CHESAPEKE,
SAYERS COMMON

LANDSCAPE AND VISUAL APPRAISAL

Antler Homes

ANT1370lva

LVIA Ltd

Contact Details:

LVIA Ltd.
Bellamy House
Longney
Gloucester
GL2 3SJ

tel: 07940 749051
email: jp@lvialtd.com
www: lvialtd.com

Landscape and Visual Appraisal	
Project:	Chesapeke, Sayers Common
Status:	Final
Date:	September 2023
Author:	JPF
File Reference	ANT1370lvia
Revision	-

Contents

1.0 Executive Summary

i. LVIA Ltd were instructed to undertake a landscape and visual appraisal for the promotion of the site for residential development of up to 32 homes located at Chesapeke by Antler Homes in June 2023. The site and its surrounding landscape were assessed and a total of eleven 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 fields in marginal agricultural use that are bound by hedgerows with trees. Existing large scale agricultural built form sits within the site area that is related to its current use. Existing residential development sits to the north at Osborn Close, east at Furzeland Way and part of the west at Meadow View. Within the site the fields are quite scrubby and the hedgerows of varying quality, with the best around the site boundary. The site is gently undulating. The site falls within no areas of national designation related to landscape.

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 with development of a similar nature in close proximity to the site to the north, east and partially to the west.

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

vii. Eleven viewpoints were considered and of these two were considered to be subject to material visual impacts, viewpoints 2 and 3 from footpath 11Hu.

viii. With the implementation of a successful mitigation strategy, the overall impacts on the landscape are considered to be a minor/negligible 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 Antler Homes in June 2023, to carry out a landscape and visual appraisal of the proposed development site located at Chesapeke, Sayers Common.

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 September 2023, 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) or bridleways.

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 Reeds Lane and the proposals are for the promotion of the site for residential development of up to 32 homes.

2.1.7 The site is currently formed by fields in marginal agricultural use that are bound by hedgerows with trees. Existing large scale agricultural built form sits within the site area that is related to its current use. Existing residential development sits to the north at Osborn Close, east at Furzeland Way and part of the west at Meadow View. Within the site the fields are quite scrubby and the hedgerows of varying quality, with the best around the site boundary. 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) 121 – Low Weald; as defined by Natural England in their nationwide assessment.

4.1.4 The key characteristics of NCA 121 are defined as (points of relevance to the site and its context are highlighted for clarity):

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.
- **Field boundaries of hedgerows and shaws** (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- **Small towns and villages are scattered among areas of woodland**, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.

- Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.

- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.

- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.

- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

4.1.5 The NCA 121 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 woodland and hedgerow and shaw field boudaries. 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) LW10: Eastern Low Weald. A description of the LCA is provided and LCA HL10 is described as:

The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.

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):

- Gently undulating low ridges and clay vales.

- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.

- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.

- Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.

- Biodiversity in woodland, meadowland, ponds and wetland.
- Historic village of Cowfold and **suburban village development** at Partridge Green, Shermanbury and **Sayers Common**.
- Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.
- A modest spread of designed landscapes.
- Crossed by north-south roads with a rectilinear network of narrow rural lanes.
- London to Brighton Railway Line crosses the area through Burgess Hill.
- Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.
- Major landmarks include Hurstpierpoint College and St Hugh's Charterhouse Monastery at Shermanbury.
- Principal visitor attraction is the Hickstead All England Equestrian Showground.

4.1.9 The site and its context exhibit very few of the key characteristics of the LCA LW10. These are limited to the mention of Sayers Common as a suburban village development.

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

- High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.
- Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.
- Pockets of rich biodiversity are vulnerable to loss and change.
- Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.

4.1.11 The landscape surrounding the site is formed by a combination of shaws and hedgerows along with the suburban fringe which create enclosure in the local and wider landscape.

Landscape Sensitivity

4.1.12 The site is currently formed by fields in marginal agricultural use that are bound by hedgerows with trees. Existing large scale agricultural built form sits within the site area that is related to its current use. Existing residential development sits to the north at Osborn Close, east at Furzeland Way and part of the west at Meadow View. Within the site the fields are quite scrubby and the hedgerows of varying quality, with the best around the site boundary. The site is gently undulating. The site falls within no areas of national designation related to landscape.

4.1.13 Road noise can be heard within the site from nearby roads, such as at B2118 and A23 and existing adjacent residential development that sits around the site has some visual interconnectivity with the site.

4.1.14 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 frequent presence of manmade elements and road noise and human activity is clearly noticeable. Frequent vegetative and built features create enclosure. The site sits within a partial 'pocket' of built development formed by the existing settlement edge at Furzeland Way, Meadow View and Osborn Close amongst others.

4.1.15 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.

4.1.16 The proposal would be consistent with the current landscape character of the site and its surrounding context. With a successful mitigation strategy, the proposal would further integrate with its setting.

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 (N50°56’51, W00°12’02) 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	B2116 at access to footpath 11Hu	0.15, W	50°56'46	00°11'54	High - users of PRoW
2	Footpath 11Hu	0.04, NW	50°56'47	00°11'59	High - users of PRoW
3	Footpath 11Hu	0.0, N	50°56'49	00°12'03	High - users of PRoW
4	Footpath 1_1AI	0.01, NE	50°56'50	00°12'05	High - users of PRoW
5	Footpath 1_1AI	0.12, SE	50°56'54	00°12'10	High - users of PRoW
6	Reeds Lane at access to footpath 1AI	0.17, SE	50°56'54	00°12'10	High - users of PRoW
7	Reeds Lane	0.25, E	50°56'51	00°12'17	Medium – Road users
8	Footpath 3_1AI	0.26, NE	50°56'46	00°12'17	High - users of PRoW
9	Footpath 3_1AI	0.28, N	50°56'37	00°12'06	High - users of PRoW
10	Footpath 3_1AI	0.51, N	50°56'29	00°12'06	High - users of PRoW
11	Reeds Lane	0.1, S	50°56'56	00°12'04	Medium – Road users

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 the summer months when vegetation has its foliage and acts as dense visual barriers. In months when vegetation has lost its foliage, it will act as less dense visual barriers.

5.1.9 The sensitivity of most of the local receptors is assessed as either high or medium 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 11th of September 2023; the weather was bright and clear.

Viewpoint 1: View from B2116 at access to footpath 11Hu

Vp1	Panoramic View	***(Distance 0.15km looking west)***
Baseline Description	This is a view from the B2116 at access to footpath 11Hu looking west towards the proposed site. The B2116 is busy and vehicular noise and movement is clear in the area. Mature trees follow the road and sit on grass verges on either side which forms enclosure to potential longer range views of the landscape. Fencing related to the access to Wintergreen Way can be partly seen set within the mature vegetation that follows the road further to the north. Telegraph poles and lighting columns form manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposals will not be discernible in the view due to the vegetation that follows the road forming visual barriers to potential views.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in 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 2: View from footpath 11Hu – 0.04km looking north west

Viewpoint 3: View from footpath 11Hu – 0.0km looking north

Vps 2 & 3	Panoramic Views	
Baseline Description	These are views from footpath 11Hu looking towards the site. The footpath is surrounded by shaw woodland and mature hedgerows with trees that sit within and around the site. Some filtered views of the existing dwellings that sit adjacent to 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. Some views of the scrubby fields that are enclosed by the vegetation and built form can be experienced in the short range views that are available.	
Predicted change	From these viewpoints, the proposals will sit to the north of the footpath within the space that is enclosed by the settlement edge and vegetation and will have the effect of extending the built form closer to the viewer. The change will be noticeable in the view and will be clearly visible through the vegetation that is to be retained along the route of the footpath. This distinct change is to be expected given that the footpath crosses a part of the site that although proposed as undeveloped will add further built form into the baseline view.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Medium
Significance of Effect		***Major/moderate** – A material change*

Viewpoint 4: View from footpath 1_1AI – 0.01km looking north east

Viewpoint 5: View from footpath 1_1AI – 0.12km looking south east

Vps 4 & 5	Panoramic Views	
Baseline Description	These are views from footpath 11u looking towards the site. The footpath follows the sites western boundary and connects to Reeds Lane close to the viewpoint 5 location. Existing dwellings that are situated along Meadow View can be partly seen with lower parts hidden by the mature hedgerow with intermittent trees that form the field boundary in the intervening landscape. Alongside the telegraph poles which cross the landscape, these elements form a clear settlement fringe feel to the area. The landscape becomes more agricultural in nature to the south, where fields in agricultural use can be seen defined by a combination of hedgerows with trees and woodland.	
Predicted change	From these viewpoints, the proposals will be partly visible alongside the existing dwellings and will add elements of a similar nature to those currently visible, extending to the south. These views will be partly prevented by the existing hedgerow with trees and vegetation that sits in the intervening landscape. This change will be perceptible but will not affect the current character of the view.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a perceptible change in the view that would be evident to an observer but that would not affect the current character of the view.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 6: View from Reeds Lane at access to footpath 1AI

Vp6	Panoramic View	***(Distance 0.17km looking south east)***
Baseline Description	This is a view from Reeds Lane at access to footpath 1AI looking south east towards the proposed site. The access route to King Business Centre can be partly seen alongside dwellings that sit to the north of the site further to the east along Reeds Lane. The rooftops of existing dwellings that are situated along Meadow View can be partly seen with lower parts hidden by the mature hedgerow with intermittent trees that form the field boundary in the intervening landscape. Similarly to views from viewpoints 4 and 5 along footpath 1_1AI, the elements in the view form a clear settlement fringe feel to the area. Views to the south are generally prevented by the hedgerow that follows Reeds Lane.	
Predicted change	From this viewpoint, the proposals will sit further to the east and south of the existing dwellings that sit in the view along Meadow View and views will generally be prevented by the hedgerow that follows Reeds Lane and the other vegetation that sits in the intervening landscape. However, the change will be barely perceptible in the view and will not affect the overall quality of character of the view.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would not be obvious to an observer and would not affect the overall quality or character of the view.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Very small
Significance of Effect		*Minor – Not a material change*

Viewpoint 7: View from Reeds Lane

Vp7	Panoramic View	***(Distance 0.25km looking east)***
Baseline Description	This is a view from Reeds Lane looking east towards the proposed site. The view is taken over a section of the hedgerow that sits on a grass verge and bounds the road. The entrance to the settlement can be seen further to the east along Reeds Lane int eh form of 'gateway' road signage. The rooftops of existing dwellings that are situated along Meadow View can be partly seen with lower parts hidden by the mature hedgerow with intermittent trees that form the field boundary in the intervening landscape. Elements in the view form a clear settlement fringe feel to the area as one travels towards the settlement from the west. Views to the south are generally prevented by the hedgerow that follows Reeds Lane.	
Predicted change	From this viewpoint, the proposals will sit further to the east and south of the existing dwellings that sit in the view along Meadow View and views will generally be prevented by the hedgerow that follows Reeds Lane and the other vegetation that sits in the intervening landscape. However, the change will be barely perceptible in the view and will not affect the overall quality of character of the view.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would not be obvious to an observer and would not affect the overall quality or character of the view.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Very small
Significance of Effect		*Minor – Not a material change*

Viewpoint 8: View from footpath 3_1AI – 0.26km looking north east

Viewpoint 9: View from footpath 3_1AI – 0.26km looking north

Viewpoint 10: View from footpath 3_1AI – 0.28km looking north

Vps 8, 9 & 10	Panoramic Views	
Baseline Description	These are views from footpath 3_AI looking towards the site. The footpath follows field boundaries along its route that are formed by a combination of shaw woodland and hedgerows with trees which generally creates enclosure to views to the east and north. However, where a small number of less dense areas of the vegetation allow or where the topography rises steadily at viewpoint 10, some vistas are created of the landscape beyond. The Avtrade Global Headquarters and King Business Centre built form can be seen from viewpoint 10 set within the well vegetated landscape along Reeds Lane due to its relatively elevated position.	
Predicted change	From these viewpoints, due mainly to the mature vegetation that sits in the intervening landscape, views of the site will be very limited. Any change will be seen in the context of the receiving landscape of similar character and only small parts of the proposals will be discernible.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in weak change in the view to an observer.	
Assessment	Sensitivity	High – Users of PRoW
	Magnitude	Negligible
Significance of Effect		*Negligible – Not a material change*

Viewpoint 11: View from Reeds Lane

Vp11	Panoramic View	***(Distance 0.01km looking south)***
Baseline Description	This is a view from Reeds Lane looking south towards the proposed site access. The site is currently formed by a disused dwelling that has mature trees of evergreen and deciduous varieties in its front gardens. This rather overgrown and unmanaged vegetation is contrary to the surrounding generally well managed ornamental planting that forms the curtilages to surrounding dwellings. Telegraph poles and lighting columns form further manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the change will be clearly visible, with the access route into the site created allowing some channelled views into the site along the new road. The change will be seen in the context of the existing similar elements that make up the urban form of this part of the settlement such as the dwellings that are accessed from Reeds Lane, Osborne Close or the access route to Meadow Lane.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a clearly visible change in the view that would be noticeable to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Medium
Significance of Effect		*Moderate – Not a material change*

6.0 Characteristics of Proposal

6.1.1 The proposed development is for the promotion of the site for residential development of up to 32 homes, with access route from Reeds Lane.

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 small as they are not uncharacteristic when set within the attributes of the existing landscape. 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 minor (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 major/moderate (i.e. a material change) without mitigation from viewpoints that cross the site along footpath 11Hu as can be expected.

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 There will likely be some level of intervisibility with dwellings that sit close to the site boundary such as those at Meadow View, Furzeland Way and Reeds Lane.

6.1.11 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;
- Additional ornamental planting within residential frontages to encourage year round interest and pollinators;
- The heights of built form to reflecting that of the surrounding dwellings;
- 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/negligible landscape character 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 settlement fringe will have a medium landscape character sensitivity and the magnitude of change is small; therefore resulting in a level of landscape effect of minor (i.e. not a material change).

8.1.2 The visual effects are generally localised and limited due in most part to dense intervening mature vegetation between the viewer and site, the topography in the area and the similar setting of the proposed scheme formed by 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 ten of the eleven assessed, only two of the assessed views can be considered subject to a material change, these are viewpoints 2 and 3 that cross the site along footpath 11Hu. The majority of receptors in the local area can be considered of a high or medium sensitivity (users of PRoW and 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 viewpoints 2 and 3 that sit within the sites boundary. Other viewpoints offer limited views of the site due in most part to mature vegetation acting as visual barriers.

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

9.0 Appendices

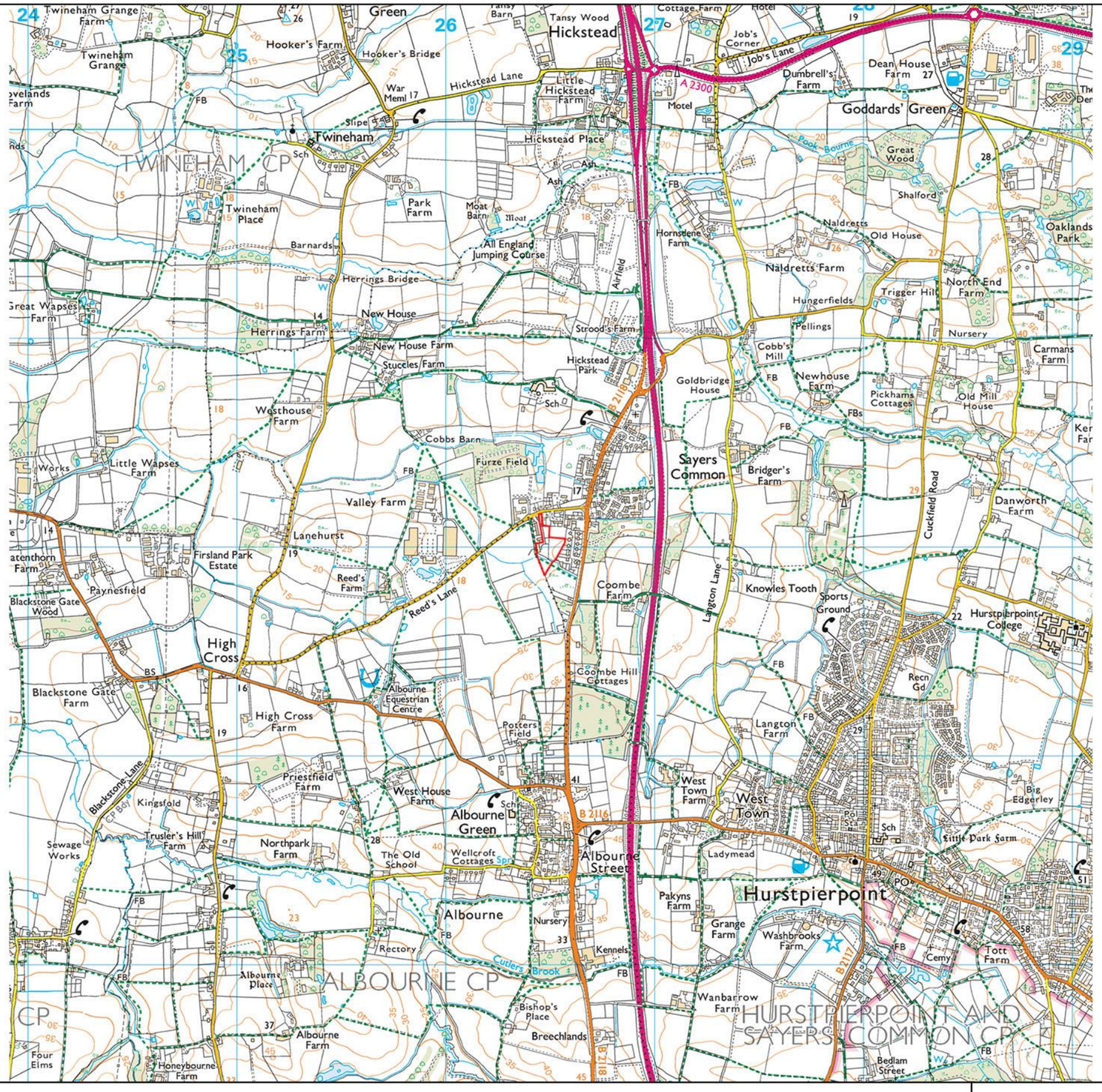
Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan



LEGEND

Site boundary

N

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

Scheme: Chesapeke, Sayers Common		
Drawing: Ordnance Survey Plan		Figure No: 1
LVIA ltd Ref: ANT1370		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd

LEGEND

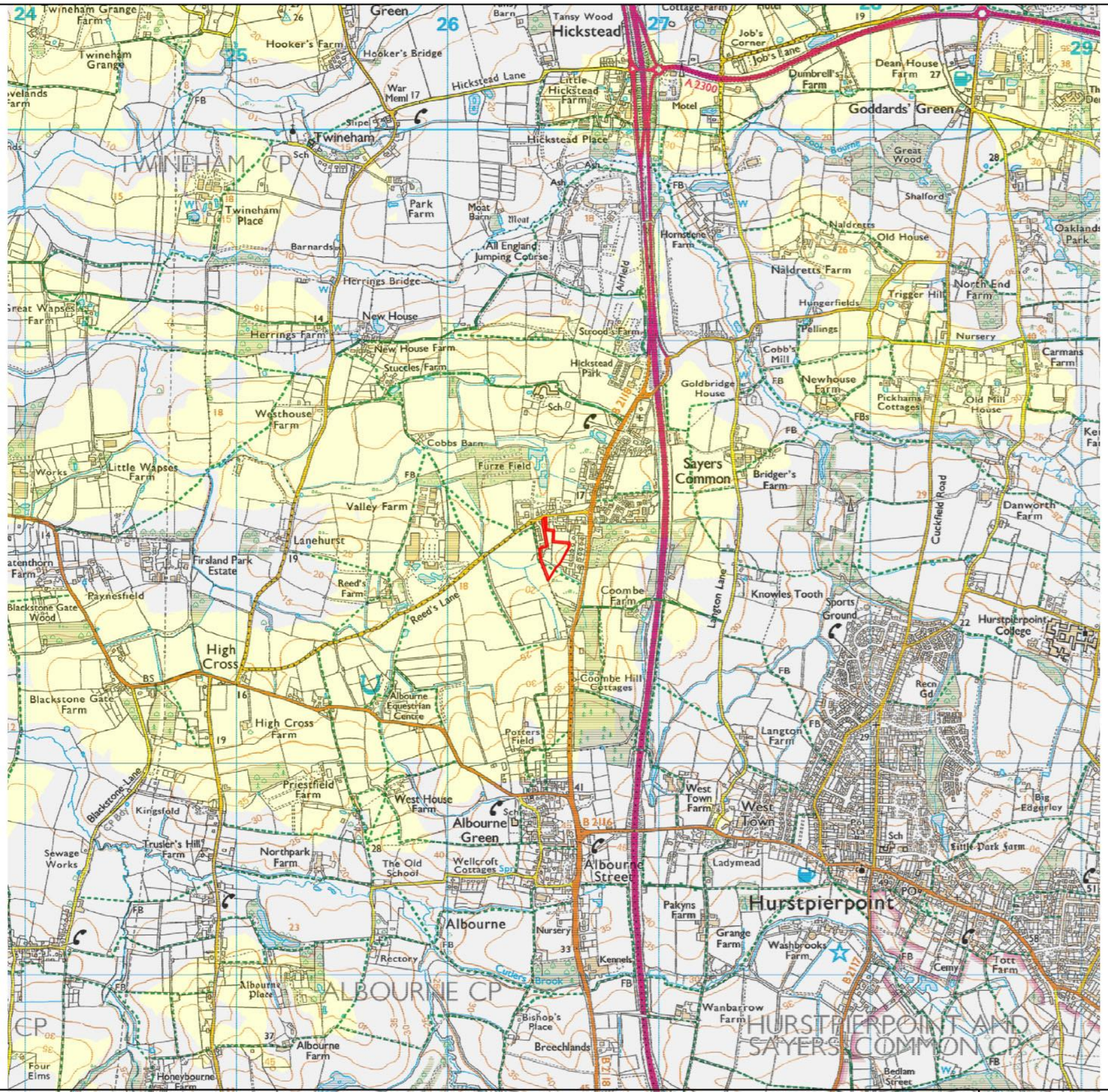
Site boundary

N

Image supplied by Google Maps
https://maps.google.co.uk/
Accessed 02/09/23

Scheme: Chesapeke, Sayers Common		
Drawing: Aerial Photograph		Figure No: 2
LVIA ltd Ref: ANT1370		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd



LEGEND

Site boundary

Zone of theoretical visibility

Yellow wash - Potential view

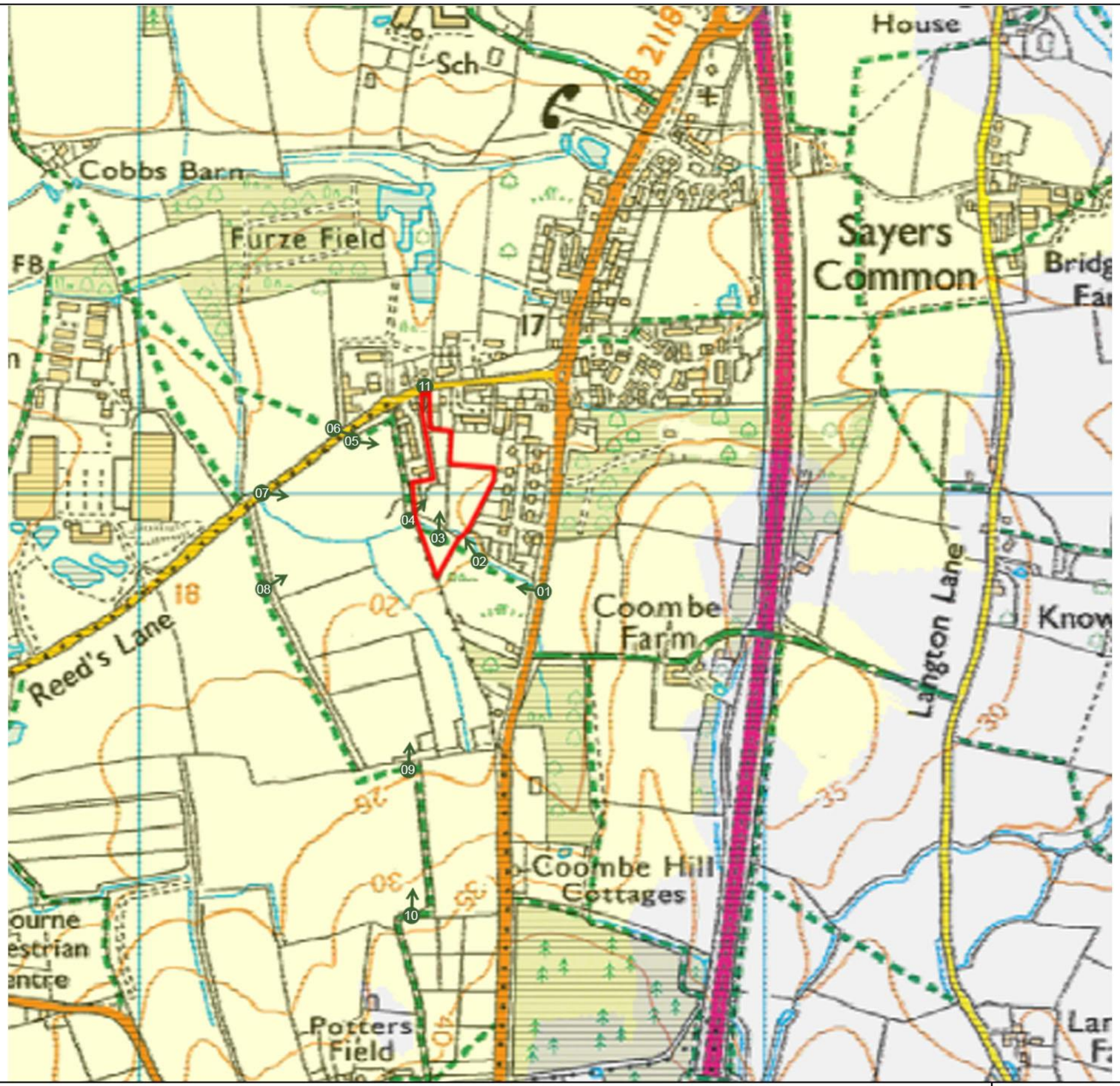
Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 8.0m 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

Scheme: Chesapeke, Sayers Common		
Drawing: Zone of Theoretical Visibility		Figure No: 3
LVIA ltd Ref: ANT1370		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd



LEGEND

Site boundary

00 Viewpoint location

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

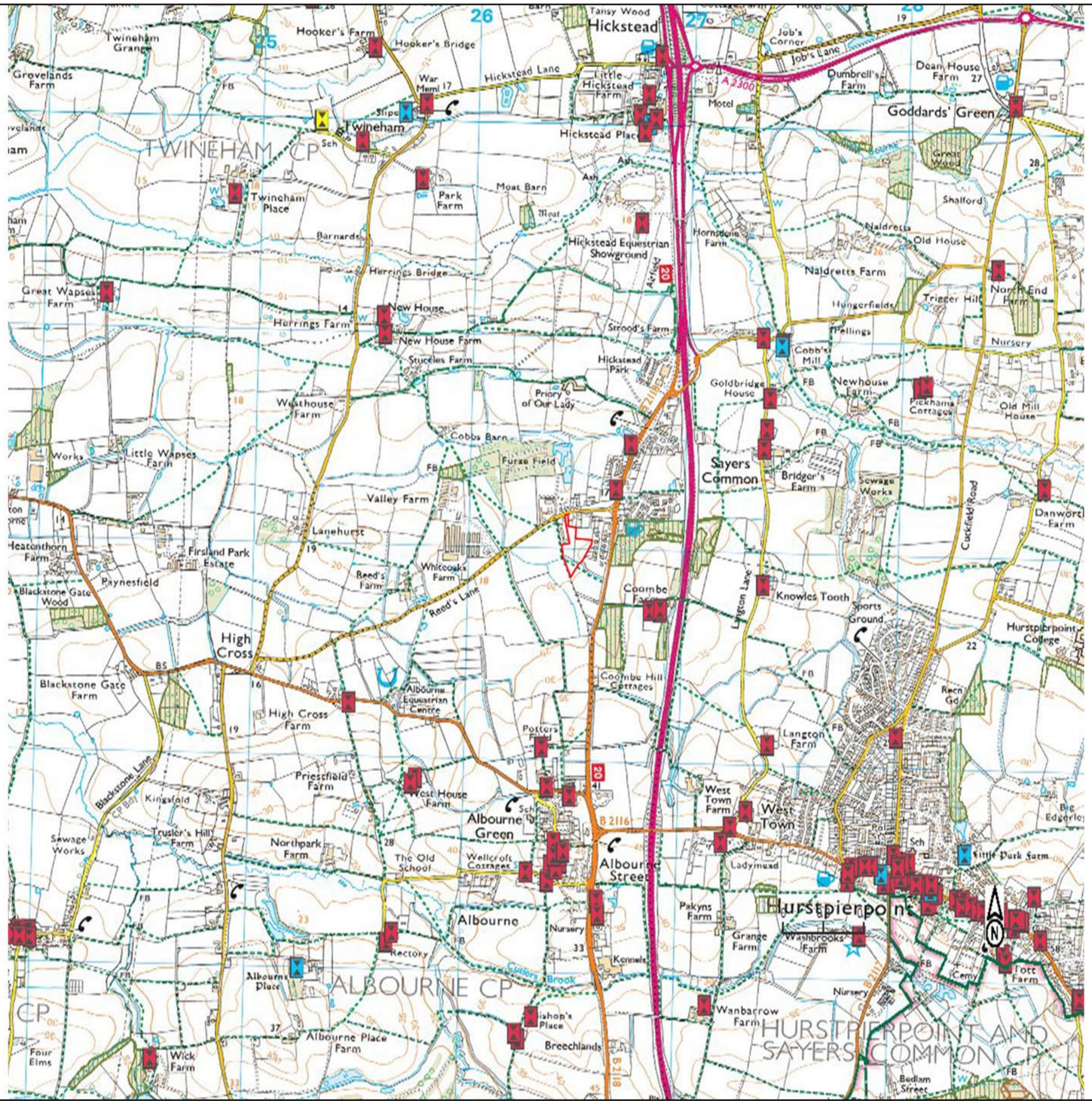
NB: Viewshed analysis run with 1.6m viewer height and buildings at a 8.0m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Full extent of ZTV shown on Figure 3

N

Scheme: Chesapeke, Sayers Common		
Drawing: Viewpoint Location Plan		Figure No: 4
LVIA ltd Ref: ANT1370		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd



LEGEND

Site Boundary

- National Parks (England)
- Sites of Special Scientific Interest (England)
- Scheduled Monuments (England) - points

Listed Buildings (England)

- I
- II
- II*

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

N

Scheme: Chesapeke, Sayers Common		
Drawing: Designations Plan		Figure No: 5
LVIA ltd Ref: ANT1370		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd

Head Office
Bellamy House
Longney
Gloucester
GL2 3SJ
Tel: 07940 749051

Email: jp@lvialtd.com
Website: www.lvialtd.com

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