NASH MANOR, NUTBOURNE LANE

LANDSCAPE AND VISUAL APPRAISAL

Prepared on behalf of

Hunter Group

HG1701lva

LVIA Ltd

Placing development well

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1.0 Executive Summary

i. LVIA Ltd were instructed to undertake a landscape and visual appraisal for the demolition of an Agricultural Barn and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping located off Nutbourne Lane by Hunter Group in November 2025. The site and its surrounding landscape were assessed and a total of nine viewpoints were selected to represent a variety of receptors in the surrounding area.

ii. The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.

iii. The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.

iv. The site is currently formed by an agricultural barn, hardstanding, enclosure and field margin that are bound by a combination of hedgerows with trees and fencing. The agricultural built form that sits within the site is related to its current use. Existing residential development sits to the northeast and southeast along Nutbourne Lane. Within the site the grassland is quite scrubby with the vegetation that sits locally in relatively good condition. The site is gently undulating. The site falls within no areas of national designation related to landscape.

v. Due to the existing local area and extant planning permission for replacement of the barn with two residential dwellings, the proposed scheme would not be out of character with its surroundings or setting when considered as part of the local landscape with development of a similar nature in close proximity to the site along Nutbourne Lane.

vi. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.

vii. Nine viewpoints were considered and of these four were considered to be subject to material visual impacts, viewpoints 1 to 4 that sit along footpath PUL-2336 close to the site boundary.

viii. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a minor overall effect on the surrounding landscape character and a moderate effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving landscape.

2.0 Introduction

2.1.1 LVIA Ltd were commissioned by Hunter Group in November 2025, to carry out a landscape and visual appraisal of the proposed development site located at Nash Manor, Nutbourne Lane.

2.1.2 The brief was to assess the likely landscape and visual impact of the development and identify the degree of change over the existing use and site conditions.

2.1.3 The field survey was carried out during November 2025, and all viewpoints were chosen from publicly accessible vantage points.

2.1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. users of Public Rights of Way (PRoW).

2.1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

The Site

2.1.6 The site is accessed from Nutbourne Lane and the proposals are for the demolition of an Agricultural Barn and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping.

2.1.7 The site has an outline approval for a class q approval for two dwellings to replace the existing barn structure which was approved in December 2024. This represents the potential residential nature of the baseline of the site.

2.1.8 The site is currently formed by an agricultural barn, hardstanding, enclosure and field margin that are bound by a combination of hedgerows with trees and fencing. The agricultural built form that sits within the site is related to its current use. Existing residential development sits to the northeast and southeast along Nutbourne Lane. Within the site the grassland is quite scrubby with the vegetation that sits locally in relatively good condition. The site is gently undulating. The site falls within no areas of national designation related to landscape.

3.0 Methodology

3.1.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.

3.1.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - "Guidelines for Landscape & Visual Impact Assessment – Third Edition", published by The Landscape Institute and Institute of Environmental Assessment (2013).

3.1.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.1.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.

3.1.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.

3.1.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.

3.1.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses that are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1: Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2: Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3: Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	**Landscape elements:** Important elements of the landscape susceptible to change and of high quality and condition. **Scale and Enclosure:** Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. **Manmade influence:** Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors **Remoteness and Tranquillity:** Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	**Landscape elements:** Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. **Scale and Enclosure:** Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. **Manmade influence:** Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. **Remoteness and Tranquillity:** some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	**Landscape elements:** Important elements of the landscape insusceptible to change and of low quality and condition. **Scale and Enclosure:** Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. **Manmade influence:** Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. **Remoteness and Tranquillity:** Busy and noisy, human activity and development, prominent movement.

Table 4: Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

3.1.8 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity				
	Very High	High	Medium	Low	Very Low
Large	Major	Major	Major/ moderate	Moderate	Moderate/ minor
Medium	Major	Major/ moderate	Moderate	Moderate/ minor	Minor/ negligible
Small	Moderate	Moderate/ minor	Minor	Negligible	Negligible
Negligible	Minor/ moderate	Minor	Minor/ negligible	Negligible	Negligible

3.1.9 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

3.1.10 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

3.1.11 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 7: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Description
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show material effects)

4.0 Landscape Baseline

Landscape Baseline

4.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.

4.1.2 An Approach to Landscape Character Assessment which was published by Natural England in 2014 offers five key principles of Landscape Assessment at paragraph 1.4. These are given as:

- Landscape is everywhere and all landscape and seascape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
- A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.

4.1.3 The site falls within national character area (NCA) 120 –Wealden Greensand; as defined by Natural England in their nationwide assessment.

4.1.4 The key characteristics of NCA 120 are defined as (points of relevance to the site and its context are highlighted for clarity):

- A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. The Greensand forms escarpments separated by a clay vale: the overall undulating and organic landform – particularly in the west – gives a sense of intimacy to the landscape. Leith Hill in Surrey is the highest point in south-east England.
- There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries. These areas reflect the diverse geology, including the distinctive chalk grassland elements within the East Hampshire Hangers Special Area of Conservation (SAC), the wooded commons ('charts') of East Surrey and West Kent, and conifer plantations.
- Semi-natural habitats include: remnant lowland heathland, mostly concentrated in West Sussex, Hampshire and West Surrey; the wetlands associated with the River Arun in West Sussex; and unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture.
- Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils. On the clay, hedgerows are dense and species-rich, with occasional standard oaks. On more acidic soils they generally consist of hawthorn and blackthorn, also with occasional oak trees, and often trimmed low.

- **Agricultural land comprises a mosaic of mixed farming, with pasture** and arable land set within a wooded framework. There is a fruit-growing orchard belt in Kent and also around Selborne in Hampshire.

- The rural settlement pattern is a mixture of dispersed farmsteads, hamlets and some nucleated villages. Large houses set within extensive parks and gardens are found throughout the area.

- In the east of Kent, the Wealden Greensand has a gentler and more open aspect than in the wooded west. This part of the area is also more marked by development, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways and railway lines including the Channel Tunnel Rail Link (High Speed 1).

- The local built vernacular includes the use of Greensand, ragstone and, in the west, malmstone, bargate stone, plus dark carrstone patterned in the mortar between stones ('galleting') in Surrey, as well as timber-framing and weatherboarding.

- There are a range of historic landscape features, including field monuments, old military defences, prehistoric tumuli, iron-age hill forts, Roman forts, the Royal Military Canal, small quarries and relics of the iron industry (including hammer ponds). Sunken lanes cut into the sandstone are a historic and characteristic feature, as are older deer parks and more recent 18th-century parklands.

- Surface water is an important feature across the Greensand, with many streams and rivers passing through the NCA: the Western Rother, Wey, Arun, Medway and the Great and East Stour.

- The Greensand ridge meets the coast of Kent between Folkestone Warren and Hythe. While most of the coastal strip is now built up and protected by sea defences, the undeveloped sea cliffs at Copt Point provide important geological exposures, are designated for their nature conservation interest and fall within the Dover–Folkestone Heritage Coast.

4.1.5 The NCA 120 covers a relatively wide and diverse area. The site and its context exhibit very few of the key characteristics of the NCA, predominantly only where they relate to the surrounding agricultural landscape use. This lack of close relation to the key characteristics is to be expected due to the relatively large scale of the national character area.

Sub-Regional Character

The West Sussex Landscape Land Management Guidelines

4.1.6 The West Sussex Landscape Land Management Guidelines were published by the county council to provide the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

4.1.7 The site falls within landscape character area (LCA) WG7: Storrington Woods and Heaths. A description of the LCA is provided and LCA WG7 is described as:

This Character Area lies between Fittleworth and Storrington in the middle of the County. It has a distinctive landform of low ridges alternating with shallow valleys, reflecting a complex geology of sandstone and clay. Heavily wooded ridges to the south are interspersed with small patches of heathland. Undulating, mixed farmland lies to the north with a scattering of orchards

and vineyards, a network of small woodlands and a more heavily wooded northern escarpment. Despite the presence of sand quarries, abandoned glasshouses, and surburban development at Storrington, Pulborough and West Chiltington, much of the area retains a predominantly undeveloped character.

4.1.8 The LCA key characteristics of relevance to the study area are reproduced below (points of relevance to the site and setting are shown highlighted in bold text):

- Low ridges with shallow valleys (ridge and vale).
- Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham.
- Smaller broadleaved woods.
- Wooded northern escarpment.
- **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.
- Small patches of heathland.
- Numerous small streams with fringing woodland.
- Orchards and vineyards.
- Many narrow, winding lanes, some sunken with exposed sandstone outcrops.
- Major historic parkland of Parham.
- Sand quarries.
- Small villages with many stone buildings (purple ironstones and honey coloured sandstones) and scattered cottages linked by narrow lanes.
- Localised surburban development around Storrington and West Chiltington.
- **Extensive rights of way network**.

4.1.9 The site and its context exhibit very few of the key characteristics of LCA WG7. These are limited to the mention of agricultural land and the extensive rights of way network that crosses the local area.

4.1.10 A section of the document provides a list of Landscape and Visual Sensitivities which are stated as follows:

- Visual intrusion from increased suburban development of the edge of major settlements at Storrington, West Chiltington, Sullington and Pulborough.
- Loss of open heathland.
- Visual impact of major roads and unsympathetic road improvements.

- Localised visual intrusion,changes in landform and road improvements from sand quarrying operations.
- Loss of woodland cover or decrease in overall diversity of woodland due to poor management or plantation planting.
- Changes in land management due to new recreational uses such as golf courses.

4.1.11 The landscape surrounding the site is formed by a combination of fields in agricultural use that are defined by fencing and hedgerows with trees along with the dwellings that are situated along Nutbourne Lane.

4.1.12 It is noted within the land management guidelines of WG7 that woodland, tree belt, hedgerow and hedgerow tree planting around village edges and farm buildings is to be encouraged to aim for a wooded network i.e. boosting green infrastructure.

Landscape Sensitivity

4.1.13 The site is currently formed by an agricultural barn, hardstanding, enclosure and field margin that are bound by a combination of hedgerows with trees and fencing. The agricultural built form that sits within the site is related to its current use. Existing residential development sits to the northeast and southeast along Nutbourne Lane. Within the site the grassland is quite scrubby with the vegetation that sits locally in relatively good condition. The site is gently undulating. The site falls within no areas of national designation related to landscape.

4.1.14 The existing nearby residential dwellings that sits close to the site have some limited visual interconnectivity with the site.

4.1.15 The area contains some features of landscape value but lacks a coherent composition. The landscape elements within the area are commonplace at the local level and are of varying quality. There is some presence of manmade elements and road noise and human activity is perceptible. Frequent vegetative and built features create enclosure. The site sits within a partial 'pocket' of previously developed land that has been used for agriculture with the barn and hardstanding apparent.

4.1.16 Due to the context formed by the receiving landscape, the susceptibility to change is considered to be medium and the value is considered to be medium. The overall sensitivity of the landscape is considered to be medium.

5.0 Visual Baseline

Limits to study Area

5.1.1 The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered likely to be most impacted by physical change.

5.1.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 3: Zone of Theoretical Visibility.

5.1.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (approximately N50°57'51, W00°28'35) on the basis that at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.

5.1.4 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

Table 10: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Sensitivity of Visual Receptor
1	Footpath PUL-2336	0.11, SW	50°57'54	00°28'30	High - users of PRoW
2	Footpath PUL-2336	0.02, SE	50°57'52	00°28'36	High - users of PRoW
3	Footpath PUL-2336	0.05, NE	50°57'50	00°28'38	High - users of PRoW
4	Footpath PUL-2336	0.23, NE	50°57'44	00°28'42	High - users of PRoW
5	Footpath PUL-2337	0.41, N	50°57'37	00°28'36	High - users of PRoW
6	Bridleway PUL-2334	0.29, NE	50°57'44	00°28'47	High - users of PRoW
7	Bridleway PUL-2334	0.42, NE	50°57'45	00°28'55	High - users of PRoW
8	Footpath PUL-2309-1	0.30, SE	50°57'59	00°28'45	High - users of PRoW
9	Footpath PUL-2309-1	0.32, SE	50°58'01	00°28'41	High - users of PRoW

Views to the site

5.1.5 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a limited number of private and public areas, the visual envelope is actually quite limited.

5.1.6 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.

5.1.7 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.

5.1.8 The site visit has been undertaken during months when vegetation has lost its foliage and is acting as less dense visual barriers. In months when vegetation retains its foliage, it will act as denser visual barriers.

5.1.9 The sensitivity of most of the local receptors is assessed as high as shown in table 7: Visual Receptor Sensitivity.

5.1.10 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Visual Representation of Development Proposals technical guidance note issued by the Landscape Institute (Technical Guidance Note 06/19).

5.1.11 The site was visited on the 24th of November 2025; the weather was overcast and clear.

Viewpoint 1: View from footpath PUL-2336 – 0.11km looking south west

Viewpoint 2: View from footpath PUL-2336 – 0.02km looking south east

Viewpoint 3: View from footpath PUL-2336 – 0.05km looking north east

Viewpoint 4: View from footpath PUL-2336 – 0.23km looking north east

Vps 1 - 4	Panoramic Views	
Baseline Description	These are views from footpath PUL-2336 looking towards the site. The footpath crosses fields in agriculture use, mainly laid to pasture, with boundaries formed by a combination of hedgerows with trees and fencing. Some views of the existing dwellings that sit to the southeast of the site and the agricultural scale built form that sits within the site itself are available as a walker follows the footpath, but the amount of visibility varies along its route due to the relatively dense planting in places and the undulating landform.	
Predicted change	From these viewpoints, the proposals will have the effect of replacing the existing agricultural barn with a dwelling that will be roughly forty percent smaller in footprint than the existing barn. The change will be perceptible in views and will be obvious from the footpath closer to the site where more open views are not reduced by intervening landform. This level change is to be expected given that the footpath crosses the landscape close to the site although in some sections such as those illustrated by viewpoints 1 and 4 the change will be less evident. It is important to read the proposal in the baseline of the extant approval for two dwellings that could be built out.	
Type of effect	The introduction of the proposed building would form a limited reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the views that would be obvious to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 5: View from footpath PUL-2337

Vp5	Panoramic View	***(Distance 0.41km looking north)***
Baseline Description	This is a view from the footpath PUL-2337 looking north towards the proposed site. The footpath crosses fields in agricultural use that is defined by hedgerows with intermittent trees in a broadly west to east direction at this section. A copse sits within the field and forms enclosure to potential longer range views of the landscape. Existing residential dwellings can be partly seen set within the mature vegetation to the north where the landform rises.	
Predicted change	From this viewpoint, only a small part of the proposals will be discernible in the view due to the landform and vegetation that follows the road forming visual barriers to potential views.	
Type of effect	The introduction of the proposed building would form a limited reduction in the quality of the present environment.	
Magnitude of Change	Only a small part of the development would be discernible in the view to an observer.	
Assessment	Sensitivity Magnitude	High – Users of PRoW Negligible
Significance of Effect		*Negligible – Not a material change*

Viewpoint 6: View from bridleway PUL-2335 – 0.29km looking north east

Viewpoint 7: View from bridleway PUL-2335 – 0.42km looking north east

Vps 6 - 7	Panoramic Views	
Baseline Description	These are views from the route of bridleway PUL-2335 looking towards the site. The bridleway sits between fields in agricultural use that are defined by boundaries formed by a combination of hedgerows with trees and fencing. Some views of the existing dwellings that sit to the southeast of the site and the agricultural scale built form that sits within the site are available as a walker follows the bridleway to the east, but the amount of visibility varies along its route due to the relatively dense planting in places and the undulating landform.	
Predicted change	From these viewpoints, the proposals will have the effect of replacing the existing agricultural barn with a dwelling of a smaller mass and scale. The change will be perceptible in views and will be visible from the bridleway. The change will be filtered by the vegetation that sits in the intervening landscape. From these viewpoints, the proposals will have the effect of replacing the existing agricultural barn with a dwelling that will be roughly forty percent smaller in footprint than the existing barn. The change should be read in the baseline of the extant approval for two dwellings that could be built out.	
Type of effect	The introduction of the proposed building would form a limited reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the views that would be visible to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 8: View from footpath PUL-2309-1 – 0.30km looking south east

Viewpoint 9: View from footpath PUL-2309-1 – 0.32km looking south east

Vps 8 - 9	Panoramic Views	
Baseline Description	These are views from a section of footpath PUL-2309-1 looking towards the site. The footpath crosses fields in agricultural use that are defined by boundaries formed by a combination of hedgerows with trees and fencing. Due to the relatively elevated topography, longer range views to the south are available of distant vegetated hills. Some views of the existing dwellings that sit to the southeast of the site and the agricultural scale built form that sits within the site are available as a walker follows the footpath, but the amount of visibility varies along its route due to the relatively dense planting in places and the undulating landform.	
Predicted change	From these viewpoints, the proposals will have the effect of replacing the existing agricultural barn with extant planning permission for replacement with two residential dwellings with a dwelling of a smaller scale. The change will be perceptible in views and will be visible from this section of the footpath. The change will be filtered by the vegetation that sits in the intervening landscape.	
Type of effect	The introduction of the proposed building would form a limited reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the views that would be visible to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

6.0 Characteristics of Proposal

6.1.1 The proposed development is for the demolition of an Agricultural Barn and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping.

6.1.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.

6.1.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. This should include visual barriers as close to the viewer as possible. Its principal objectives are to:

- Minimise views from residential areas
- Assist visual integration of the development
- Provide an internal site landscape structure and enhance internal road corridors
- Reinforce the opportunity to maintain wildlife corridors at the site boundaries.

6.1.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.

6.1.5 The site and its context has an overall weighted medium landscape sensitivity. This conclusion was reached in line with the definitions of landscape impact shown in tables 1 to 4 within this document.

6.1.6 The scale and nature of the proposal and its juxtaposition to other built form will have an overall weighted landscape impact that could be considered medium as they are not substantially uncharacteristic when set within the attributes of the existing landscape and the proposal would lead to a partial alteration to the characteristics of the baseline. This conclusion was reached in line with the definitions of landscape impact shown in table 5 within this document.

6.1.7 The overall weighted level of landscape effect can be considered moderate (i.e. not a material change).

6.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially moderate (i.e. not a material change) without mitigation from viewpoints that follow footpath PUL-2336 due to its close proximity to the site. The change will be obvious but read in the context of the existing planning permission for replacement of the barn with two residential dwellings. The proposal represents a roughly forty percent reduction in footprint when compared with the existing barn.

6.1.9 The visual change from the local landscape is generally localised and limited due to the mature vegetation that sits in the surrounding landscape and the similar setting of the receiving landscape.

6.1.10 Measures have been recommended to further reduce these impacts and these are located in section 7.0: Mitigation.

7.0 Mitigation

7.1.1 Mitigation measures would include:

- Management and retention of the native tree and hedgerow planting that sits around the site boundary;
- Addiitonal mixed native species hedgerow and tree planting around the site boundaries, to link into the wider network of field boundaries;
- Additional ornamental planting within the residential frontage to encourage year round interest and pollinators;
- The height of the dwelling to reflecting that of the existing barn on site;
- Built form set back from boundaries to allow growth of boundary vegetation;
- The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending.

7.1.2 With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact (i.e. not a material change).

8.0 Conclusion

8.1.1 The scale and nature of the development and its juxtaposition to other existing residential development and the receiving site will have a medium landscape character sensitivity and the magnitude of change is medium; therefore resulting in a level of landscape effect of moderate (i.e. not a material change).

8.1.2 The visual effects are generally localised and limited due in most part to intervening mature vegetation between the viewer and site, the topography in the area and the similar setting of the proposed scheme formed by the existing barn on site and local residential dwellings.

8.1.3 For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however and will not require mitigation during the construction process.

8.1.4 The viewpoints assessed showed that although the site is at least partly visible from all of the nine assessed, only the assessed views situated along footpath PUL-2336 can be considered subject to a material change, these are represented by viewpoints 1 to 4.

8.1.5 The majority of receptors in the local area can be considered of a high sensitivity (users of PRoW). The visual impact of the development on the open countryside has been assessed, at worst case scenario, as major/moderate (i.e. a material change) from viewpoints 1, 2, 3 and 4 that sit along footpath PUL-2336. Other viewpoints offer more limited views of the site due in part to mature vegetation acting as visual barriers and the surrounding landform.

8.1.6 The change will be obvious but read in the context of the existing planning permission for replacement of the barn with two residential dwellings. The proposal represents a roughly forty percent reduction in footprint when compared with the existing barn.

8.1.7 With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact (i.e. not a material change).

9.0 Appendices

Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

LEGEND

Site boundary

N

For ordnance survey map legend, refer to:
https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf

Drawing: Ordnance Survey Plan		Figure No: 1
Scale: NTS@A3	Drawn: SC	Checked: JPF

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LEGEND

Site boundary

N

Image supplied by Google Maps
https://maps.google.co.uk/
Accessed 08/12/25

Drawing: Aerial Photograph		Figure No: 2
Scale: NTS@A3	Drawn: SC	Checked: JPF

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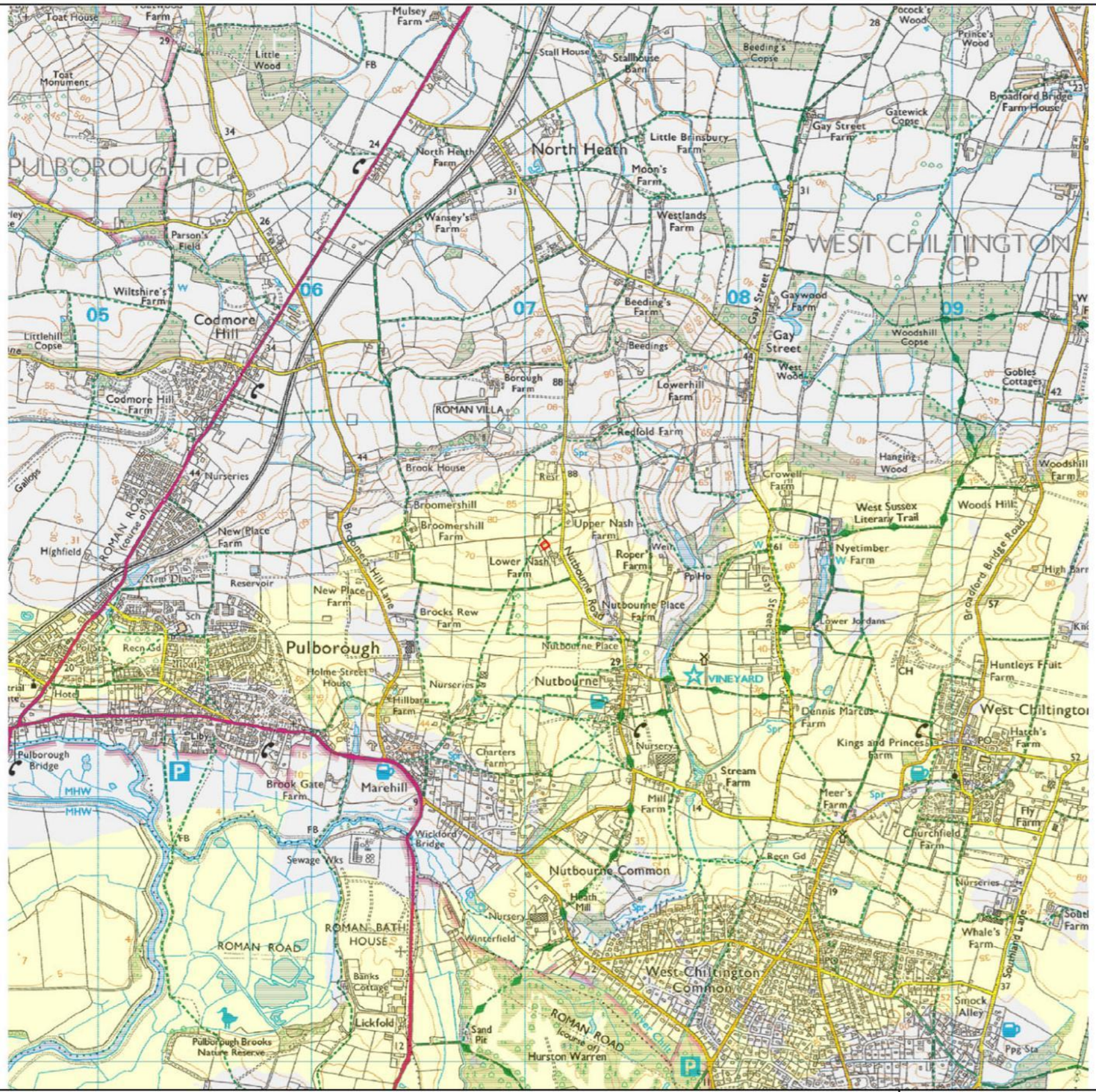

LEGEND

Site boundary

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 7m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

N

Drawing: Zone of Theoretical Visibility		Figure No: 3
Scale: NTS@A3	Drawn: SC	Checked: JPF

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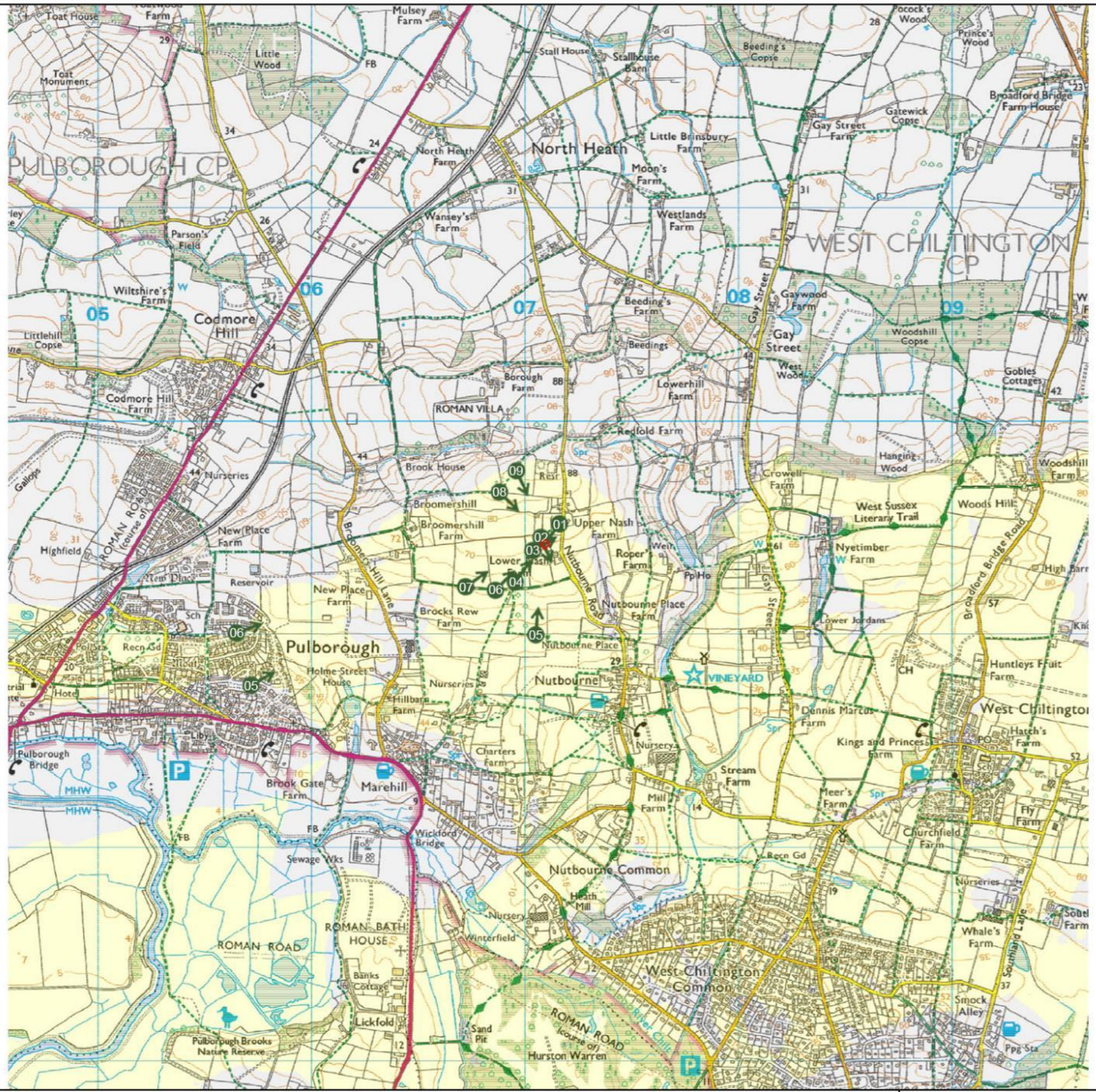

LEGEND

Site boundary

Viewpoint location

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 7m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

N

Drawing: Viewpoint Location Plan		Figure No: 4
Scale: NTS@A3	Drawn: SC	Checked: JPF

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Placing development well

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LANDSCAPE / TOWNSCAPE & VISUAL IMPACT ASSESSMENT | GREEN BELT ANALYSIS
PROJECT MANAGEMENT | EXPERT WITNESS | LANDSCAPE DESIGN & PLANNING
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