

LAND AT CHURCH LANE ASHINGTON

LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM
REVISED SCHEME (MARCH 2025)

Prepared on behalf of
BELLWAY HOMES



Ref: 3033-APA-ZZ-XX-RE-L-4104 Rev. P01

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BELLWAY HOME LTD (SOUTH LONDON)

REFERENCE: 3033-APA-ZZ-XX-RE-L-4104
STATUS: PLANNING

REV	DESCRIPTION	DATE	BY/CHK
P00.01	DRAFT ISSUE	04/03/25	TB
P01	ISSUED FOR PLANNING	05/03/25	TB/JH
P02	ISSUED FOR PLANNING	07/03/25	CS/JH

1.0 INTRODUCTION

- 1.1 This Addendum to the Landscape and Visual Impact Assessment (LVIA) has been commissioned by Savills Planning Consultants, on behalf of Bellway Homes in relation to the planning application (ref. DC/23/0406) at Church Lane, Ashington. It has been prepared by Landscape Architects, Allen Pyke Associates Ltd (authors of the original LVIA) and provides an update to the assessment of the potential landscape and visual effects of the proposed works following layout updates to the proposed development.
- 1.2 This is the second LVIA addendum to the application, the first (ref. 3033-APA-ZZ-XX-RE-L-4103) accompanied a revised scheme submission in June 2024 where the following key landscape changes were proposed;
- Reconfiguration of the north western corner of the site to include two sports pitches instead of one.
 - To accommodate the sports pitches the SuDS basin was relocated into an area of existing native scrub. As a result of this, replacement scrub planting was proposed to the southern field and along the western boundary of the sports pitches avoiding surveyed archaeological features and allowing suitable offsets from the sports pitches.
 - The application boundary was also extended to incorporate an existing agricultural building and adjacent land at the entrance to the site, as the building will be demolished as apart of the proposals.
- 1.3 The above changes remain relevant to this revised and reduced scheme, with the detail of further changes set out in Section 4.

2.0 METHODOLOGY

- 2.1 The methodology used for this Addendum is the same applied to the original assessment which has been developed by Allen Pyke Associates based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA. (See Appendix A of 3033-APA-ZZ-XX-RE-L-4102).

3.0 BASELINE ASSESSMENT

- 3.1 Horsham District Council's new Local Plan is currently under Examination with an estimated adoption date of April 2026. Therefore the planning policy context remains unchanged since the original LVIA was submitted except for the The National Planning Policy Framework (NPPF) which was updated in December 2024. These updates do not affect the conclusions.



Figure 1: Extract from Illustrative Landscape Masterplan

3.2 The site features and characteristics have not changed since the original LVIA was submitted and there have been no changes to any published landscape character assessments. The visibility of the site has also not changed.

4.0 SCHEME PROPOSALS

4.1 The landscape proposals remain largely unchanged from the previous submission with minor adjustments made to the road layout throughout. The principal changes with the potential to affect the conclusions of the LVIA are associated with the reduction in units. The changes are summarised as follows;

- Reduction in units from 180 to 152 including omission of 1 apartment block, although the principal roads remain broadly in the same location the layout of units is notably different.
- Realignment of the northern road to the sports pavilion that enables the retention of Trees 65 and 66,
- Realignment of roads and parking around Tree 19.

4.2 The illustrative landscape masterplan, Figure 1, shows the proposed new layout (refer to 3033-APA-ZZ-00-LA-L-1000).

5.0 ANTICIPATED EFFECTS

5.1 There will be a loss of mature vegetation to facilitate the layout changes, however this will be mitigated by the equivalent area of replacement planting of woodland and scrub habitat along the western boundary and in particular in the southern field.

5.2 The area of woodland and scrub removal in the north of the site will have temporary negative effects on the local landscape character. However, once the new woodland and scrub to the southern field is established effects will become positive, reinforcing key landscape characteristics identified in the Horsham District Landscape Character Assessment, including that of scattered woods, copses and hedgerows/shaws.

5.3 The retention of oak trees 65 and 66 will also align with the local Landscape Character Assessment where '*individual specimen oak trees*' are noted as '*a feature throughout the area*'.

5.4 These positive changes and contributions to the landscape will bring benefits to the village and its setting.

5.5 The overall assessment of effects on landscape character remain unchanged.

5.6 Visual receptors closest to the northern boundary of the site (VR1 and VR2) may see a change in there view once the area of vegetation associated with the relocated basin is removed. This change will be temporary as a there would remain a strong woodland/scrub buffer along the northern boundary which provides a high level of screening to the site.

5.7 Users of public footpath 2611 (VR9) walking towards Ashington may experience an increase in screening of the site as the vegetation matures although its is unlikely to be perceived within the wider context of mature woodland and field boundaries.

5.8 Likewise, the additional vegetation proposed along the western boundary beside the reconfigured layout of the sports pitches will enhance the existing mature field boundary and create additional screening for visual receptors west of the site, although it is unlikely to be perceived by the more distant receptors given the mature intervening vegetation.

5.9 Visual effects associated with the loss of vegetation will be minor and adverse and confined to the immediate context of the site. While the establishment of the new vegetation will be minor and beneficial, increasing the level of enclosure of the site and contributing to positive elements within wider views.

5.10 Overall, the assessment of effects on visual receptors remain unchanged.

6.0 CONCLUSION

6.1 From a landscape and visual perspective the holistic changes to the proposed scheme are relatively minor. They involve a re-plan of plot layouts with some associated realignments of roads, but do not fundamentally change the location of, or type of proposed development as previously assessed.

6.2 Where the location of roads and buildings have changed it has been to ensure the retention of existing mature trees previously proposed for removal.

6.3 Where additional woodland/scrub vegetation is to be removed to facilitate the revised scheme proposals, it will be mitigated by re-establishing the equivalent habitat elsewhere within the site.

6.4 Despite some temporary negative effects on the landscape, it will bring longer term benefits to the scheme and the landscape setting of Ashington, through the retention of mature oak trees, reinforcing the local landscape character and providing additional screening to views from the south and west.

6.5 The layout changes to the scheme proposals do not change the conclusions of the original LVIA.

