



# LIZARD

Landscape Design and Ecology

## SEAFORD COLLEGE - REFERENCE 25425 - SPORTS HALL EXTENSION

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**SEAFORD COLLEGE,  
LAVINGTON PARK, PETWORTH**

**Landscape and Visual Impact Assessment**

Project Reference	LLD1961-LPL-REP-001
Prepared by:	JP
Checked By:	JJ
Revision	00
Date:	20.04.2020

## EXECUTIVE SUMMARY

### i Introduction and Background

Lizard Landscape Design and Ecology has been commissioned by Seaford College to undertake a Landscape and Visual Impact Assessment for land south of the existing Sports Hall at Seaford College, Lavington Park, Petworth GU28 0NB.

### ii The Site

The Site is located to the southern edge of the Sports Hall, within a complex of barn like, functional buildings, which serve the educational services and estate management at Seaford College. The Site and Study Area are located within the South Downs National Park.

The Site area comprises a cutting about the rear of the Sports Hall, which is surrounded with a post and rail fence, and otherwise grassed. The adjacent area to the south is used for car parking. A flight of steps allow maintenance access to the rear of the Sports Hall.

The southern facade of the Sports Hall is profile metal clad, with occasional metal ventilation louvres. The Sports Hall has previously been extended to the west, as The Johnson Centre, which is timber clad.

The driveway to the Estates and Operations building of Seaford College extends along the eastern side of the Sports Hall, along which public access is afforded as Byway No. 3369-3. The Art and Design Centre at Seaford College is located to the south of the Site, with materials of brick and horizontal timber cladding, with the Estates and Operations Building to the south east, which is profile metal clad.

Fryan's Hanger Ancient Woodland extends about the steep chalk escarpment of the South Downs, which rises to the south of the Art and Design Centre and within which Byway No. 997-2/1 extends laterally along the lower edge of the escarpment.

### iii The Scheme

The Scheme would extend the Sports Hall to the south over the existing cutting, continuing both the adjacent profile and material use of the southern and eastern facades of the existing Sports Hall.

The existing rear access steps would be replaced with new stairs and landing, to allow access to additional sports facilities including a cricket and golf driving facility upon the sunken ground flood. Accessed from the level ground, either side of the access steps to the south, the first floor would provide two additional teaching rooms.

### iv Impact Assessment

#### Landscape Character

The Site forms a well enclosed, parcel of previously developed land, forming part of a substantial block of development, associated primarily with Seaford College, historically characterised under Settlement as a Planned Estate, (*Bannister, 2010*).

Despite the Site and surrounding area being located within the South Downs National Park, the Site is well enclosed by surrounding built form and the enclosure resulting from the wooded character of the escarpment beyond to the south.

The enclosed area of the Site is associated with the surrounding built form, rather than the more open fieldscape further to the west and to be well removed from the belt of Ancient Woodland to the south of the Art and Design Centre.

The Site is considered to have high susceptibility for accommodating the proposed extension without substantive impact on local levels of relative tranquillity associated with the adjacent Byway or the wider special qualities of the South Downs National Park.

The replacement of the presently negative space, associated with the rear facade of the Sports Hall and underlying cutting with the functional use and southern facing aspect proposed, which maintains the low key material use associated with the current building facade is considered to result in a locally beneficial effect.

There is considered to be an overall **Negligible effect** on local landscape character and the perception of this, with some beneficial effects.

Due to the absence of any lighting or substantive increase in windows, there is not considered to be a **Negligible effect** on the South Downs Dark Night Skies.

#### Visual Amenity

For local recreational users, (*almost exclusively comprising of students, teachers and grounds maintenance staff attending Seaford College*) using Restricted Byway No. 3369-3, north east of the Sports Hall (*provided with representative Viewpoint No. 01*), despite the Site area extending to the east of the Sports Hall, built form would not extrude further east than present. This would result in no visibility of built form from this far north along the Byway, with a resulting **Negligible effect**.

For those travelling southwards to the immediate north east of the Site, (*see illustrative Viewpoint No. 02*) there would be a glimpse towards part of the wooded skyline beyond the intervening Art and Design Centre, which would be lost, further to the southern extension of the building profile. However, the same view would reopen to the south of the extension. Due to this and the focus of the view, which is upon the access into the woodland beyond at ground level, there is considered to be a **Negligible effect** on the pleasantness of the sequential view in this location. For northerly / north westerly views from south east of the Sports Hall, (*see illustrative Viewpoint No. 03*) the extended would not be perceptible at this elevation, due to the profile and material use remaining the same, with a **Negligible effect** resulting.

For local recreational users using Public Footpath No. 997-1 within the wooded area of Fryan's Hanger Ancient Woodland, with glimpsed visibility to the south illustrated by **Viewpoint No.04**, the same reasoning and effect would apply. For the same receptors further to the south east, with glimpsed visibility illustrated by **Viewpoint No.05**, the extension would retain the same elements, albeit extended further to the left of view. The impact of this would be barely perceptible, with a **Negligible effect** anticipated.



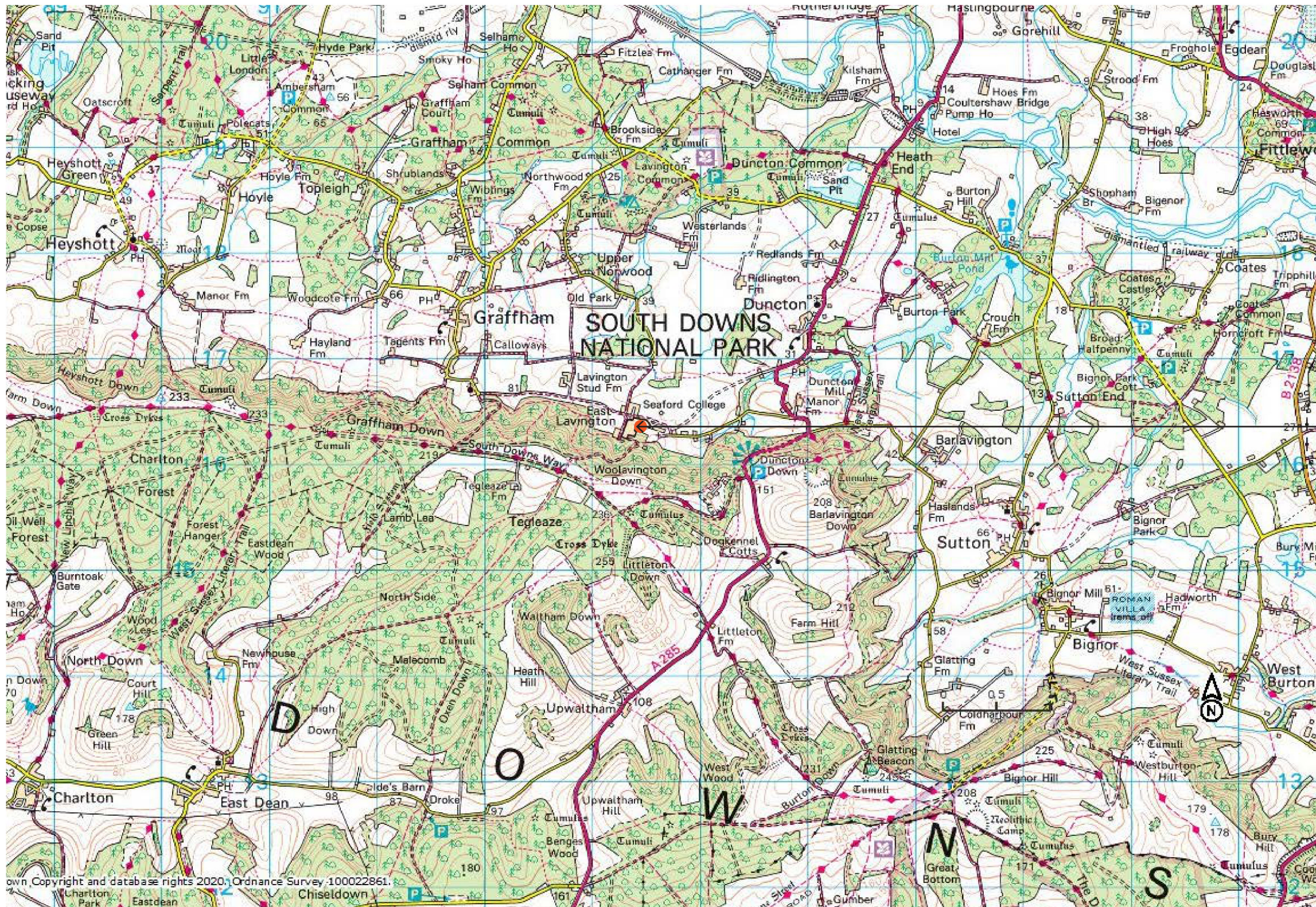
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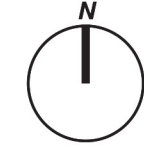
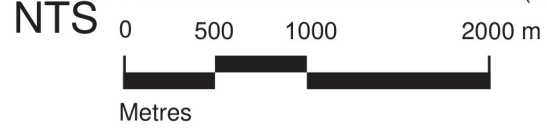
**Legend**

Development Site Boundary.

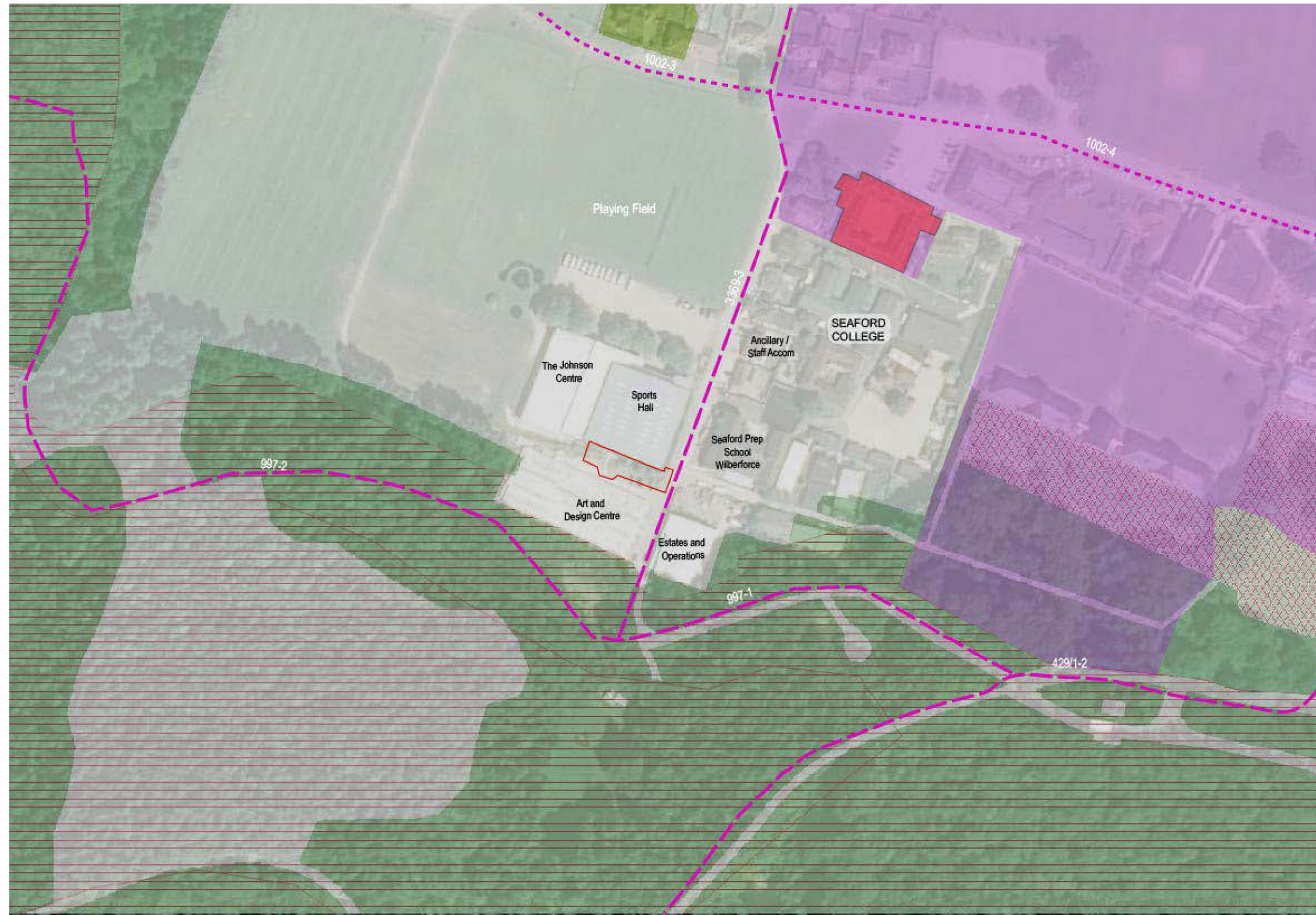
Development Site Location.

**Figure 1.1. Development Site Location**

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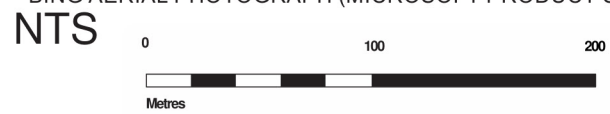
**Legend**

- Development Site Boundary.
- Public Footpath.
- Restricted Byway.
- Ancient Woodland.
- UK Priority Habitat Deciduous Woodland.
- Grade II Lavington Park Registered Park and Garden.
- Grade II Listed Building.

The South Downs National Park is located across the Study Area.

**Figure 1.2. Site and Surrounds**

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## 1.0 INTRODUCTION

### General

1.1 Lizard Landscape Design and Ecology, (LLD) has been commissioned by Seaford College to undertake a Landscape and Visual Impact Assessment, (LVIA) for land south of the existing Sports Hall at Seaford College, Lavington Park, Petworth GU28 0NB (NGR SU 94247 16278), (see **Figure 1.1**).

1.2 The LVIA has been undertaken by Joshua Peacock, an Associate Landscape Planner at LLD and a Chartered Landscape Architect with over 18 years professional experience in LVIA.

### The Site and Surrounds

1.3 Through reference to **Figure 1.2**, the Site is located to the southern edge of the Sports Hall, within a complex of barn like, functional buildings, which serve the educational services and estate management at Seaford College, Petworth, (see **Viewpoint No.3, within Appendix A**). The Site and Study Area are located within the South Downs National Park.

1.4 The Site area comprises a cutting about the rear of the Sports Hall, which is surrounded with a post and rail fence, and otherwise grassed, (see **Photographs A and B**). The adjacent area to the south is used for car parking. A flight of steps allow maintenance access to the rear of the Sports Hall.

1.5 Through reference to **Extract B**, the southern facade of the Sports Hall is profile metal clad, with occasional metal ventilation louvres. The Sports Hall has previously been extended to the west, as The Johnson Centre, which is timber clad.

1.6 The driveway to the Estates and Operations building of Seaford College extends along the eastern side of the Sports Hall, along which public access is afforded as Byway No. 3369-3. The Art and Design Centre at Seaford College is located to the south of the Site, with materials of brick and horizontal timber cladding, with the Estates and Operations Building to the south east, which is profile metal clad.

1.7 Fryan's Hanger Ancient Woodland extends about the steep chalk escarpment of the South Downs, which rises to the south of the Art and Design Centre and within which Byway No. 997-2/1 extends laterally along the lower edge of the escarpment, (see **Viewpoint No.4, within Appendix A**).

1.8 Through reference to **Figure 1.2**, beyond intervening school buildings, to the north east of the surrounding area is the earlier Lavington Park, now designated a Grade II Listed Park and Garden, with the Grade II Listed Former Stables of Lavington Park, now part of Seaford College along the western edge of this.

### The Scheme

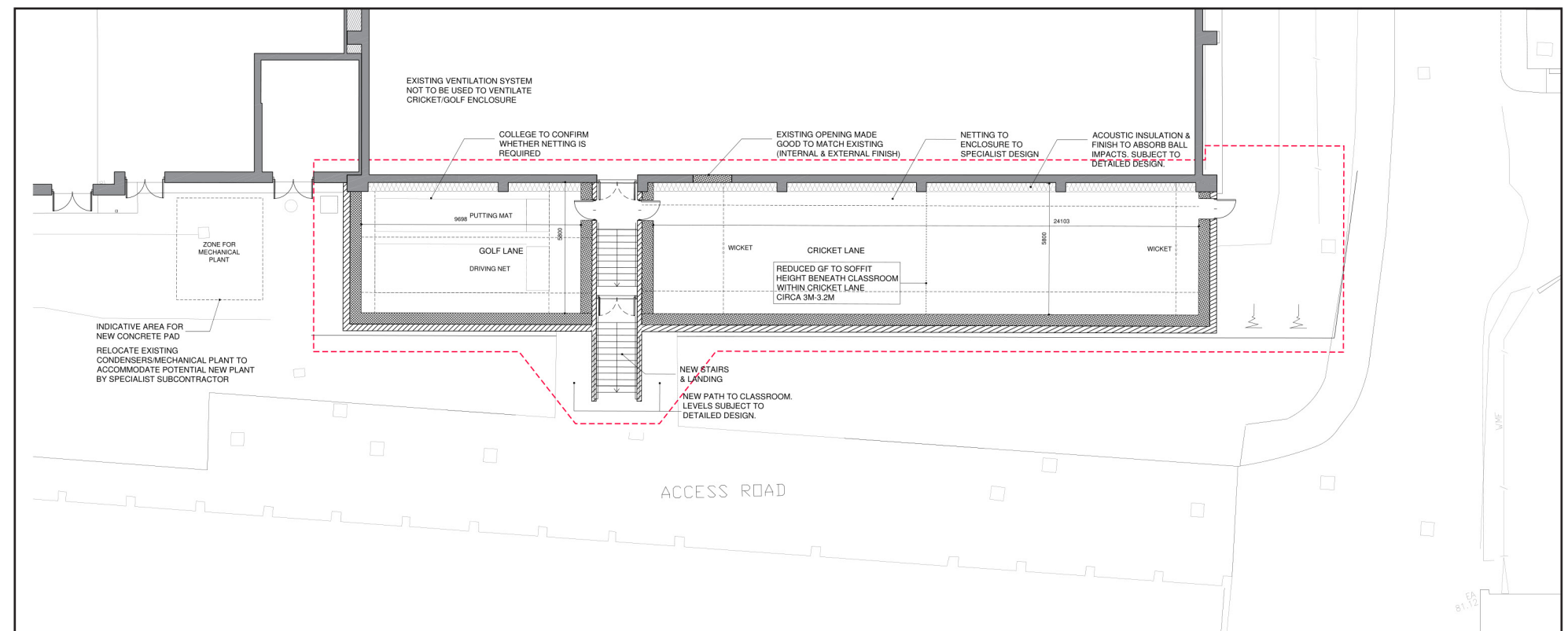
1.9 Through reference to HNW Architecture existing, (**Extract B**) and proposed elevations, (**Extract C**) the Scheme would extend the Sports Hall to the south over the existing cutting, continuing both the adjacent profile and material use of the southern and eastern facades of the existing Sports Hall.

1.10 Through reference to **Extract A**, the existing rear access steps would be replaced with new stairs and landing, to allow access to additional sports facilities including a cricket and golf driving facility upon the sunken ground flood. Accessed from the level ground, either side of the access steps to the south, the first floor would provide two additional teaching rooms.

### Report Structure

1.11 Following this introduction, relevant planning policy and landscape planning designations are outlined within **Section 2.0**. Existing conditions are described in **Section 3.0**, which presents published evidence.

1.12 **Section 4.0** undertakes an appraisal of the susceptibility of the Site for the Scheme, regarding landscape and visual matters and an assessment of anticipated landscape and visual effects from the proposed Scheme. The assessment methodology is defined within **Appendix B**. An Executive Summary is provided to the head of this document.



Extracts A. HNW Architects, Proposed Ground Floor Plan.





Extract B. HNW Architects, Existing Elevations.



Photograph A - Site area - Westerly view from the maintenance access steps.



Extract C. HNW Architects, Proposed Elevations.



Photograph A - Site Area - Easterly view from the maintenance access steps.



## 2.0 PLANNING POLICY CONTEXT

### General

2.1 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below, followed by relevant planning designations. The following relevant policy has been taken into account by the assessment:

- *National Planning Policy Framework, (February 2019);*
- *South Downs Local Plan: 2014-33, (July 2019).*

2.2 The South Downs National Park Authority (SDNPA) Local Plan was formally adopted on Tuesday 2 July 2019. The 2019 Local Plan forms the Statutory Development Plan for the National Park area.

### Planning Policy

#### ***South Downs Local Plan: 2014-33, (July 2019)***

2.3 Strategic Policy SD4: Landscape Character, identifies that:

*'1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:*

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;*
- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*
- c) They will safeguard the experiential and amenity qualities of the landscape; and*
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*

*2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*

*3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*

*4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*

*5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.'*

2.4 Strategic Policy SD5: Design highlights that:

*'1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:*

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;*
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- d) Create high-quality, clearly defined public and private spaces within the public realm;*
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*

*f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*

*g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*

*h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;*

*i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;*

*j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and*

*k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.'*

2.5 Strategic Policy SD6: Safeguarding Views, highlights that:

*'1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.*

*2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:*

- a) Landmark views to and from viewpoints and tourism and recreational destinations;*
- b) Views from publicly accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;*
- c) Views from public rights of way, open access land and other publically accessible areas; and*
- d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.*



3. *Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.'*
- 2.6 Strategic Policy SD7: Relative Tranquillity highlights that:
- '1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts: a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals; b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and c) Experience of users of the PRow network and other publicly accessible locations.*
- 2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.*
- 3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.'*
- 2.7 Through reference to the South Downs National Park Tranquillity Study (South Downs National Park Authority, 2017) the Study Area is shown as comprising a high level of relative tranquillity.
- 2.8 Strategic Policy SD8: Dark Night Skies, identifies that:
- '1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.*
- 2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not affected, having due regard to the following hierarchy: a) The installation of lighting is avoided; and b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use: i. Any adverse impacts are avoided; or ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent [...].'*
- 2.9 Strategic Policy SD20: Walking, Cycling and Equestrian Routes, states that:
- [...] 6. Development proposals will be permitted provided that they: a) Maintain existing public rights of way; and b) Conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land.'*
- Landscape Planning Designations**
- 2.10 Landscape planning designations within the Study Area are described below and their location shown on **Figure 1.2**.
- National Park**
- 2.11 National Parks have the highest status of protection in relation to landscape and scenic beauty. The Site is located within the South Downs National Park.
- 2.12 The statutory purposes and duty of the South Downs National Park (SDNP) are described within the The South Downs Partnership Management Plan (December 2013) as follows:
- *'Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.*
  - *Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*
  - *Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes'*
- 2.13 The Special Qualities (SQ) of the South Downs National Park comprise:
- SQ1 - *'Diverse, inspirational landscapes and breath-taking views;*
  - SQ2 - *'A rich variety of wildlife and habitats including rare and internationally important species';*
  - SQ3 - *'Tranquil and unspoilt places';*
  - SQ4 - *'An environment shaped by centuries of farming and embracing new enterprise';*
  - SQ5 - *'Great opportunities for recreational activities and learning experiences';*
  - SQ6 - *'Well-conserved historical features and a rich cultural heritage';*
  - SQ7 - *'Distinctive towns and villages, and communities with real pride in their area.'* (Ibid)
- Listed Buildings**
- 2.14 Listed Buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are a number of (*Grade II Listed*) Buildings associated with Seaford College and its immediate surrounds. To the north eastern edge of the Study Area this includes: The Former Stables of Lavington Park, now part of Seaford College to the west of the house. The NHLE includes the following details: *'[...] The former stables of Lavington Park, now part of Seaford College to the west of the house.[...].'*
- Historic Parks and Gardens**
- 2.15 Historic Parks and Gardens are registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for their special historic interest.
- 2.16 The (*Grade II Listed*) Lavington Park Registered Park and Garden is located to the north eastern edge of the Study Area. The NHLE description includes the following details: *'[...] A late C18 and C19 garden, laid out on the site of a former late C16 house and garden and further altered in the C20, set within a park largely planted in the C19 but of C18 origin.'*
- Ancient Woodland**
- 2.17 Ancient Woodlands are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. Ancient Woodland is defined within the NPPF (2019) as: *'an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)'*. A belt of Ancient Woodland extends along the scarp face of the chalk escarpment about the south of the Study Area
- UK Habitat of Principal Importance**
- 2.18 UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. Much of the Ancient Woodland to the south is identified within Natural England's Priority Habitats Inventory v2.1 as UK Priority Habitat Deciduous Woodland, which extends as a fringe, beyond the northern edge of much of the Ancient Woodland.





**Legend**

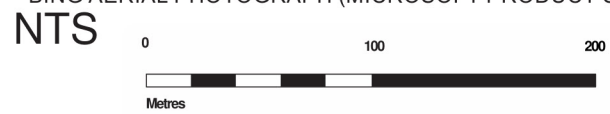
- Development Site Boundary.

**South Downs Integrated Landscape Character Areas (LUC, 2011).**

- J2** East Meon to Bury Greensand Terrace, (LCA J2).
- H4** Buriton to Arun Scarp (LCA H4).

**Figure 3.1.** South Downs Integrated Landscape Character Areas (LUC, 2011).

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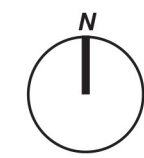
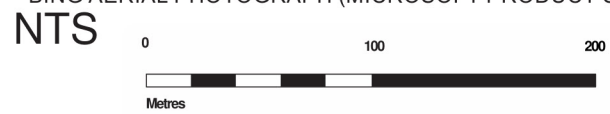


**Legend**

- Development Site Boundary.
- Sussex Historic Landscape Character (Broad Type / HLC Type (summary))**
- Fieldscapes / Informal Fieldscapes (Irregular piecemeal enclosure to south west / Regular otherwise).
- Woodland / Ancient Semi-Natural (Assart wood).
- Woodland / Plantations (Mixed plantation).
- Settlement / Historic Core (Hamlet manor site - Medieval)
- Settlement / Expansion - other; (Planned estate / Large Farmstead - To north western quadrant).
- Designed Landscapes / Formal Parkland (Post medieval designed park / isolated tree clumps).

**Figure 3.2.** Sussex Historic Landscape Character Types (Bannister, 2010).

HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © WEST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND, WEST SUSSEX COUNTY COUNCIL  
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### 3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

#### Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas (September 2014)*;
- *South Downs National Park Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, Updated 2011)*;
- *The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015)*;
- *Sussex Historic Landscape Characterisation (Bannister, August, 2010)*.

#### **National Character Areas, (September 2014)**

3.2 The Site lies within the Wealden Greensand National Character Area (NCA 120), which is described as comprising: 'A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. ....the overall undulating and organic landform – particularly in the west – gives a sense of intimacy to the landscape.... Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure...'

#### **South Downs National Park Integrated Landscape Character Assessment, (SDILCA) (LUC, 2005, Updated 2011)**

3.3 The South Downs National Park Integrated Landscape Character Assessment (SDILCA) identifies eighteen general Landscape Character Types (LCT), and fifty-one LCA. The Character Assessment identifies the character and qualities that create the outstanding landscape and special sense of place of the South Downs National Park through seven key integrating themes.

3.4 Through reference to **Figure 3.1**, Seaford College is located along the southern edge of the East Meon to Bury Greensand Terrace, (LCA J2) which extends along the northern edge of the Buriton to Arun Scarp, (LCA H4). The Site falls along the boundary between the two landscape character areas.

#### East Meon to Bury Greensand Terraces, (LCA J2)

3.5 The East Meon to Bury Greensand Terraces, (LCA J2) is described with the following key characteristics, considered by LLD to be relevant to the Study Area: *A terrace formed from Upper Greensand with a locally prominent northern escarpment clothed in woodland along part of its length; [...] Dramatic views of the chalk escarpment.'*

3.6 Key landscape sensitivities are identified for the Greensand Terrace Landscape Character Type (LCT J) as follows: *[...] The locally prominent escarpment which defines the outer edge of the Greensand, and is visible from adjacent areas; [...] The strong sense of tranquillity as a result of its low noise levels, presence of semi natural woodland, thick hedgerows and grassland, absence of overt human impact, and low density of settlement.'*

#### Buriton to Arun Scarp, (LCA H4)

3.7 The Buriton to Arun Scarp, (LCA H4) is described with the following key characteristics, considered by LLD to be relevant to the Study Area: *'A dramatic steep north-facing chalk escarpment, much of it clothed by woodland to produce a soft, irregular texture and masking the slope profile; [...] Elevated landform provides panoramic views over the Rother Valley to the north, and beyond to the Greensand Hills – the climb through dense woodland builds a sense of anticipation for the views from the open summits.'*

3.8 Key landscape sensitivities specific to the Buriton to Arun Scarp, (LCA H4) are identified as follows: *'The panoramic views over the Rother Valley to the north, and beyond to the Greensand Hills, particularly from key viewpoints at Harting Hill, Beacon Hill, and the viewpoint on the A285 above Duncton.'*

3.9 Landscape Development and Management Considerations for LCT H and specific to LCA H4 are identified including the following: *[...] 'Consider the impact of any change (development) in views from the scarp.'*

#### **The South Downs National Park: View Characterisation and Analysis Study, (LUC, 2015)**

3.10 As a response to the South Downs National Park Authority proposed Strategic Policy SD6: Safeguarding Views, the 2015 study also referred to as the 'SDNP Viewshed Study', identifies the following relevant view types that reflect the special qualities of the National Park: *'Views of specific landmarks'; 'Views from the scarp looking north across the Rother Valley to the Greensand Hills', and 'Views towards the strongly sculptural landform'*

#### **Sussex Historic Landscape Characterisation (August 2010)**

3.11 The Sussex Historic Landscape Characterisation (2010) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 3.2**.

3.12 The 2010 Study identifies the extent of Ancient Woodland along the escarpment, fringed by areas of Mixed Plantation Woodland. This belt is generally surrounded with areas of regular Informal Fieldscapes.

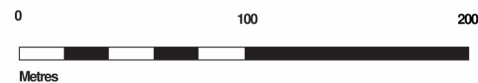
3.13 West of the Historic Core associated with Lavington Park Seaford College there is a relatively substantial block of development, associated primarily with the School, defined under Settlement as a Planned Estate, which includes the Site area.





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NTS



**Legend**

- Development Site Boundary.
- Restricted Byway.
- Public Footpath.
- V01 Viewpoint Location and Direction.
- Zone of Visual Influence for areas of publicly accessible land from which visibility of part of the Site is possible, within which the built form is anticipated.

**Figure 3.3.** Viewpoint Locations and Zone of Visual Influence.



### Visual Amenity

- 3.14 All receptors are located within the South Downs National Park. Receptors are limited to those with short distance visibility, as shown on **Figure 3.3**. Viewpoint Photographs are shown within **Appendix A**.

### Nature of Visual Receptors

- 3.15 The contribution of the Site to visual amenity for local recreational users, (*almost exclusively comprising of students, teachers and grounds maintenance staff attending Seaford College*) using Restricted Byway No. 3369-3, north east of the Sports Hall are provided with representative **Viewpoint No. 01**. Illustrative views are otherwise provided to the immediate north east and offset to the south east of the Site in **Viewpoints No. 02** and **03**.
- 3.16 Within the area of woodland to the south of the Site using Public Footpath No. 997-1 along the northern edge of Fryan's Hanger Ancient Woodland, there is glimpsed visibility, illustrated by **Viewpoint No.04** to the south and **Viewpoint No.05**, to the south east.

### Zone of Visual Influence

- 3.17 The ZVI is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance.
- 3.18 The Zone of Visual Influence (*ZVI*) for the Site, (*see Figure 3.3*) is informed by the Zones of Theoretical Visibility for the Site, determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 3.19 The ZVI is defined as follows: *The zone defined in orange is indicative of areas of publicly accessible land from which visibility of part of the Site is possible, within which the built form is anticipated.*
- 3.20 Visibility towards the Site is confined to the area shown due to surrounding built form and the enclosure resulting from the wooded character of the escarpment beyond to the south.



## 4.0 ASSESSMENT OF IMPACTS

### General

- 4.1 This section assesses the landscape and visual impacts which would result from the Proposal described in **Section 1.0**.
- 4.2 The assessment considers the likely effects from the Scheme alone through a consideration of receptor sensitivity and magnitude of impact, using the methodology provided in **Section 3.0**. Separate assessments of impact on landscape character (*taking into account planning designations*) and visual amenity are provided.

### Impact Assessment

#### Landscape Character

- 4.3 The Site forms a well enclosed, parcel of previously developed land, forming part of a substantial block of development, associated primarily with Seaford College, historically characterised under Settlement as a Planned Estate, (*Bannister, 2010*).
- 4.4 Despite the Site and surrounding area being located within the South Downs National Park, the Site is well enclosed by surrounding built form and the enclosure resulting from the wooded character of the escarpment beyond to the south.
- 4.5 The enclosed area of the Site is associated with the surrounding built form, rather than the more open fieldscape further to the west and to be well removed from the belt of Ancient Woodland to the south of the Art and Design Centre.
- 4.6 The Site is considered to have high susceptibility for accommodating the proposed extension without substantive impact on local levels of relative tranquillity associated with the adjacent Byway or the wider special qualities of the South Downs National Park.

4.7 The replacement of the presently negative space, associated with the rear facade of the Sports Hall and underlying cutting with the functional use and southern facing aspect proposed, which maintains the low key material use associated with the current building facade is considered to result in a locally beneficial effect.

4.8 There is considered to be an overall **Negligible effect** on local landscape character and the perception of this, with some beneficial effects.

4.9 Due to the absence of any lighting or substantive increase in windows, there is not considered to be a **Negligible effect** on the South Downs Dark Night Skies.

#### Visual Amenity

4.10 For local recreational users, (*almost exclusively comprising of students, teachers and grounds maintenance staff attending Seaford College*) using Restricted Byway No. 3369-3, north east of the Sports Hall (*provided with representative Viewpoint No. 01*), despite the Site area extending to the east of the Sports Hall, built form would not extrude further east than present. This would result in no visibility of built form from this far north along the Byway, with a resulting **Negligible effect**.

4.11 For those travelling southwards to the immediate north east of the Site, (*see illustrative Viewpoint No. 02*) there would be a glimpse towards part of the wooded skyline beyond the intervening Art and Design Centre, which would be lost, further to the southern extension of the building profile. However, the same view would reopen to the south of the extension. Due to this and the focus of the view, which is upon the access into the woodland beyond at ground level, there is considered to be a **Negligible effect** on the pleasantness of the sequential view in this location. For northerly / north westerly views from south east of the Sports Hall, (*see illustrative Viewpoint No. 03*) the extended would not be perceptible at this elevation, due to the profile and material use remaining the same, with a **Negligible effect** resulting.

4.12 For local recreational users using Public Footpath No. 997-1 within the wooded area of Fryan's Hanger Ancient Woodland, with glimpsed visibility to the south illustrated by **Viewpoint No.04**, the same reasoning and effect would apply. For the same receptors further to the south east, with glimpsed visibility illustrated by **Viewpoint No.05**, the extension would retain the same elements, albeit extended further to the left of view. The impact of this would be barely perceptible, with a **Negligible effect** anticipated.



# APPENDIX A - VIEWPOINT SURVEY



Site



**Viewpoint No. 01**

**Location:** Restricted Byway No. 3369-3, north of the Sports Hall.

**Direction of View:** South west.

**Date:** 17<sup>th</sup> March 2020  
**Time:** 13:09 pm  
**Weather:** Light Cloud  
**Lighting Conditions:** Good visibility.  
**Approximate Ground Level:** 70 metres aOD  
**Ordnance Survey Grid Coordinates:** SU 94304 16386

**Description** - This representative view for limited local recreational users and those using the western vehicular access drive to Seaford College, shows the hanger woodland cloaking the downland escarpment, presenting a wooded, undulating skyline. The Site area can be seen as part of the Playing Field. The Site area can be glimpsed beyond the existing extent of the Sports Hall.



**Viewpoint No. 02**

**Location:** Restricted Byway No. 3369-3, adjacent to the rear of the Sports Hall.

**Direction of View:** South west.

**Date:** 17<sup>th</sup> March 2020  
**Time:** 14:39 pm  
**Weather:** Light Cloud  
**Lighting Conditions:** Good visibility.  
**Approximate Ground Level:** 75 metres aOD  
**Ordnance Survey Grid Coordinates:** SU 94270 16283

**Description** - This illustrative view for limited local recreational users and those using the western vehicular access drive to Seaford College Estates and Operations, shows the hanger woodland upon the downland escarpment, presenting a wooded skyline, including across the Site area.





**Viewpoint No. 03**

**Location:** Restricted Byway No. 3369-3, north west of the Creative Arts & Design Technology Centre.

**Direction of View:** North west.

**Date:** 17<sup>th</sup> March 2020  
**Time:** 14:35 pm  
**Weather:** Light Cloud  
**Lighting Conditions:** Good visibility.  
**Approximate Ground Level:** 80 metres aOD  
**Ordnance Survey Grid Coordinates:** SU 94252 16233

**Description** - This illustrative view for limited local recreational users, shows the timber clad, brick built facade of the Art and Design Centre, as one of a cluster of functional, barn like buildings, including the Estates and Operations headquarters to the right of view and the rear corner and eastern edge of the Sports Hall to the left of this. Residential built form about Wallace Square can be seen along the access drive, with a glimpse of the wooded Rother Valley and distant Blackdown Hills beyond.



**Viewpoint No. 04**

**Location:** Junction of Restricted Byway No. 3369-3 and 997-1, along the edge of the Fryan's Hanger Ancient Woodland.

**Direction of View:** North west

**Date:** 17<sup>th</sup> March 2020  
**Time:** 13:18 pm  
**Weather:** Light Cloud  
**Lighting Conditions:** Good visibility.  
**Approximate Ground Level:** 85 metres aOD  
**Ordnance Survey Grid Coordinates:** SU 94252 16197

**Description** - This illustrative view for limited local recreational users, shows an area of Ancient Woodland, with some deciduous trees, a heras fencing enclosed area, with machinery and material stockpiles within. The byway is sunken as it falls towards the cluster of functional, barn like buildings, including the Estates and Operations headquarters to the right of view and the rear and eastern edge of the Sports Hall to the left of this, viewed under the lower branches of the adjacent sycamore tree. The timber clad, brick built facade of the Art and Design Centre can be glimpsed to the side of this. A glimpse of the distant Blackdown Hills ridgeline can be made between tree tops beyond.





**Viewpoint No. 05**

**Location:** Public Footpath No. 997-1 along the northern edge of Fryan's Hanger Ancient Woodland.

**Direction of View:** North west.

*Date:* 17<sup>th</sup> March 2020

*Time:* 14:33 pm

*Weather:* Light Cloud

*Lighting Conditions:* Good visibility.

*Approximate Ground Level:* 90 metres aOD

*Ordnance Survey Grid Coordinates:* SU 94361 16220

**Description** - This short distance, illustrative, glimpsed view for local recreational users shows the roofscape of part of the built form associated with Seaford College, including the southern facade of the Sports Hall, which would be extended. The distant Blackdown Hills ridgeline can be seen through sapling growth in the foreground.



# APPENDIX B - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - METHODOLOGY



## METHODOLOGY

### General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011;*
- *Visual representation of development proposals, Technical Guidance Note 06/19, (Landscape Institute, September 2019).*

In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:

- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...’;*
- *Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their visual amenity through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

### The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance. Viewpoints considered to be of interest to the decision maker, but from which no visibility of the Site can be gained are scheduled within **Appendix D**.

The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

### Field Survey

The field survey work was carried out in clear weather conditions on the 17th March 2020, when deciduous vegetation remained substantively out of leaf.

### Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs a proportionate understanding of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Within this Study the term ‘landscape’ is synonymous with its definition within the European Landscape Convention as: ‘An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. The Convention is very wide in scope and covers: ‘natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.’

### Visual Amenity

Key viewpoints are selected to represent a range of potential visual effects which may occur from the proposal, demonstrating long, medium and short distance views where available. Short distance views are categorised based on the viewpoint being within 250m of the Site, mid-distance (250m-500m) or long-distance views (beyond 500m).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

The photographs have been taken using a Canon EOS 650D Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (approximately 31mm at 1.6x conversion) at each shot.

The viewpoint images, (see **Appendix B**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.



**Assessment Criteria**

**General**

The framework shown in **Table 1** is used as a guide to inform the identification of adverse or beneficial effect thresholds from the differing combinations of levels of landscape and visual receptor sensitivity and magnitude of change:

Table 1 – Effect Thresholds Framework			
Magnitude	Sensitivity (Nature of receptor)		
	High	Medium	Low
High	Significant	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects.

Given that the respective effects represent levels on a continuum or continuous graduation, awareness and consideration of the relative balance of importance between the nature of the receptor and magnitude of change leads the application of professional judgement in assessing effect.

Within *The Guidelines for Landscape and Visual Impact Assessment (GLVIA3)* Sensitivity is defined as: ‘A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor’, (p158). It is recommended within GLVIA3, that the ‘nature of receptor’ should be used as shorthand in place of the term ‘sensitivity’, (p37). As such Sensitivity is not specifically defined within this methodology and assessment, other than through the narrative used within the assessment of effects. Regarding allocation of sensitivity to landscape receptors GLVIA3 identifies that: ‘Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.’ (p89).

Within GLVIA3 Susceptibility is defined as: ‘The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences’, (p158). This definition is understood to comprise a consideration of the resilience (or capacity) of the landscape component / area to the proposed change.

Such that: the ability (or susceptibility/resilience) of the receptor would be high if undue negative consequences were not likely. The converse being that the ability (or susceptibility / resilience) would be low if negative consequences were likely.

**Mitigation Measures Hierarchy**

Landscape opportunities are defined to both recommend mitigation measures which avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures.

Landscape opportunities which have been integrated into the Scheme approach are identified as primary mitigation (and enhancement). The residual effects from both time dependent primary mitigation (and enhancement), and secondary mitigation (and enhancement), are considered within the assessment of landscape and visual effects where applicable.

**Landscape Impact Assessment**

Nature of Landscape Receptor

Within GLVIA3, Box 5.1, (p84) provides a range of factors that can assist in the identification of valued landscapes. These factors include:

- **‘Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;

- **Representativeness:** Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;
- **Conservation interests:** The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.’

LLD identifies landscape components as receptors against which the susceptibility of the landscape associated with the Site (relative to the proposed change) might be evaluated. Components are informed by a consideration of planning policy, designations, and published landscape characterisation, including aesthetic, perceptual and experiential characteristics and/or distinctiveness. Condition of components is defined through reference to the Site survey and review.

There may also be a consideration of the fabric of the landscape alone, outside of the identification of particular components of local value, such as generically upon vegetation, landform and built form and the condition of this.

Whilst the identification of the landscape baseline is focused on the identification of Site specific landscape components, additional broader associations outside of the Site may be considered, such as settlement pattern.



Magnitude of Landscape Impact

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility.

The criteria in **Table 2** are used to identify magnitude of landscape change:

Magnitude	Criteria
<b>High</b>	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
<b>Medium</b>	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
<b>Low</b>	Minor or virtually imperceptible change in any area of landscape characteristics and features.

The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years) and long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting or habitat creation would reach a satisfactory height or maturity to reinforce or provide appropriate landscape structure.

Landscape Effect

Effects are defined as the consequences of impacts taking into account the nature of the receiving landscape receptors, which requires a judgement of the components susceptibility to the specific type of change or development proposed.

The nature / sensitivity of the landscape receptor is derived from a judgement of the components susceptibility (*informed by associated value*) to the specific type of change or development proposed. **Table 3** is used to inform consideration of this.

Susceptibility	Criteria
<b>Low</b>	Landscape or landscape features of generally distinctive character in good condition, highly valued and considered susceptible to relatively small changes.
<b>Medium</b>	Landscape or landscape features of generally moderate condition and value and considered reasonably tolerant of change.
<b>High</b>	A landscape or landscape features of generally poor condition and low value and considered potentially tolerant of substantial change.

The criteria in **Table 4** are used to define the nature of the landscape effect:

Effect	Definition
<b>Significant Major adverse</b>	The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
<b>Major adverse</b>	The proposed scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
<b>Moderate adverse</b>	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
<b>Minor adverse</b>	The proposed scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
<b>Negligible</b>	The proposed scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.
<b>Minor beneficial</b>	The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
<b>Moderate beneficial</b>	The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.



**Visual Impact Assessment**

The visual effect of any proposal depends on both the nature of the visual receptor and susceptibility to *the magnitude of change anticipated*.

Nature of Visual Amenity Receptor

The people whose visual amenity is defined are referred to as visual amenity receptors. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.

To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to the views compositional balance.

The compositional balance of the view is initially described, taking into account considerations of form, scale, mass, line, height, colour and texture as appropriate, which is often defined by the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified.

Landscape quality (*condition*) may also be identified as part of the description of the view, with susceptibility to change subsequently informed by this.

Magnitude of Visual Impact

The magnitude of change to visual amenity depends upon the size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short (*0-5 Years*), medium (*5-10 years*), long (*10-25 years*). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views.

The criteria in **Table 5** are used to identify magnitude of visual change:

Table 5 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
<b>High</b>	Where the proposed scheme or elements of the scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
<b>Medium</b>	Where the proposed scheme or elements of the scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
<b>Low</b>	Where the proposed scheme or elements of the scheme will be only a minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated.

Visual Amenity Effect

Whilst landscape value associated with the components of a view is taken into account within the visual amenity assessment, the focus is upon the overall pleasantness of the view in terms of the compositional balance.

The following criteria in **Table 6** are used to identify the likely susceptibility of visual receptors:

Table 6 – Visual Susceptibility Criteria	
Susceptibility	Type of Viewer
<b>Low</b>	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets.
<b>Medium</b>	Receptors experiencing incidental views not critical to amenity and / or the nature of the view is not a primary consideration of the users. Such as travellers on road, rail or other transport routes.
<b>High</b>	Receptors where the changed view is unimportant / irrelevant and / or users are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

The criteria in **Table 7** are used to define the nature of the visual effect:

Table 7 – Visual Effect Criteria Definitions	
Effect	Definition
<b>Significant adverse</b>	Where the scheme would cause a significant deterioration to the character of an existing promoted view.
<b>Major adverse</b>	Where the scheme would cause a significant deterioration to the character of the existing view.
<b>Moderate adverse</b>	Where the scheme would cause a noticeable deterioration to the character of the existing view.
<b>Minor adverse</b>	Where the scheme would cause a barely perceptible deterioration to the character of the existing view.
<b>Negligible</b>	No discernible deterioration or improvement in the existing view.
<b>Minor beneficial</b>	Where the scheme would cause a barely perceptible improvement to the character of the existing view.
<b>Moderate beneficial</b>	Where the scheme would cause a noticeable improvement to the character of the existing view.





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