

COTTAGE FARM, LOVEDEAN

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

BARGATE HOMES

BAR1087lvia



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Landscape and Visual Impact Assessment	
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1.0 Executive Summary

- i. LVIA Ltd were instructed to undertake a landscape and visual impact assessment for up to 60 dwellings located at Cottage Farm, Lovedean by Bargate Homes in December 2019. The site and its surrounding landscape were assessed and a total of five 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 a field in agricultural use which is defined by residential curtilages to the east, south and north, with an open boundary to the west. Pockets of woodland (such as James's Copse) sit in the local landscape, reducing potential longer range views and adding a sense of enclosure. The site topography gently slopes to the east from its western boundary.
- v. Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape.
- vi. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.
- vii. Five viewpoints were considered and of these, one was considered to be subject to a material visual impacts.
- viii. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to be a minor overall effect on the surrounding landscape character and a moderate effect on the visual impact. 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 Bargate Homes in December 2019, to carry out a landscape and visual assessment of the proposed development site located at Cottage Farm, Lovedean.
- 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 December 2019, 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 Lovedean Lane Farm and the proposals are for up to 60 residential dwellings with associated access road and open space.
- 2.1.7 The site is currently a field in agricultural use which is defined by residential curtilages to the east, south and north, with an open boundary to the west. Pockets of woodland (such as James's Copse) sit in the local landscape, reducing potential longer range views and adding a sense of enclosure. The site topography gently slopes to the east from its western boundary.

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 judgement 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 Receiving Environment

4.1 Existing Features

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) 125 – South Downs; as defined by Natural England in their nationwide assessment.

4.1.4 The key characteristics of NCA 125 are defined as:

- 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.
- Cliffs between Beachy Head and Seaford Head are part of a Geological Conservation Review (GCR) site of international importance for its landscape and for research into coastal geomorphology.
- The principal rivers – the Arun, Adur, Cuckmere and Ouse – slice through the eastern half of the downs as wide U-shaped valleys with steep sides and flat alluvial flood plains with intensive dairying and crops, and characterised by criss-crossing ditches and meandering river channels. The meanders of the River Cuckmere by Seven Sisters chalk cliffs are particularly significant. Remnant wetland habitats including flood plain grazing marsh, fens and reed beds.
- Chalk streams running off both the north- and south-facing scarp slopes providing a key habitat for the scarp and the flood plain landscape, supporting species such as the brown trout.
- Woodland a feature of the central downs and, to a lesser extent, the western downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland with beech, veteran trees, ash and sycamore, and conifers, with some large plantations. Kingley Vale National Nature Reserve (NNR) contains a wealth of yew woodland.

- Several different types of heathland habitat, including wet heath, wooded heath and chalk heath dependent on loess soils. Lullington Heath NNR near Eastbourne is one of the largest areas of chalk heath in the UK.
- 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. To the west of the River Arun, where holdings were smaller and 'sheep-and-corn' farming less important, hedgerows enclose medium to large irregular fields between the woodlands and designed parkland landscapes, the latter a particular feature of the central areas.
- Poor soils on the north-west area of the downs with patches of birch woodland, conifer plantation, bracken and rough grassland. The Gault Clay forms shallow, gently rolling lowland crossed by many streams flowing northwards. On the chalk hills, the infertile soils are generally thin, well drained and rich in calcium.
- Distinctive fragments of semi-natural chalk grassland dotted with chalk springs on scarp and combe slopes, with important associated habitats including rare chalk heath and species-rich chalk scrub.
- A vast array of wildlife such as otters and barn owls; lesser known species such as the barbastelle bat, the chalk carpet moth, sundews (carnivorous plants) and the round-headed rampion, the county flower of Sussex; threatened species include the bee orchid, small blue butterfly and nightjar.
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads. The eastern end of the Downs is squeezed against the coastal plain conurbations of Brighton and Hove, and Worthing, which contain a wealth of architecture and give the area a strong sense of identity. There is also an almost continuous string of seaside towns: Rottingdean, Saltdean, Peacehaven, Newhaven and Seaford.
- Flint, brick and timber frame conspicuous in the built environment in walls, buildings, churches and barns, while roofs are of tile, slate or traditional thatch. The South Downs was once lined with windmills, some of which survive.
- Bronze-age round barrows and prominently sited iron-age hill forts, such as Cissbury Ring and Old Winchester Hill, are notable prehistoric features of the scarp and hill tops, especially in the west, as well as Mount Caburn in the east, and further bronze-age barrows and a causewayed camp at Willingdon (most of which are designated as Scheduled Ancient Monuments).
- The Long Man of Wilmington – a large hill figure located on the steep slopes near Eastbourne. One of only two extant human hill figures in England, it is 69 metres tall and is designated as a Scheduled Ancient Monument. Current archaeological research suggests that it dates from the 16th or 17th century. Others believe it to be more ancient, perhaps contemporary with the nearby Neolithic flint mines and barrows, or the work of medieval monks from Wilmington Priory.
- Public rights of way following drove roads and ancient routes along the accessible downland tops, benefiting from panoramic views across the downs and the Low Weald NCA. Roads and lanes striking across the downs perpendicularly and following historic tracks that originally brought livestock to their summer grazing.

- 4.1.5 The exhibits few or none of the NCA key characteristics. This is to be expected due to the relatively large geographic coverage of the NCA when compared to the site boundary.

Sub-Regional Character

- 4.1.6 The Hampshire Integrated Character Assessment was published in 2012. The purpose of the report was to assess 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) 2F: Forest of Bere East. The key characteristics of the character area are reproduced below:

- A low lying landscape with shallow undulations, predominantly south sloping.
- Varied geology and soils, with seasonally saturated heavy clays in the central and southern parts and locally higher, more undulating sandy outcrops resulting in agriculturally poor soils.
- Predominantly pasture, commercial forestry and woodland with small some smallholdings
- High proportion of woodland, both coniferous plantation and ancient seminatural woodland, some fairly extensive, often accessible.
- Woodland creates a secluded landscape, contrasting with the adjoining major towns, although there are strong urban fringe influences around large settlements.
- High proportion of semi natural habitats including ancient woodlands, wet woodland, remnant heath, unimproved neutral meadows and acid grassland supporting a rich biodiversity.
- Part of the former hunting reserve of the Royal Forest of Bere, which has shaped the pattern of woodland, commons and assart fields. Hedgerow oaks and hedgebanks are common features. The fringes are typically of later formal enclosure.
- Routes vary from straight roads with wide verges associated with formal enclosure, to narrow, winding, hedged lanes.
- Historically, mixed settlement pattern of low density dispersed farms, with linear settlements along stream tributaries and common edges.
- Extensive mid to late 20th century development of Waterlooville, Horndean and Cowplain which divides the area in two. Other significant modern expansion at Denmead and Soberton Heath.

- 4.1.8 The site exhibits few of the published key characteristics of LCA 2F, principally only the local woodland creating a secluded landscape and the strong urban fringe influences of the adjacent built form.

- 4.1.9 The site is currently a field in agricultural use which is defined by residential curtilages to the east, south and north, with an open boundary to the west. Pockets of woodland (such as James's Copse) sit in the local landscape, reducing potential longer range views and adding a sense of enclosure. The site topography gently slopes to the east from its western boundary.

- 4.1.10 Road noise can be heard within the site from surrounding roads. Adjacent residential development is noticeable from the site and its surroundings, which has an urbanising effect on the urban fringe landscape character.
- 4.1.11 The site would be consistent with the current landscape character of both the site and its surrounding context. With a successful mitigation strategy, the proposal would further integrate with its setting.

4.2 Limits to study Area

- 4.2.1 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.
- 4.2.2 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.
- 4.2.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (N50°54'31, W01°01'34) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 4.2.4 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	Rationale for selection
1	James Copse Road	0.03km, N	50°54'26	01°01'28	Road users
2	Junction of Lovedean Lane and Yoells Lane (PRoW 31)	0.02km, SW	50°54'33	01°01'28	Users of PRoW
3	Millers Fields	0.04km, S	50°54'36	01°01'35	Road users
4	PRoW 29	0.59km, E	50°54'32	01°02'07	Users of PRoW
5	Yoells Lane (PRoW 31)	0.11km, SW	50°54'34	01°01'23	Users of PRoW

4.3 Views to the site

- 4.3.1 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, that the visual envelope is actually quite limited.
- 4.3.2 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.
- 4.3.3 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.
- 4.3.4 The site visit has been undertaken during the winter months when vegetation has lost its foliage and is acting as less dense visual barriers and represents 'worst case scenario'. In months when vegetation has regrown its foliage, it will act as denser visual barriers.
- 4.3.5 The sensitivity of most of the local receptors is assessed as either high or medium as shown in table 7: Visual Receptor Sensitivity.
- 4.3.6 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).
- 4.3.7 The site was visited on the 6th of December 2019; the weather was overcast with showers, but clear.

Viewpoint 1: View from James Copse Road



Vp1	Panoramic View (Distance 0.03km looking north)	
Baseline Description	This is a view from James Copse Road looking north towards the proposed site. The site can be seen beyond the gate that sits at the end of the road as a field in agricultural use, currently laid to pasture. The local topography is undulating, falling broadly from the west to the east. The existing residential dwellings that sits along James Copse Road can be seen, along with street lighting and other suburban features. Mature vegetation that surrounds the existing residential development situated at Old Barn Gardens can be seen, along with filtered views of the dwellings themselves. Small parts of the more recent residential development situated at Brookwood Crescent can be seen filtered by mature vegetation.	
Predicted change	From this viewpoint, the proposed development will foreshorten views across the site to the north and replace them with residential dwellings similar to those seen in the foreground and across the site. The development will read as part of the current suburban built form of Lovedean.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that currently sits adjacent to the site on three sides.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Medium
Significance of Effect	Moderate – Not a material change	

Viewpoint 2: View from junction of Lovedean Lane and Yoells Lane (PRoW 31)



Vp2	Panoramic View <i>(Distance 0.02km looking south west)</i>	
Baseline Description	This is a view from the junction of Lovedean Lane and Yoells Lane (on the route of PRoW 31) looking south west towards the proposed site. The existing residential dwellings that sit along Lovedean Lane can be seen, along with street lighting and telegraph poles that form manmade elements with a vertical emphasis on the view. Lovedean Lane forms the main access route to this part of the settlement so is relatively busy. The site can be seen beyond the existing residential dwellings as a field in agricultural use, currently laid to pasture. The sites topography is undulating, rising to the west. Mature vegetation that forms part of James's Copse and other local small wooded areas can be seen forming a wooded backcloth to views. Road noise and movement created by vehicular movements is noticeable from the Lovedean Lane.	
Predicted change	From this viewpoint, some parts of the proposed development will be seen beyond the residential dwellings and will appear similar to the dwellings currently seen along Lovedean Lane. The development will read as part of the current suburban built form of Lovedean.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that currently sits adjacent to the site on three sides.	
Magnitude of Change	The development would result in a perceptible change in the view that would be evident to an observer.	
Assessment	Sensitivity Magnitude	High – Users of PRoW Small
Significance of Effect		Moderate – Not a material change

Viewpoint 3: View from Millers Fields



Vp3	Panoramic View	(Distance 0.04km looking south)
Baseline Description	This is a view from Millers Fields looking south towards the proposed site. The site sits beyond the hedgerow with trees that currently forms the site boundary. Some heavily filtered views into the site are available, but for the most part views across the site are prevented by the vegetative visual barrier. Some built elements that are situated along Lovedean Lane can be partially seen to the left of the image, heavily filtered by the mature vegetation. The residential dwellings that sit in the foreground form this part of the suburban fringe of Lovedean.	
Predicted change	From this viewpoint, some taller parts of the northernmost proposed dwellings will be visible through and above the mature vegetation. The development will read as part of the current suburban built form of Lovedean.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that currently sits adjacent to the site on three sides.	
Magnitude of Change	The development would result in a perceptible change in the view that would be evident to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Small
Significance of Effect		Moderate/minor – Not a material change

Viewpoint 4: View from PRow 29



Vp4	Panoramic View	(Distance 0.59km looking east)
Baseline Description	This is a view from PRow 29 looking east towards the proposed site. The PRow crosses a field in pastoral use that has been subdivided with post and wire fences for equestrian use. The wider landscape is formed by mature copses and woodland. The landform is relatively flat at this point. The area is generally agricultural in feel but urbanising elements such as pylons sit close to the viewpoint, crossing the landscape to the west.	
Predicted change	From this viewpoint, the proposals will not be visible due to the landform and mature vegetation that sits between the site and the observer.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that currently sits adjacent to the site on three sides.	
Magnitude of Change	The development would result in a no change in the view that would be discernible to an observer.	
Assessment	Sensitivity	High – Users of PRow
	Magnitude	Negligible
Significance of Effect	Negligible – Not a material change	

Viewpoint 5: View from Yoells Lane (PRoW 31)



Vp5	Panoramic View <i>(Distance 0.11km looking south west)</i>	
Baseline Description	This is a view from Yoells Lane (on the route of PRoW 31) looking south west towards the proposed site. Existing residential dwellings can be seen, along with street lighting and telegraph poles that form manmade elements with a vertical emphasis on the view. The site can be seen through a vista formed by the existing residential dwellings as a field in agricultural use, currently laid to pasture. The sites topography is undulating, falling broadly from the west to the east. Mature vegetation that forms part of James's Copse and other local small wooded areas can be seen forming a wooded backcloth to views.	
Predicted change	From this viewpoint, parts of the proposed development will be seen adjacent to the existing residential dwellings and will appear similar to the dwellings currently seen in the view. The development will read as part of the current suburban built form of Lovedean.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that currently sits adjacent to the site on three sides.	
Magnitude of Change	The development would result in a noticeable change in the view that would clearly visible to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Medium
Significance of Effect	Major/moderate – A material change	

5.0 Characteristics of Proposal

- 5.1.1 The proposed development is for up to 60 residential dwellings with associated access road and open space.
- 5.1.2 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.
- 5.1.3 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.
- 5.1.4 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.
- 5.1.5 The site and its context has an overall weighted medium landscape character sensitivity. This conclusion was reached in line with the sensitivity criteria shown in tables 1 to 4 within this document.
- 5.1.6 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 small as it will not be uncharacteristic when set within the attributes of the existing landscape. This conclusion was reached in line with the definition of magnitude of landscape impact shown in table 5 within this document.
- 5.1.7 The overall weighted level of landscape effect can be considered moderate/minor (i.e. not material).
- 5.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially major/moderate without mitigation (i.e. material). Measures have been recommended to reduce these impacts and these are located in section 6.0; Conclusion.

6.0 Conclusion

- 6.1.1 The scale and nature of the development and its juxtaposition to other residential development will have a medium landscape character sensitivity and be subject to a small magnitude of change; therefore resulting in a level of landscape effect of moderate/minor (i.e. not material).
- 6.1.2 The visual effects are minimal due in most part to dense intervening vegetation and built form between the viewer and site, the topography in the area and the similar setting of the proposed scheme.
- 6.1.3 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.
- 6.1.4 The viewpoints assessed showed that the site is visible from four of the five assessed and that one of these views can be considered to be subject to a material change. The majority of receptors in the local area can be considered high or medium, (users of PRow or road users). 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 viewpoint 5 that sits relatively close to the site boundary at an elevated position.
- 6.1.5 Mitigation measures would include:
- Native tree and hedgerow planting to the site boundaries to link into the existing woodland network and positively impact on the green infrastructure of the field in which the site will sit;
 - The density of development should be less dense towards its western edge;
 - Building heights should be kept to a maximum of 2 storeys to replicate the surrounding built form;
 - Additional planting to the public spaces and ornamental planting within residential curtilages will add to the sites green infrastructure and help to boost biodiversity;
 - Management and maintenance of existing surrounding hedgerow and trees;
 - 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.
- 6.1.6 With suitable mitigation measures, the development will have a residual moderate visual impact (i.e. not material).

7.0 Appendices

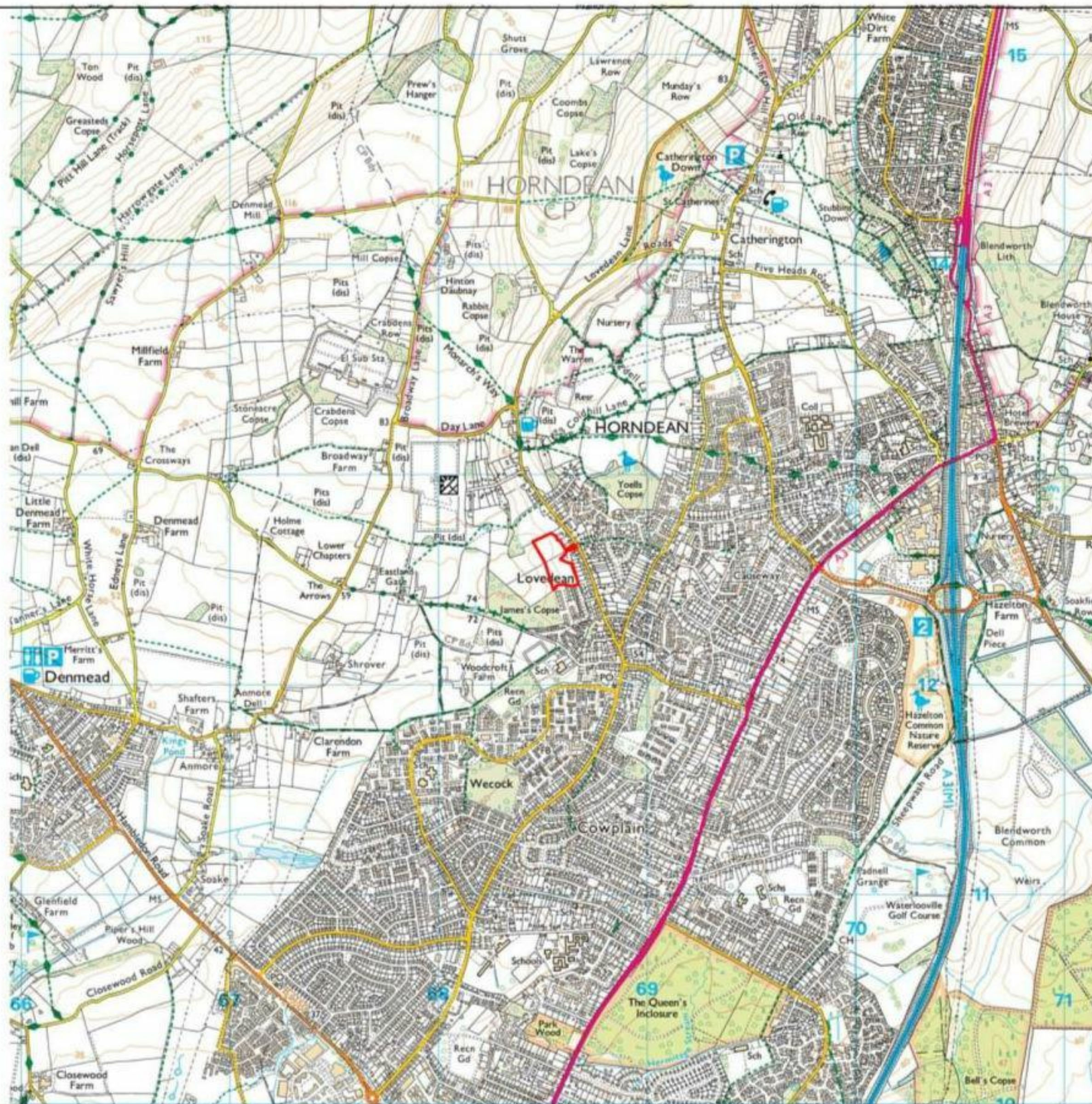
Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan



LEGEND



Site boundary



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

Client: Bargate Homes

Scheme: Cottage Farm, Lovedean

Drawing: Ordnance Survey Plan

Figure No: 1

LVIA Ltd Ref: BAR1087

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 08/12/19

Client: Bargate Homes

Scheme: Cottage Farm, Lovedean

Drawing: Aerial Photograph

Figure No: 2

LVIA Ltd Ref: BAR1087

Scale: NTS@A3

Drawn: SC

Checked: JPF





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 9m 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.



Client: Bargate Homes

Scheme: Cottage Farm, Lovedean

Drawing: Zone of Theoretical Visibility

Figure No: 3

LVIA Ltd Ref: BAR1087

Scale: NTS@A3

Drawn: SC

Checked: JPF





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 9m 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.



Client: Bargate Homes

Scheme: Cottage Farm, Lovedean

Drawing: Viewpoint Location Plan

Figure No: 4

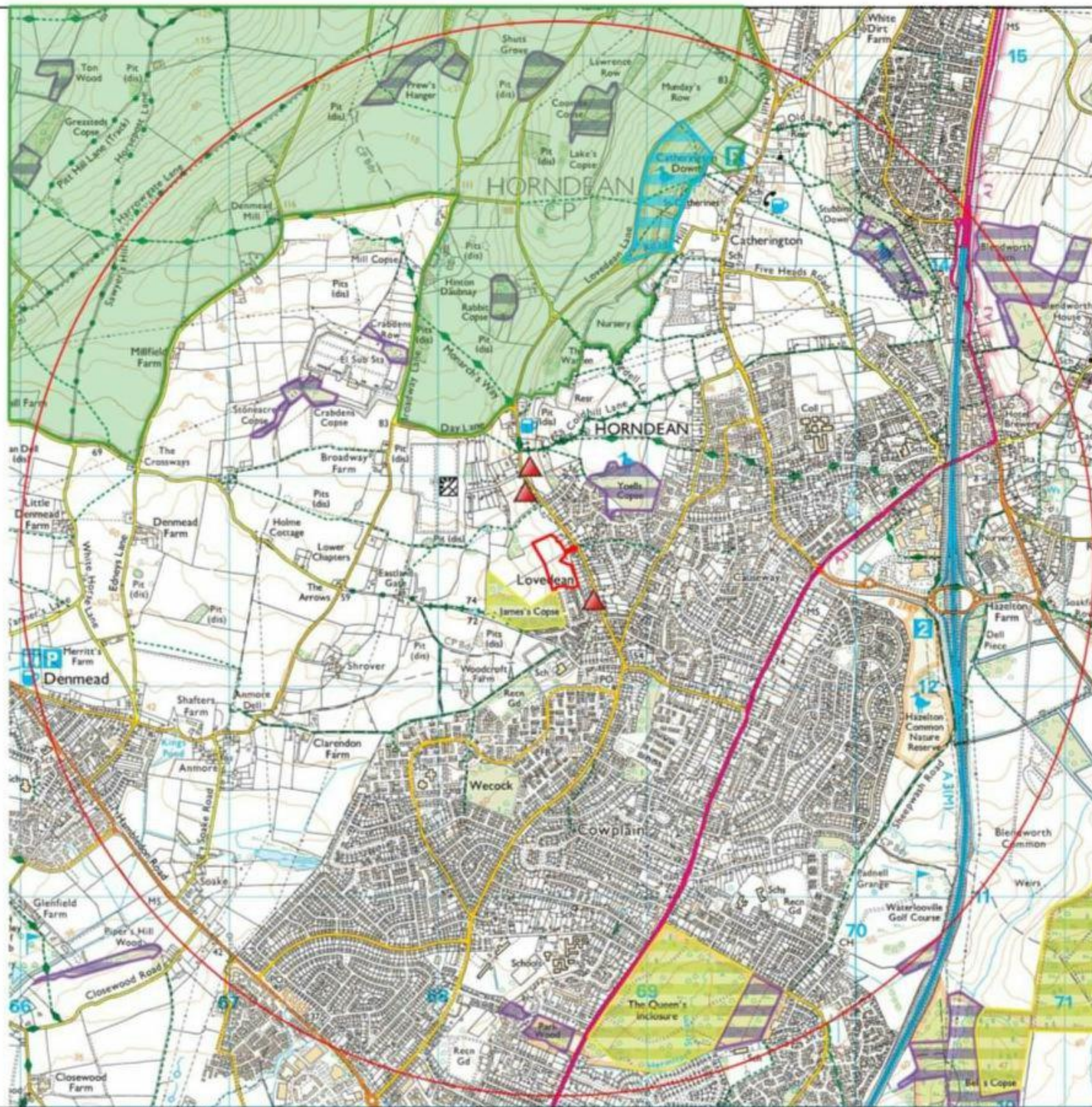
LVIA Ltd Ref: BAR1087

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site Boundary



2.5km Radius



SSSI



Ancient Semi Natural Woodland



Ancient Replanted Woodland



National Park



Listed Buildings



Client: Bargate Homes

Scheme: Cottage Farm, Lovedean

Drawing: Designations Plan

Figure No: 5

LVIA Ltd Ref: BAR1087

Scale: NTS@A3

Drawn: SC

Checked: JPF





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*PROJECT MANAGEMENT * EXPERT WITNESS* LANDSCAPE DESIGN & PLANNING *
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