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Landscape and Visual Impact Assessment
Proposed Residential Development – Toat Café, Stanes, Pulborough
LVIA v1.6 (May 2026)

Purpose of this Addendum

This addendum has been prepared to accompany the Landscape and Visual Impact Assessment (LVIA v1.6) submitted in support of the proposed residential development at Toat Café, Stanes Cottage and Stanes Farm. Its purpose is to clarify the robustness of the LVIA methodology, judgements, and conclusions against the principles of the Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA3).

This addendum does not introduce new assessment findings. It confirms how the LVIA accords with established best practice and how professional judgements have been reached.

Methodological Compliance with GLVIA3

The LVIA has been prepared in accordance with GLVIA3 and follows a clear and transparent assessment structure, separating landscape effects from visual effects and applying receptor-based judgements. Sensitivity, magnitude of change, and significance have been assessed independently and combined in accordance with GLVIA3 principles.

The assessment is based on defined development parameters, using maximum reasonable design parameters, supported by desk-based review, field survey, ground and aerial photography, and Zone of Theoretical Visibility (ZTV) analysis. ZTV outputs are used as a guiding tool only and have been verified on site to reflect the influence of vegetation, landform and built features, in line with GLVIA3 guidance.

Landscape Sensitivity and Value

Landscape sensitivity has been derived through a balanced consideration of landscape value and susceptibility to change, consistent with GLVIA3. The Low Weald landscape surrounding the site retains rural characteristics, including pastoral land, hedgerow structure and a recognisable sense of place; however, the application site is also influenced by nearby residential, agricultural and commercial uses, together with the A29 transport corridor.

However, susceptibility to change at the application site is moderated by the presence of the A29 transport corridor and the existing commercial development at Toat Café. These features introduce established urbanising influences along the eastern site frontage, reducing susceptibility without diminishing underlying landscape value. On this basis, the LVIA's conclusion of overall moderate landscape sensitivity at the site is proportionate, evidence-led, and consistent with GLVIA3.

Visual Receptor Sensitivity

Visual receptor sensitivity has been assessed on a site-specific basis, reflecting the nature of available views rather than receptor type alone. While residential receptors typically exhibit high susceptibility under GLVIA3, the LVIA demonstrates that views from nearby dwellings are generally filtered, oblique, experienced at distance, and do not form the principal outlook.

Accordingly, residential visual sensitivity has been assessed as moderate in this context. This approach is consistent with GLVIA3, which emphasises professional judgement informed by the characteristics of views rather than prescriptive classifications.

Magnitude of Change and Significance

Magnitude of change has been assessed with reference to scale, extent, duration and reversibility of change, as set out in GLVIA3. Particular care has been taken to ensure that magnitude judgements align with the nature of perceptible change, including the influence of existing vegetation and baseline urbanising elements along the A29 corridor.

Significance judgments are derived from the interaction of sensitivity and magnitude and are expressed using clear, GLVIA3-informed thresholds. The LVIA does not seek to determine planning acceptability but identifies effects that should be weighed in the planning balance.

Mitigation and Temporal Effects

The LVIA adopts a mitigation-led approach, incorporating avoidance, reduction and enhancement measures through landscape-led design, structural planting,

and long-term management. The assessment explicitly recognises that landscape and visual effects vary over time.

Residual effects reported in the LVIA reflect the medium-term scenario following establishment and maturation of planting, typically within a 10–15 year period.

Initial construction-phase effects are acknowledged as temporary and not representative of the long-term landscape outcome, in accordance with GLVIA3.

Overall Professional Opinion

The LVIA provides a robust, proportionate and defensible assessment of landscape and visual effects. Its methodology, judgements and conclusions are consistent with GLVIA3 and national and local planning policy. The assessment demonstrates that, subject to the proposed mitigation and management measures, the development would not give rise to unacceptable landscape or visual effects.

This addendum confirms that the LVIA can be relied upon as a sound evidential document for the purposes of planning determination.

Kind regards

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Mr. Matthew Harmsworth FDS Arb, Tech.Arbor.A, Dip RS, BSs Env, Assoc. ICFor
Director