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

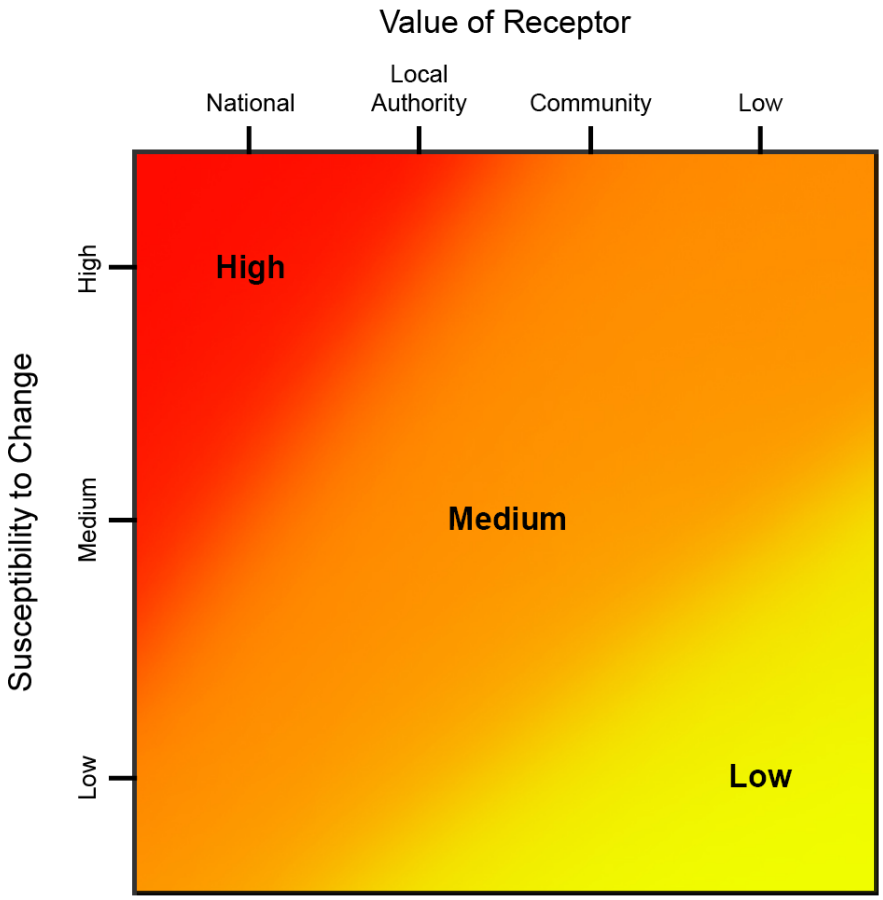


Table A-4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

A.2.5 Magnitude of Landscape Change

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

A.2.6 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 proposed development, as described in Table A5 below.

Table A-5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

A.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. 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 A-6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself.
Medium extent of landscape change	Landscape change extends beyond the site boundaries.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

A.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

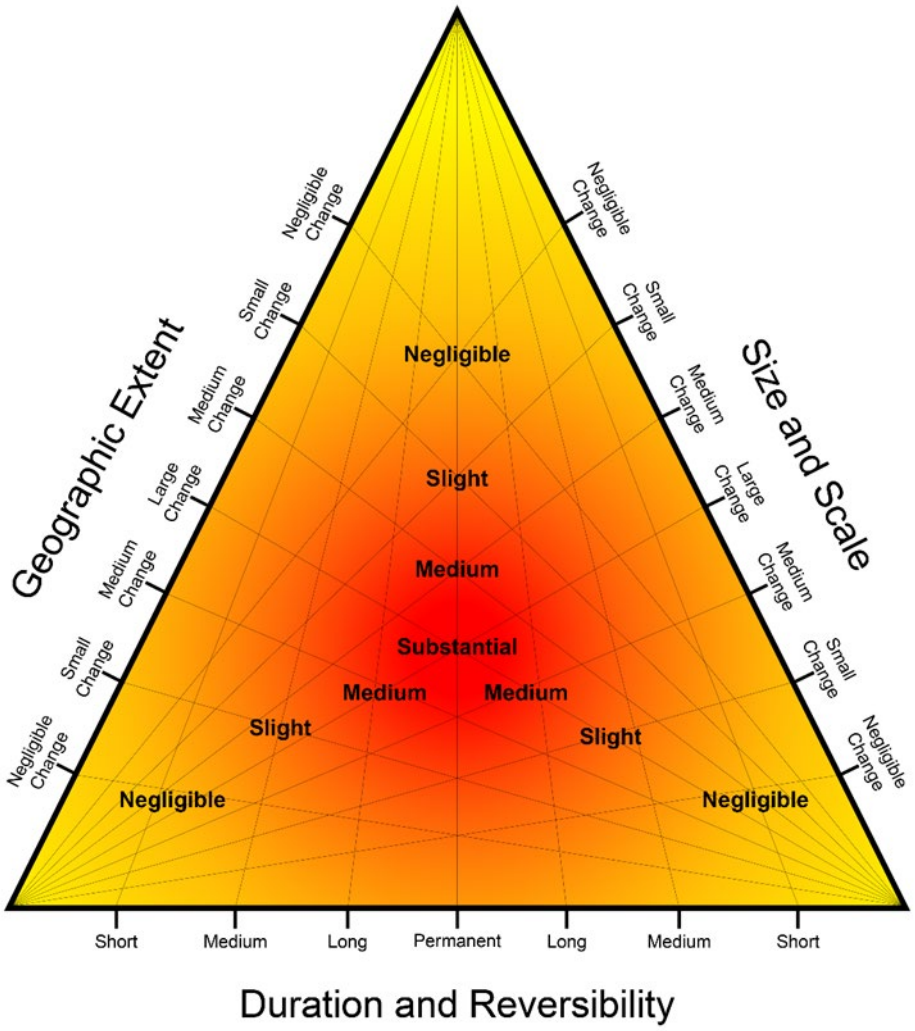
Table A-7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Effects that will last for over 25 years and is deemed irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and is wholly or partially reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years - includes construction effects.

A.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A-2: Determining the Magnitude of Landscape Change

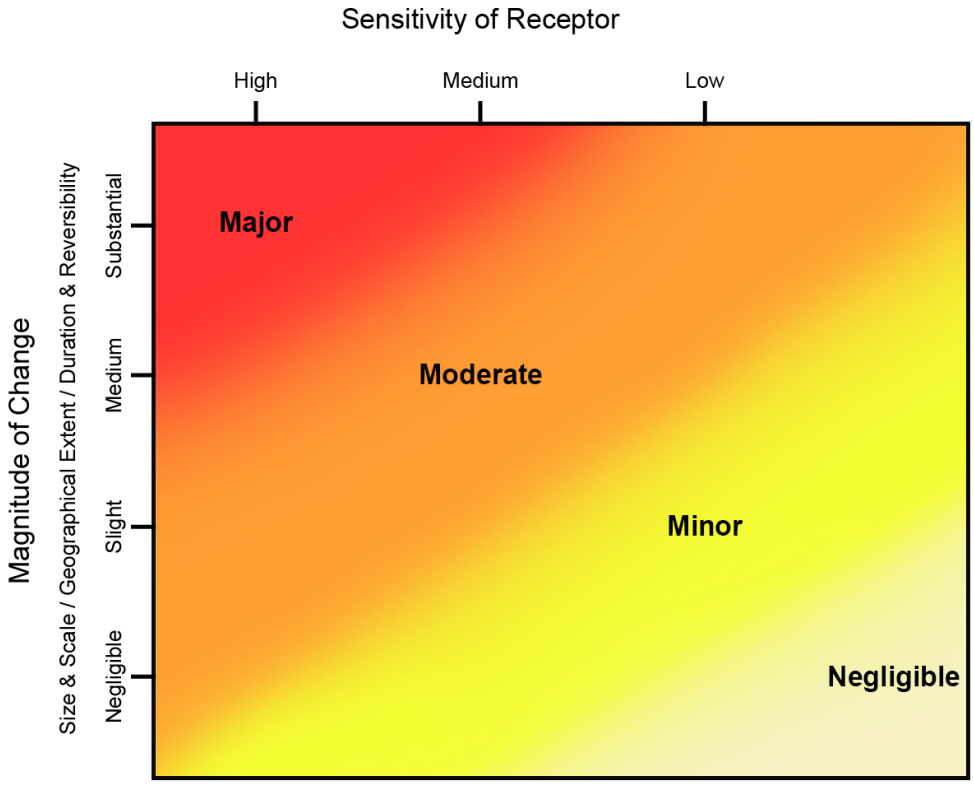


A.2.10 Assessment of Landscape Effects and Significance

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A-3: Assessment of Landscape Effects



A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, 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.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;

- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- 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 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.

A.3.1 Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

A.3.2 Value Attached to Views

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.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.

Table A-8: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

A.3.3 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 be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 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”. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A-9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their 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.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

A.3.4 Defining Sensitivity

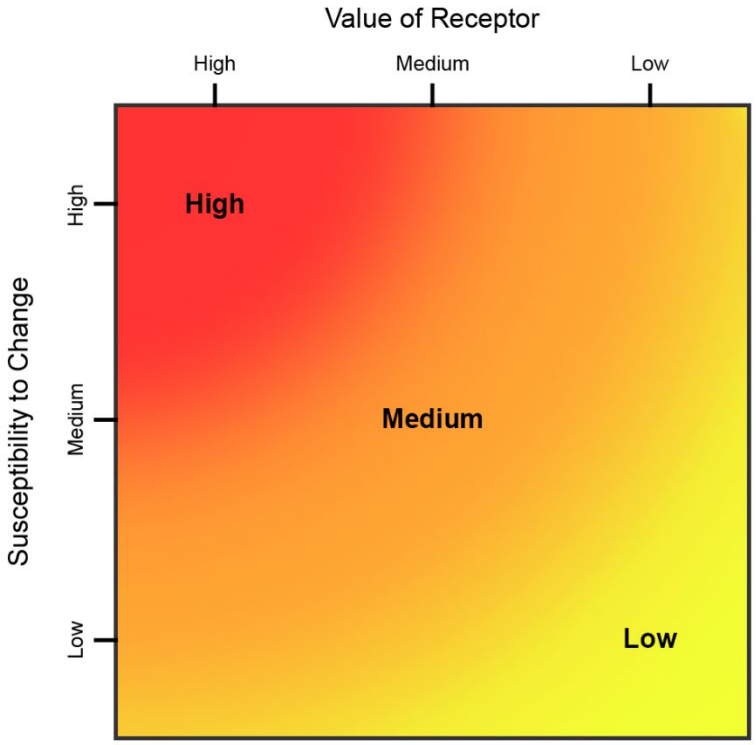
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A-10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.

Sensitivity	Criteria
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A-4: Levels of Sensitivity Defined by Value attached to View and Susceptibility of Visual Receptor Groups



A.3.5 Magnitude of Visual Change

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

A.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint 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; and
- 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 A11 below.

Table A-11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large 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.
Medium visual change	The proposed development 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.
Small visual change	The proposed development 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 proposed development 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 proposed development will cause no change to the view.

A.3.7 Geographical Extent of Change

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), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

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

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated 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 A-12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

A.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

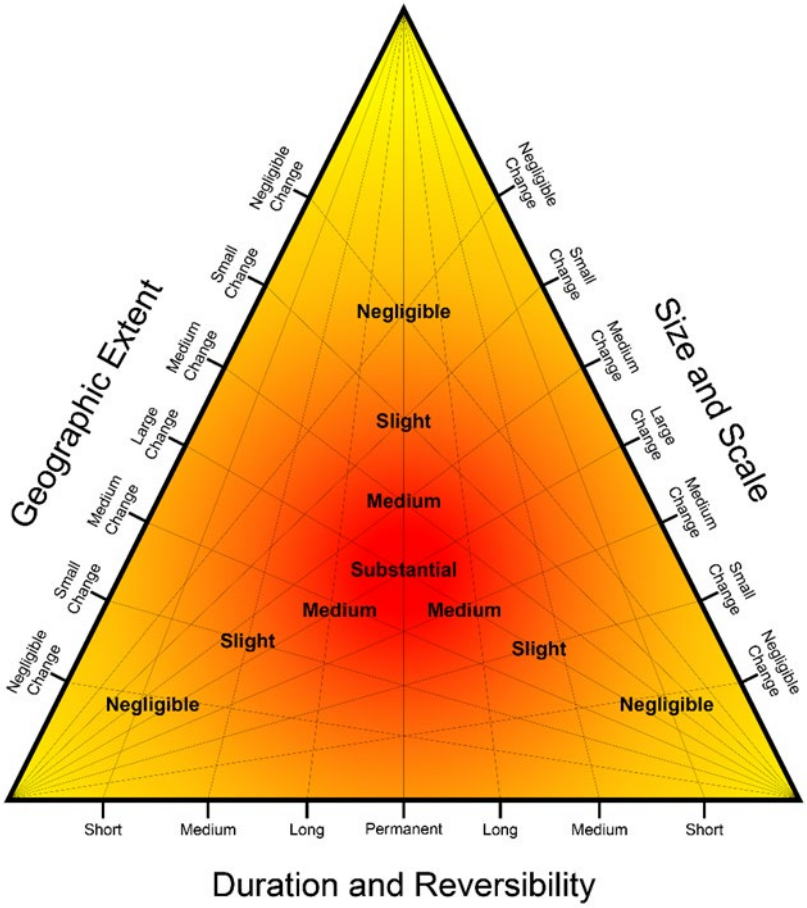
Table A-13: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Effects that will last for over 25 years and is deemed irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and is wholly or partially reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years - includes construction effects.

A.3.9 Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A-5: Determining the Magnitude of Visual Change

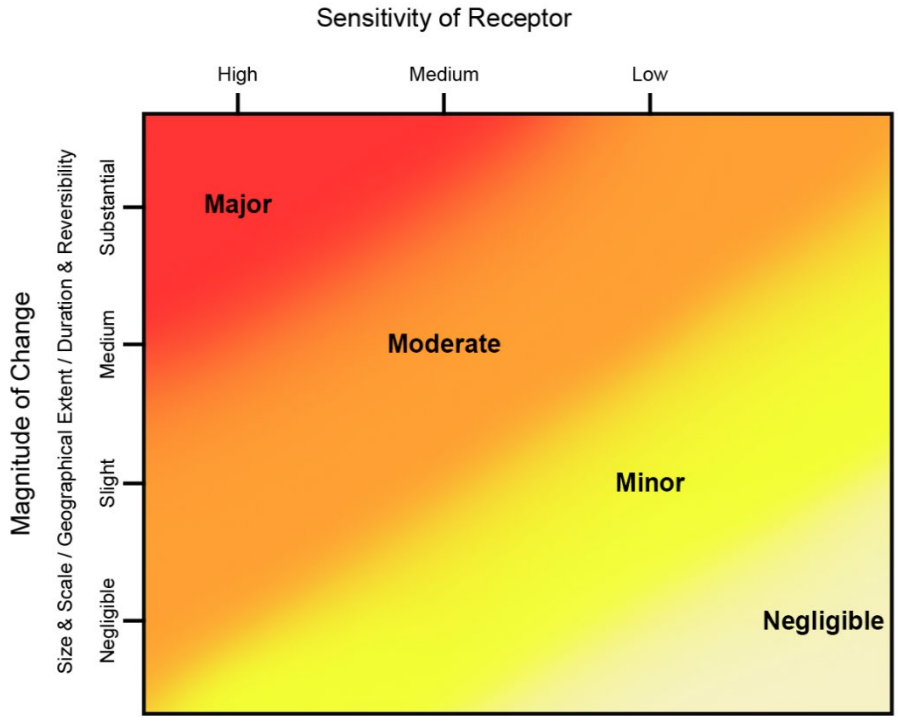


A.3.10 Assessment of Visual Effects and Significance

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

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A-6: Assessment of Visual Effects



APPENDIX B

Methodology for Preparing Zone of Theoretical Visibility (ZTV)

A Zone of Theoretical Visibility (ZTV) has been produced (refer to **drawing SD3**) to provide an objective assessment of the potential theoretical visibility of the proposed development. A site layout of the proposed development has been supplied by OSP Architects. The proposed dwellings have then been computer modelled and placed in a detailed terrain model along with;

- An arboricultural model of existing on-site vegetation (information taken from SJA trees Arboricultural Tree Survey Schedule and Tree Constraints Plan);
- Proposed platform levels appended to OS Terrain 5 data;
- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping; and
- Additional vegetation shown at a conservative estimate of 7m respectively within 2km of the site which has been recognised through desktop and on site assessment.

The ZTV includes existing vegetation but **does not include any proposed trees**. Therefore, the extent of visibility is defined by topography, existing/proposed buildings and existing vegetation and is a **worst-case scenario.**

Existing Features

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

Proposed Development

The ZTVs have been based on a site layout provided by OSP Architects. All proposed dwellings have been modelled to a height of 8.5m.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area.

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. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

APPENDIX C

Methodology for Preparing Photomontages

C.1 Introduction

Two photomontages have been prepared to illustrate the potential visual effects of the proposal at years 1 and 15 from viewpoints 5 and 8.

C.1.2 Viewpoint Photographs

Photography was obtained using a full frame Digital Single Lens Reflex (DSLR) camera mounted with a 50 mm 'fixed' lens (Nikon D610). The camera was mounted on a tripod with a panoramic head in order to obtain a stable platform and the single frame and panoramic views. The position of the tripod was recorded with a handheld GPS device. In addition to recording the location of the viewpoint, observations relating to time of day, weather, cloud cover, and visibility were recorded.

Following completion of the fieldwork, the photography was reviewed and the clearest images selected for the production of panoramic images. In some cases, small adjustments were made to the images through the use of Adobe Photoshop software in order to improve clarity. The panoramas were then prepared through the joining of individual frames in Photoshop to generate 360 degree panoramas.

Viewpoint photographs are presented as a cylindrical panoramic image at A1 width. Presented field of view is 39.6° x 27° (Horizontal x Vertical). Viewing distance is 50cm.

Photomontages

Type 3 photomontages have been prepared. Viewpoint locations are shown on an extract from the Viewpoint Location Plan on **figures 1 and 2**, below:

Viewpoint 5: View west towards the site from Shoreham Road.

Viewpoint 8: View north towards the site from PRoW 2750, positioned west of Truleigh Hill within the South Downs National Park.

C.1.3 The Proposed Buildings

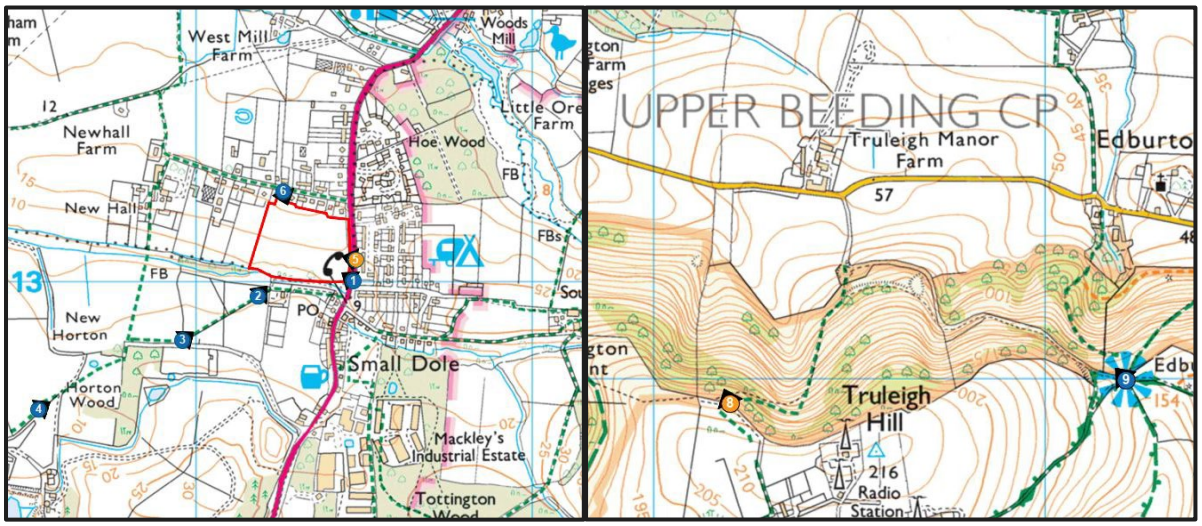
The proposals are in outline and there are therefore no details of the proposed building design. However, the indicative site layout prepared by OSP Architects (drawing 23088/C101D) indicates potential building positions. Heights have been taken from the Design and Access Statement; 2 storey buildings at 8.5m.

C.1.4 Proposed Planting Heights

The view at year 1 shows woodland, shrub and hedgerow planting in 60cm tubes, whereas street trees are shown as light standards 2.5 to 3m tall. The view at year 15 shows woodland planting at 7.5 to 8m tall, street trees at 8 to 10m tall, and hedgerows and shrub planting between 2.5m and 3m high, depending upon the character and position of the planting.

Examples on growth rates for photomontages prepared by IEMA states that the growth rate for a 30-45cm transplant is typically 30cm per year in the first three years, increasing to 50cm per year for subsequent years. On this basis trees planted as young stock would achieve a height of 7.5 metres in 15 years.

Figures 1 and 2: Viewpoint Locations used in the SLR LVA. Viewpoint 5 and 8 have been used for Photomontages.



C.1.5 Detailed Methodology

This Technical Methodology is produced as part of the requirements of the Landscape Institute Visual Representation of Development Proposals (VRDP) Technical Guidance Note 06/19 (17 September 2019), which states:

'*2.3 Visualisations should: …. be accompanied by appropriate information, including a Technical Methodology and* ***required data within page title blocks*** *(Appendix 7.2 and 10);*'

In Table 2 – Visualisation Types 1-4 (VRDP) indications are given in terms of the detail of reporting required in the Technical Appendix, under 'Reporting Methodology and Data Sources'. This indicates that an outline description of sources is recommended and a methodology for Visualisations Type 1 and 2, with increasing detail through Visualisation Type 3 to Visualisation Type 4.

Appendix 7 paragraph 7.2.2 of the VRDP states;

'A Technical Methodology should be provided as an Appendix to Type 3 and 4 visualisations. This will assist recipients with understanding the level of technical approach and also explain reasoning for any departures from standards. This should be proportionate to the requirements of the assessment and the required images. See Appendix 10.'

The VRPD (paragraph 3.5.2) identifies 4 types of visualisations as follows, with Type 1 being the least technically sophisticated and Type 4 the most sophisticated:

Type 1 annotated viewpoint photographs;

Type 2 3D wireline / model;

Type 3 photomontage / wireline; and

Type 4 photomontage / wire (survey / scale verifiable).

Table 1 - Relationships between Purpose, User and Visualisation Types (VRDP) indicates the relationship between the types of visualisation and the purpose and intended users of the various visualisations. It is noted in 3.5.6 of the VRDP that categories of user and purpose (i.e. A-D) illustrate four convenient levels along a scale and provide a broad indication as to the appropriate visualisation types for the different levels of users and purposes not a definitive relationship.

Paragraph 3.7.1 of the VRDP guidance states:

'For any given project for which visual representation may be required, the proposed approach to visualisation should be set out in a brief description, explaining:

- the anticipated Purpose / Users;
- the indicative assessment of Sensitivity and Magnitude and resulting likely indicative overall Degree or Level of Effect; and
- other factors influencing the selection of the Visualisation Type.'

Table C1: Visualisation Type

Factor	Proposed Approach
Purpose / Users	Planning Application for Non-EIA development. Users: Planning Authority, Council's landscape consultant, public and consultees.
Indicative overall Assessment levels	Sensitive receptors close to the site, who may experience a high magnitude of effect as proposed development would be close in several views.
Other factors influencing visualisation type	Concerns regarding landscape and visual effects were expressed in pre-app consultations.

Appendix 10 of the VRDP identifies an 'Indicative Listing' of information for each project that should be provided within the overall Technical Methodology. The required information is contained in this document (Appendix 2A) in Table 2: Overall Technical Details.

In addition, Appendix 10 of the VRDP also identifies the technical information required **Per Viewpoint** and to be provided on each page of the photograph / visualisation in a series of figure notes. This information is recorded on the visualisation drawings prepared for this assessment.

APPENDIX D

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 D1: Landscape Value - Evaluation of the Value of the Site and its Immediate Context in accordance with Table 1 of "Assessing Landscape Value – a Technical Guidance Note" (TGN 02/21, Landscape Institute).

Factor	Assessment	Notes
Natural Heritage	Community	The site comprises a small-scale pastoral field located on the edge of Small Dole. The south, east and western boundaries of the site are bound by well-established hedgerows and trees. The northern boundary comprises a mix of fencing, hedgerow and trees associated with rear gardens of the residential properties along New Hall Lane. There are no ecological designations within the site or its immediate vicinity.
Cultural Heritage	Low	There are no known heritage features present within the site or its immediate vicinity. The closest heritage feature is the two Grade II* listed structures at New Hall, approximately 265 metres to the west of the site.
Landscape condition	Community	The pastoral field is in good condition. The native hedgerows and trees along the southern, western and eastern boundaries are well-established although in varying condition. The site is directly influenced by the dwellings along New Hall Lane immediately north of the site. Noise and movement associated with Shoreham Road (A2037) can be experienced across the site.
Associations	Low	No associations in literature, art or other media.
Distinctiveness	Local Authority	The site aligns with many of the key characteristics of landscape character area D2 such as the "*Undulating landscape of low ridges", "Long views to and from the ridges"* and *"Small to large size regular and irregular fields with a variable hedgerow pattern"*. The description of D2 also refers to the suburban development around Small Dole and the suburbanisation of the A2037 which are other characteristics that the site reflects. The site also contains long views towards the elevated ground within the SDNP, increasing its distinctiveness.
Recreational	Low	There is no formal public access to the site.
Perceptual (Scenic)	Local Authority	The site comprises clear views of Truleigh Hill in the SDNP. The pastoral field and well-established hedgerows and trees also provide a scenic quality. The residential dwellings along New Hall Lane and noise and movement associated with Shoreham Road (A2037) introduce urban features, however, the landscape retains a scenic quality.

Factor	Assessment	Notes
Perceptual (Wilderness and tranquillity)	Community/ Low	The pastoral field, boundary vegetation and views of the undeveloped escarpment of the SDNP provide rural characteristics. However, the influence of the residential dwellings along New Hall Lane and the noise and movement associated with Shoreham Road (A2037) reduces the overall perception of wilderness and tranquillity within the site.
Functional	National	The site is located within the visual setting of the SDNP and contributes to some of the special qualities of the National Park. The well-established hedgerows and hedgerow trees along the site's boundaries also contribute to the wider Green Infrastructure Network.

There are no landscape related designations or known heritage or ecology features within the site. There are also no associations in literature, art or other media or recreational access to the site. The site is influenced by the residential dwellings along New Hall Lane and noise and movement associated with Shoreham Road (A2037). However, the hedgerows and trees along the southern, eastern and western boundaries are well-established, and along with views of the South Downs, provides a scenic quality. The pastoral field itself is also in good condition and the site is located within the setting of the SDNP.

Therefore, the overall value of the site is assessed as **Local Authority**.

Table D2: Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Sloping pasture field	Local Authority	High/ Medium	High/ Medium	The agricultural fields have an inherently high susceptibility to residential development, although this susceptibility is partly reduced by the influence of existing built form and noise, lighting and movement caused by the settlement edge and Shoreham Road (A2037).
Hedgerows and trees around the edges of the site	Local Authority	Low	Medium/ Low	In total, approximately 15m of hedgerow, from either side of the existing field gate, would be removed from the eastern boundary to incorporate the vehicular access. Otherwise, all boundary vegetation would be retained and reinforced. There is also ample space to provide additional planting in the form of woodland, foraging trail and open space trees, hedgerows, street trees, species-rich grassland and ornamental planting within the development parcel, as shown in the indicative site layout.
Aesthetic and Perceptual Aspects				
Small scale and semi-enclosed	Local Authority	Medium	Medium	The introduction of new built form has potential to increase the degree of enclosure and thus reduce perceived scale. However, as the site is already of a small scale and semi-enclosed, the susceptibility to these effects is reduced.
Simple, still landscape but with some diversity and movement from adjacent buildings and road	Local Authority	Medium	Medium	The proposed development would comprise various forms, colours and textures and generate movement, noise and lighting. However, as the site is already influenced by the settlement edge and Shoreham Road (A2037) that have previously introduced these features into the landscape, susceptibility is reduced.
Overall Character				
Local part of Landscape Character Area D2	Local Authority	Medium	Medium	Generally, this character area is relatively rural and is therefore susceptible to change. However, as stated within the Landscape Character Area description, Small Dole already comprises suburban development and is influenced by the A2037. Therefore, this area, which includes the site, has some ability to accommodate the proposed development without

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
				transformational adverse effects as no new elements or features would be introduced into the landscape. Resulting in a medium susceptibility.
Local part of Landscape Character Area C1	National	Medium/ Low	Medium	This area of the SDNP is rural which increases its susceptibility to change. However, as built form, including the existing settlement of Small Dole, is already characteristic of the setting of the National Park, the landscape has some ability to accommodate the proposed development without transformational adverse effects. The proposed development would also not directly affect this area, reducing susceptibility further.

Table D3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Sloping pasture field	Large	Small	Permanent	Substantial/ Medium	The proposed development would introduce buildings into an area that is currently a pastoral field. Therefore, the existing land use would not remain and the proposed development would become a dominant feature within the landscape. The sloping landform would also become less apparent as the individual residential plots would be levelled. Together this would result in a large size and scale of change. The proposed development would only alter the land use and topography within the site, resulting in a small geographical extent. The development would be permanent in duration.
Hedgerows and trees around the edges of the site	Small	Small	Permanent	Slight	The proposed development would require sections of the eastern hedgerow, either side of the field gate, to be removed to incorporate the proposed vehicular access. All other boundary vegetation would be retained and reinforced where necessary to form a strong, landscape structure. Additional planting, both native and ornamental, would be proposed throughout the site. This would improve the site's landscape and ecological value. Together, this would result in a small size and scale of change. The proposed development would also be fulfilling the landscape guidelines within the Horsham Landscape Character Assessment to *"carry out native tree and woodland planting around Small Dole"* and *"conserve and manage existing hedgerows".* There would be no effect on the vegetation outside of the site and connectivity with green infrastructure outside of the site would either remain or improve. Resulting in a small geographical extent.

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					The development would be permanent in duration.
Aesthetic and Perceptual Aspects					
Small scale and semi-enclosed	Medium	Small	Permanent	Medium/ Slight	The proposed development would introduce new aspects of enclosure (dwellings, trees, lighting columns etc) across the majority of the site. This would increase the sense of enclosure and reduce the sense of scale within the site which would change the balance of the landscape. However, as the site is already semi-enclosed and of a small scale, the extent of this change is limited. The northern half of the site would also be exempt from built form and therefore impacts of the scale and enclosure of the northern extent of the site would be further limited. Together resulting in a medium level of change. As built form is located within the adjacent land and the landscape's vegetation is well-established, the wider landscape is already influenced by aspects of enclosure. Therefore, the changing effect would be focused within the site resulting in a small geographical extent. The development would be permanent in duration.
Simple, still landscape but with some diversity and movement from adjacent buildings and road	Medium	Small	Permanent	Medium/ Slight	The proposed development would result in a greater variety of colours, textures and movement within the site. However, as diversity, noise and movement associated with the adjacent settlement and road can already be experienced across the site, no new elements would be introduced. Therefore, the size and scale of change is reduced to Medium. Landscape effects would be localised and focused on the site itself due to the surrounding landscape already being influenced by existing suburban features. This would result in a small geographical extent. The proposed changes would be permanent.

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Overall Character					
Local part of Landscape Character Area D2	Small	Small	Permanent	Slight	The proposed development would result in a single, small scale pastoral field becoming residential development and public open space. As this part of Landscape Character Area D2 is already influenced by suburban development and the A2037, the proposed development would not introduce any new features or significantly alter the balance of the landscape. The proposed development would also be a small element within the landscape and not result in the settlement of Small Dole extending any further south or west. Therefore, the influence of the settlement on the wider Landscape Character Area would remain comparable. The proposed development has also been shaped to retain key characteristics of the Landscape Character Area such as the boundary hedgerows and long views to the ridge. The proposed development would also be fulfilling some of the guidance provided for Landscape Character Area D2 by incorporating native tree and woodland planting and conserving and managing existing hedgerows. This would help to achieve a more intact and desired landscape. Together these factors would result in the proposed development not substantially changing the composition of the landscape, resulting in a small size and scale of change. The changes to character would be localised, due to the relatively small scale of the development, its proximity to the existing settlement edge, and the enclosure of the site by mature, existing vegetation. Resulting in a small geographical extent. The proposed changes would be permanent.
Local part of Landscape Character Area C1	Negligible	Medium/ Small	Permanent	Slight	As the proposed development is located 1.6km away from this character area there would be no direct effects on this landscape.

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					As the setting of the National Park is already influenced by Small Dole and other nearby settlements, no new elements or features would be introduced into the landscape. The proposed development would also form a small element of Small Dole and would not result in the settlement extending closer to the National Park. Therefore, changes to the composition of the landscape would be trivial. Whilst the proposed development would result in additional views, movement, noise and lighting, this would also be a small element in comparison to the existing views, noise, movement and lighting associated with Small Dole and have little impact on the wider landscape. Therefore, overall the proposed development would result in negligible effects on Landscape Character Area C1. Due to the elevated nature of this Landscape Character Area, these landscape effects would be experienced beyond the site boundaries. However, the SDNP's undulating landform and the intervening, well-established vegetation means that these landscape effects are often isolated. Together resulting in a medium/ small geographical extent. The proposed changes would be permanent.

Table D4: Assessment of Landscape Effects

Important Planning Considerations are in **bold font**.

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Sloping pasture field	High/ Medium	Substantial/ Medium	**Major/ Moderate**	Negative
Hedgerows and trees around the edges of the site	Medium/ Low	Slight	Moderate/ Minor	Positive
Aesthetic and Perceptual Aspects				
Small scale and semi-enclosed	High/ Medium	Medium/ Slight	Moderate	Negative
Simple, still landscape but with some diversity and movement from adjacent buildings and road	Medium/ Low	Medium/ Slight	Moderate/ Minor	Negative
Overall Character				
Local part of Landscape Character Area D2	Medium	Slight	Moderate/ Minor	Negative
Local part of Landscape Character Area C1	Medium	Slight	Moderate/ Minor	Negative

APPENDIX E

Assessment of potential visual effects

The following tables assess 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, for each of the representative viewpoints.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 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 for each of the visual receptors groups (for example residents, walkers, vehicle users, etc.).

Table E1: Analysis of Sensitivity of Viewpoints/Visual Receptors at Representative Viewpoints

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. View north-west towards the site from Shoreham Road.	Medium	Cyclists/ pedestrians Vehicle Users	High Medium	High/Medium Medium	Pedestrians are likely to be focused on views. Cyclists are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. As within Small Dole Shoreham Road often has visual connections with elevated ground within the South Downs, this value has been increased from Low to Medium.
2. View north-east towards the site from PRoW 2774_1.	Medium (Local Authority)	Walkers	High	High/Medium	Recreational walkers are likely to be focused on the countryside. The value of these views has not been increased as there is no visual connection with the SDNP.
3. View north-east towards the site from PRoW 2774.	Medium (Local Authority)	Walkers	High	High/Medium	Recreational walkers are likely to be focused on the countryside. The value of these views has not been increased as there is no visual connection with the SDNP.
4. View north-east towards the site from further along PRoW 2774.	Medium (Local Authority)	Walkers	High	High/Medium	Recreational walkers are likely to be focused on the countryside. The value of these views has not been increased as there is no visual connection with the SDNP.
5. View west towards the site from Shoreham Road.	Medium	Cyclists/ pedestrians Vehicle Users	High Medium	High/Medium Medium	Pedestrians are likely to be focused on views. Cyclists are likely to be focused on views but are transitional viewers.

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					Vehicle users would be more focused on the journey ahead. As within Small Dole Shoreham Road often has visual connections with elevated ground within the South Downs, this value has been increased from Low to Medium.
6. View south-east towards the site from PRoW 2775 along New Hall Lane.	Medium (Local Authority)	Residents Pedestrians/ Cyclists Vehicle Users	High High Medium	High/Medium High/Medium Medium	Residents are susceptible to changes in views. Pedestrians are likely to be focused on views. Cyclists are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. The value of these views has not been increased as there is no visual connection with the SDNP.
7. View north-west towards the site from where PRoW 2753 intersects PRoW 2754, within the South Downs National Park.	High	Cyclists/ Horse riders/ Walkers	High	High	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are also likely to be focused on views but are transitional viewers.
8. View north towards the site from PRoW 2750, positioned west of Truleigh Hill within the South Downs National Park.	High	Walkers	High	High	Recreational walkers are likely to be focused on the countryside.
9. View north-west towards the site from recognised viewpoint	High	Cyclists/ Horse riders/ Walkers	High	High	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are also

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
on the South Downs Way at Edburton Hill.					likely to be focused on views but are transitional viewers.
10. View north-east towards the site from Chanctonbury Ring Fort on the South Downs Way.	High	Cyclists/ Horse riders/ Walkers	High	High	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are also likely to be focused on views but are transitional viewers.

Table E2: Analysis of Magnitude of Visual Change at Representative Viewpoints

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
1. View north-west towards the site from Shoreham Road.	Medium	Medium/ Small	Small	Permanent	Medium/ Slight	Medium/ Slight	The roof planes of the proposed new homes would be seen above the well-established vegetation along the site's eastern boundary. During the winter months, glimpses through this intervening vegetation may also be available. The proposed vehicular access would also be seen on the brow of the hill along Shoreham Road (A2037) approximately 100m north of the viewpoint. These new features would be seen in the context of Shoreham Road, infrastructure, and existing dwellings further south along Shoreham Road. During the summer months these changes would only partially alter the composition of the view. However, it is assumed that when the vegetation is not in leaf this change would be more noticeable, resulting in a Medium size and scale of change at Year 1. At year 15 the vehicular access and proposed roofline would remain visible. However, once the additional planting along the eastern boundary establishes, glimpsed views during the winter months would become increasingly sparse. Therefore, the proposed development

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							would result in a Medium/ Small size and scale of change at Year 15. The proposed development would only be seen from Shoreham Road when in the immediate vicinity of the site, resulting in a Small geographical extent. The proposed changes would be permanent.
2. View north-east towards the site from PRoW 2774_1.	Medium/ Small	Small	Small	Permanent	Medium/ Slight	Slight	The proposed development would be predominately filtered and/ or screened by the well-established vegetation along the site's southern boundary. However, it is assumed that the level of screening would reduce during the winter months when vegetation is not in leaf. Currently distant views of the housing along New Hall Lane can be seen beyond the site, and within this view overhead cables and built form at the stables to the south of the site can also be experienced. Therefore, some built form is already characteristic of the view. However, the extent of built form within the view would increase as the western extent of the proposed dwellings would be visible through a gap in the vegetation. This would result in a degree of change within the view, however as only partial views of the proposed

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							development would be available, it would account to a Medium/ Slight size and scale of change at Year 1. At year 15, the proposed planting along the southern edge of the site and the proposed street trees would further filter views of the proposed dwellings, reducing the size and scale of change to Slight by Year 15. The proposed development would be seen from a short section of PRoW 2774, resulting in a Slight geographical extent. The proposed changes would be permanent.
3. View north-east towards the site from PRoW 2774.	Small	Small	Small	Permanent	Slight	Slight	During the summer months the proposed development would be filtered and partially screened by the well-established vegetation along the site's southern boundary, with only a narrow view of the proposed development being visible. During the winter months it is assumed that glimpses of the proposed development would become available through the intervening vegetation. The proposed development would be seen from approximately 350m away and in the context of overhead powerlines and alongside built form at the stables to the south of the site. However, the proposed

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							development would result in an increase in suburban features within the view and cause a partial change to the composition of the view. Overall, resulting in a Small size and scale of change. At year 15 the proposed planting to the south of the proposed housing would further filter views. However, as the proposed development would remain perceptible, particularly during the winter months, a Small size and scale of change would remain. The proposed development would be seen from a short section of PRoW 2774, resulting in a Slight geographical extent. The proposed changes would be permanent.
4. View north-east towards the site from further along PRoW 2774.	No effect	No effect	No effect	No effect	No effect	No effect	There would be no views of the proposed development from this location due to the screening effects of the intervening, well-established vegetation.
5. View west towards the site from Shoreham Road.	Large/ Medium	Medium	Small	Permanent	Medium	Medium	The proposed vehicular access would form a key element within this view and it would result in 15m of hedgerow and trees being removed from the eastern boundary. Views across the proposed public open space would be available through the vehicular entrance, and

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							views of the proposed developments upper-storey would be seen above the eastern boundary vegetation. It is also assumed that during winter months, glimpses through the retained vegetation along the eastern boundary would become available. However, the proposed development would be viewed in the context of Shoreham Road (A2037) and distant dwellings which would slightly reduce the visual effects to a Large/ Medium size and scale of change. The proposed planting along the eastern boundary and within the street scenes would progressively filter views and by year 15 the proposed dwellings would be primarily screened. The tree planting within the open space would also foreshorten these views, resuming a more enclosed view. However, the vehicular access and views of the proposed dwellings through the access point (which would be available elsewhere along Shoreham Road) would remain key features within the view. Therefore, the proposed development would continue to cause a noticeable change in view and a Medium size and

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							scale of change would be experienced at Year 15. The proposed development would only be seen from Shoreham Road when in the immediate vicinity of the site, resulting in a Small geographical extent. The proposed changes would be permanent.
6. View south-east towards the site from PRoW 2775 along New Hall Lane.	Small (Residents = Large/ Medium)	Small (Residents = Medium)	Small (Residents = Small)	Permanent	Slight (Residents = Medium)	Slight (Residents = Medium/ Slight)	For walkers, cyclists and vehicle users along New Hall Lane and PRoW 2775, the proposed new homes would be occasionally seen through gaps in between the existing dwellings. The proposed development would form a small element within these views as it would be located on the lower ground and within the southern extent of the site, approximately 150m away. The existing intervening vegetation would also limit views further, and the proposed development would be seen in the context of the existing dwellings along New Hall Lane. Therefore, no new elements would be introduced into the view and the proposed development would only partially alter the composition of the view, resulting in a Small size and scale of change at Year 1.

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							For residents to the south of New Hall Lane, views of the proposed development would be available from the rear facades. The proposed dwellings would be over 100m away, positioned on lower ground and often views would be filtered or partially screened by vegetation within rear gardens or along the site's northern boundary. However, there are a few occasions where views would be more open causing a more substantial change in view and resulting in a Large/ Medium size and scale of change. By year 15, the proposed planting within the public open space would filter views of the proposed dwellings on lower ground. For walkers, cyclists and vehicle users along New Hall Lane and PRoW 2775, when combined with the filtering and screening effects of existing dwellings and vegetation, the proposed dwellings would become almost entirely screened. However, the proposed development as a whole would remain perceptible within the view, and therefore a Small size and scale of change would remain, although this would be of a Neutral Nature.

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							For residents, the proposed development would also become increasingly filtered and screened. For those residents with limited, existing, intervening vegetation, the proposed dwellings would become filtered, reducing the size and scale of change to Medium. For walkers, cyclists and vehicle users along New Hall Lane and PRoW 2775, the proposed development would be seen through occasional gaps between dwellings and the existing vegetation along New Hall Lane. Resulting in a Small geographical extent. For residents, the proposed development would be seen from a small proportion of houses associated with New Hall Lane, resulting in a Small geographical extent. The proposed changes would be permanent.
7. View north-west towards the site from where PRoW 2753 intersects PRoW 2754, within the South Downs National Park.	Small	Negligible	Small	Permanent	Slight	Slight/ Negligible	The proposed development would be seen from approximately 2.5km away. It would be seen in the context of the existing dwellings at Small Dole and partially screened by the existing vegetation along the site's southern boundary. However, at year 1 the mass of the proposed development wouldn't yet be filtered and broken up by the

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							proposed vegetation, which is a key characteristic of Small Dole, and therefore it would be more perceptible within the view. This would partially alter the composition of the view, resulting in a Small size and scale of change. By Year 15, the proposed street trees would have filtered and broken up the proposed built form and therefore the development would be better integrated into the landscape. Along with being viewed in the context of the existing dwellings at Small Dole and from 2.5km away, the proposed development would barely alter the composition of the view. Resulting in a Negligible size and scale of change. The proposed development would be seen from a small number of locations on Truleigh Hill, resulting in a Small geographical extent. The proposed changes would be permanent.
8. View north towards the site from PRoW 2750, positioned west of Truleigh Hill within the South	Small	Negligible	Small	Permanent	Slight	Slight/ Negligible	From this location on Truleigh Hill the proposed development would be seen from approximately 2.25km away and in the context of the existing dwellings and industrial estate at Small Dole. However, as per viewpoint 7, at year 1 the mass of

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
Downs National Park.							the proposed development wouldn't yet be filtered and broken up by the proposed vegetation, which is a key characteristic of Small Dole, and therefore it would be more perceptible within the view. This would partially alter the composition of the view, resulting in a Small size and scale of change. By year 15, the proposed street trees would have filtered and broken up the proposed built form and therefore the development would be better integrated into the settlement. The proposed planting within the open space would also reflect the vegetated characteristic of Small Dole and the existing vegetation would continue to partially screen the development parcel. Therefore, altogether the proposed development would barely alter the composition of the view. Resulting in a Negligible size and scale of change. The proposed development would be seen from a small number of locations on Truleigh Hill, resulting in a Small geographical extent. The proposed changes would be permanent.

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
9. View north-west towards the site from recognised viewpoint on the South Downs Way at Edburton Hill.	Small	Negligible	Small	Permanent	Slight	Slight/ Negligible	The proposed development would be seen from approximately 2.75km away and in the context of the existing dwellings at Small Dole. Given the greater distance from the site and the lower elevation of this viewpoint, the existing vegetation along the site's southern and eastern boundaries would also primarily screen the proposed development at Year 1. However, it is assumed that during the winter months glimpses through this vegetation would be available. As with viewpoints 7 and 8, the mass of the proposed development would also not yet be filtered and broken up by the proposed vegetation, and therefore it would be more perceptible within the view. Therefore, the proposed development would partially alter the composition of the view, particularly during winter months, resulting in a Small size and scale of change. By Year 15, the proposed street trees would have filtered and broken up the proposed built form and the additional planting along the southern and eastern boundaries would further filter views during the winter months. Therefore, the development would be better integrated into the landscape throughout the year.

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							Along with being viewed in the context of the existing dwellings at Small Dole and from 2.75km away, the proposed development would barely alter the composition of the view. Resulting in a Negligible size and scale of change. The proposed development would be seen from a small number of locations on Truleigh Hill, resulting in a Small geographical extent. The proposed changes would be permanent.
10. View north-east towards the site from Chanctonbury Ring Fort on the South Downs Way.	Negligible	No Change	Negligible	Permanent	Negligible	No Change	This viewpoint is approximately 7.5km from the site. Within this view, various settlements including Steyning and Upper Beeding can be viewed. Well-established vegetation is also a key characteristic of the view. The combination of these factors makes both the settlement of Small Dole and the site difficult to perceive. With the proposed development being located on the lower ground within the site and the vegetation along the western boundary being entirely retained, it is assumed that the site would be even more difficult to perceive. Therefore, the proposed development would barely alter the composition of this view, resulting in a

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							Negligible size and scale of change at Year 1. By year 15, the proposed planting within the public open space and throughout the development parcel would further integrate the proposed development with Small Dole and the wider landscape. When combined with the proposed development being viewed from 7.5km away and in the context of other settlements, it is assumed that the site would not be discernible. Resulting in no change in view. The proposed development would be seen from a very small number of locations on Chanctonbury Hill, and would be barely perceptible in the views, resulting in a Negligible geographical extent. The proposed changes would be permanent.

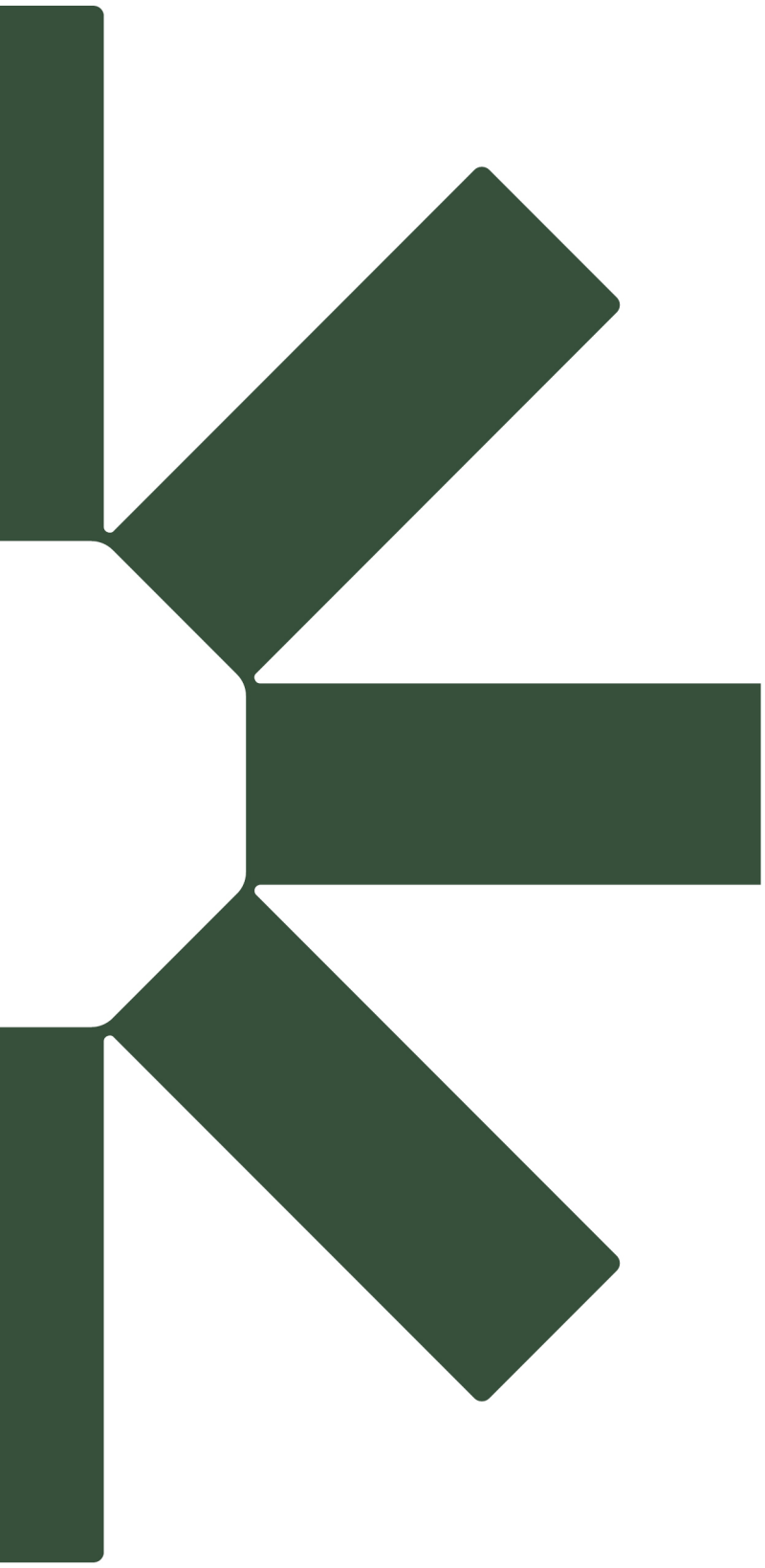
Table E3: Assessment of Visual Effects at Representative Viewpoints

Important Planning Considerations are in **bold font**.

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
1. View north-west towards the site from Shoreham Road.	Cyclists/ pedestrians Vehicle Users	High/Medium Medium	Medium/ Slight	Medium/ Slight	Moderate Moderate	Moderate Moderate	Negative Negative
2. View north-east towards the site from PRoW 2774_1.	Walkers	High/Medium	Medium/ Slight	Slight	Moderate	Moderate/ Minor	Negative
3. View north-east towards the site from PRoW 2774.	Walkers	High/Medium	Slight	Slight	Moderate/ Minor	Moderate/ Minor	Negative
4. View north-east towards the site from further along PRoW 2774.	Walkers	High/Medium	No effect	No effect	No effect	No effect	Neutral
5. View west towards the site from Shoreham Road.	Cyclists/ pedestrians Vehicle Users	High/Medium Medium	Medium	Medium	**Major/ Moderate** Moderate	**Major/ Moderate** Moderate	Negative Negative

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
6. View south-east towards the site from PRoW 2775 along New Hall Lane.	Pedestrians/ Cyclists Vehicle Users Residents	High/Medium Medium High/ Medium	Slight (Residents = Medium)	Slight (Residents = Medium/ Slight)	Moderate/ Minor Moderate/ Minor **Major/ Moderate**	Moderate/ Minor Moderate/ Minor Moderate	Neg > Neutral Neg > Neutral Negative
7. View north-west towards the site from where PRoW 2753 intersects PRoW 2754, within the South Downs National Park.	Cyclists/ Horse riders/ Walkers	High	Slight	Slight/ Negligible	Moderate	Moderate	Negative > Neutral
8. View north towards the site from PRoW 2750, positioned west of Truleigh Hill within the South Downs National Park.	Walkers	High	Slight	Slight/ Negligible	Moderate	Moderate	Negative > Neutral
9. View north-west towards the site from recognised viewpoint on the South Downs	Cyclists/ Horse riders/ Walkers	High	Slight	Slight/ Negligible	Moderate	Moderate	Negative > Neutral

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
Way at Edburton Hill.							
10. View north-east towards the site from Chanctonbury Ring Fort on the South Downs Way.	Cyclists/ Horse riders/ Walkers	High	Negligible	No effect	Moderate/ Minor	No effect	Neutral



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