



# LIZARD

Landscape Design and Ecology

## COLWORTH FARM LLP

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## COLWORTH FARM, THE GRINCH WEST DEAN, CHICHESTER

Landscape and Visual Appraisal

Planning Issue

Project Reference	LLD198-LPL-REP-001
Prepared by:	JP
Checked By:	JJ
Revision	04
Date:	07.11.2023

## EXECUTIVE SUMMARY

### i Introduction and Background

Lizard Landscape Design and Ecology (LLD) has been commissioned by Simon Smith Partners Ltd, on behalf of Colworth Farm LLP to undertake a Landscape and Visual Appraisal for a proposed replacement barn at Colworth Farm, The Grinch, West Dean, PO18 0RQ, (NGR SU 85732 14204).

This LVA update appraises the changes from the proposed Variation of Condition 2, consented under Planning Permission SDNP/22/05830/CND.

There is also a consideration of Ecosystems Services, with a resulting statement provided within the appraisal.

### ii The Scheme

The Scheme has been consented under Planning Permission SDNP/22/05830/CND.

This LVA appraises the changes from the proposed Variation of Condition 2 to comprise the addition of 2 no. external stairs with reconfigured fenestration to suit, relocated gate and reconfigured parking spaces. The barn would be reconstructed to a more westerly situation than previous.

### iv Summary Appraisal

There is no change from the previous assessment for Landscape Character, Visual Amenity and Ecosystems (as follows) as a result of the proposed variation.

#### **Landscape Character**

An **overall Minor beneficial effect** on landscape character is anticipated from the Scheme, further to the replacement of poor quality and condition built form with higher quality built form of an appropriate scale to the suburban character of the area and retention of the existing vegetation. This would be supported by the recommended approaches to further integrate built form, including planting of additional native trees and hedgelines about property boundaries and to the woodland edge. A **Negligible effect** is anticipated on the continuous interconnected network of woodland and forestry and the contribution of this to the physical separation between settlements.

#### **Visual Amenity**

An **overall Negligible effect** is anticipated on the pleasantness of the visual resource provided by the verdant, tree lined route along Nine Mile Ride, and glimpses of the wooded skyline between and over built forms for adjacent vehicular users of Nine Mile Ride and local residents using the pavement.

#### **Ecosystems Services**

The Scheme would maintain the limited contribution to regulating services provided by the cypress hedgeline and clipped, yew specimen to the south. The vegetation has some limited contribution to joining up natural habitats, including to the tree belt about the farmstead perimeter and the hedgerow along the access lane. The vegetation atop the high ground would also have some limited effect on slowing the flow of surface water through increasing water penetration via capillary action within the root structure and as a result of evapotranspiration from leaf surfaces. Due to the sustained growth of the clipped vegetation there would be some carbon capture.

The proposed replacement building is considered to present a more cohesive built form in comparison to that existing, with a positive impact on the quality of design. The increased elevation of the roofline by some 4m is not considered to detract from this, due to the reinstatement of historic built form and the association of this to the farmhouse.

There are a range of regulating services provided by vegetation bordering the Site, including regulating surface water flow, with some limited benefits to water quality and soil erosion.

Regarding provisioning services, the farmstead and surrounding fields and access lanes provide the production of dairy with many of the features contributing to this production process. The surround fields have been heavily grazed by livestock, with the access track to the east being in constant use by agricultural and delivery vehicles.

The apparent time depth of the farmhouse and barn footprint, further to these forming part of the earlier farmstead (*through reference to the 1880 OS*), would result in a localised beneficial effect from both a reinstatement of the historic association, and the resulting contribution to: *'An environment shaped by centuries of farming and embracing new enterprise'*, (SQ4). This would be in line with Strategic Policy SD4: Landscape Character, Paragraph 5, where: *'The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.'*

The use of the barn for providing a base from which the ongoing shoot could be undertaken from would result in a beneficial effect on improving access to the cultural resources which contribute to the special qualities of the South Downs National Park, identified as reflected within the strong sporting traditions within the Wooded Estate Downland LCT, (*SDILCA, 2011*) with a resulting contribution to: *'Great opportunities for recreational activities and learning experiences'*, (SQ5). This would be in line with Development Management Policy SD23: Sustainable Tourism, Paragraph 1, a, c and g. and access to the natural and cultural resources of the National Park.

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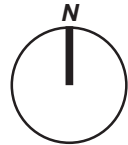
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Development Site Location.

**Figure 1.1. Development Site Location**





**Photograph A.** South westerly view across the farmyard in front of Colworth Farmhouse, showing the farmhouse's facade of knapped flint, framed within red brick quoins to the buildings corners and window edges and slate roof tiles. Timber featherboard fencing panels can be seen extending between the farmhouse and the barn proposed for replacement, which can be seen with sagging roofline, supported with a timber post, with timber clad, breeze block construction otherwise. A timber framed stable unit can be seen offset beyond. Beyond vegetation about the perimeter of the farmstead a glimpse of the far wooded skyline can be made, with a large metal electricity pylon overlying.



**Photograph B.** Easterly view from within the vegetation about the perimeter of the farmstead. The rear of the timber stable unit with corrugated roof. The northern facade of the barn proposed for replacement can be glimpsed over and to the side of the stable roof.



**Photograph C.** Easterly view adjacent to the 4.5m high cypress hedgeline about the south western perimeter of the farmstead. The front of the timber stable unit with corrugated iron roof can be seen to the left of view. The western facade of the barn due for replacement can be seen to the centre of the view, beyond which the slate roof tiles with chimney stacks above can be seen. A young orchard is located to the right of view.





**Photograph D.** North easterly view from west of the cypress hedge. Breeze block southern facade of the barn can be seen atop earlier fabric comprising of knapped flint with a red brick course above beyond intervening fruit trees. An overlapping section of the cypress hedgeline offset from the barn provides access between the garden area to the east and the orchard / stabling area to the west. An earlier extension to the barn can be seen to right of this, with lower course of brick.



**Photograph E.** Northerly view from east of the cypress hedge. The yew hedge to the south of the barn can be seen. Breeze block southern facade of the barn can be seen atop earlier fabric comprising of knapped flint with a red brick course above to the side beyond intervening fruit trees and raised ground with bench.



**Photograph F.** North westerly view from within the garden of the farmhouse, with the eastern facade of the barn proposed for replacement, situated to the north of a clipped yew specimen, which otherwise obscures visibility of this barn. Part of the fabric of the earlier farm building can be seen to the lower part of the barn comprising of knapped flint with a red brick course above, with the remainder timber clad. A tree belt beyond dominated by sycamore, with some ash can be seen over the roofline, adjacent to which is a modern, large agricultural barn formed of corrugated steel. Extending underneath this is a timber featherboard fencing along the garden curtilage.





**Photograph G.** North westerly view from within the garden of the farmhouse, with the ivy clad southern facade of the farmhouse, with slate roof, surrounded to left with the eaves of a modern agricultural building, underlying which the roofline of the barn proposed for replacement can be seen. A clipped yew specimen obscures visibility of this barn, with a tree belt beyond dominated by sycamore. Within the garden are various ornamental shrubs and a protected vegetable garden.



**Photograph H.** South westerly view. The roofline of the large agricultural buildings to the north of the farmstead can be seen. Part of the fabric of the earlier farm building can be seen to the lower part of the barn to the left, with knapped flint edged with red brick. Modern building materials otherwise comprise of asbestos sheeting to roofs and facades, with part timber cladding of breezeblock wall construction.



**Photograph I.** Southerly view. The roofline of the large agricultural buildings to the north of the farmstead can be seen. Modern building materials comprise of asbestos sheeting to roofs and facades of breezeblock wall construction. The earlier barn to the right of view comprises of corrugated iron roof, upon an iron frame. The barn proposed for replacement can be seen between the larger barns, with breezeblock and timber support poles to a sagging roof and timber cladding. Part of the fabric of the earlier farm building can be seen to the lower part of the barn to right comprising of red brick.



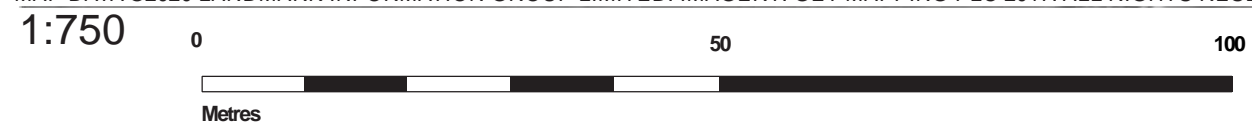


**Legend**

- Development Site Location.
- Site Location of that consented under Planning Application Reference No. SDNP/20/01937/FUL
- A Site Context Photographs
- Public Bridleway. No. 449/1-3

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

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**Figure 1.2.** Site and Farmstead.



## 1.0 INTRODUCTION

### General

- 1.1 Lizard Landscape Design and Ecology (LLD) has been commissioned by Simon Smith Partners Ltd, on behalf of Colworth Farm LLP to undertake a Landscape and Visual Appraisal (LVA), for a proposed replacement barn at Colworth Farm, The Grinch, West Dean, PO18 0RQ, (NGR SU 85732 14204).
- 1.2 The LVA has been undertaken by Joshua Peacock, an Associate Landscape Planner at LLD and a Chartered Landscape Architect with over 20 years professional experience in LVA.
- 1.3 This LVA update appraises the changes from the proposed Variation of Condition 2, consented under Planning Permission SDNP/22/05830/CND.
- 1.4 There is also a consideration of Ecosystems Services, with a resulting statement provided within the appraisal. Whilst not a Farmstead Assessment, the LVA takes into account the methodology outlined within the *Farmstead Assessment Framework (Historic England, 2015)* for identifying heritage significance and capacity for change.

### Report Structure

- 1.5 Following this introduction which describes the Colworth Farmstead and the Site, relevant planning policy, designations and published landscape characterisation are outlined within **Section 2.0**. Existing conditions are reviewed, with landscape and visual receptors defined within **Section 3.0**.
- 1.6 **Section 4.0** undertakes an appraisal of the susceptibility of the Site for the Scheme regarding landscape and visual matters, with an assessment of anticipated landscape and visual effects from the proposed Scheme. The assessment methodology is defined within **Appendix C**.

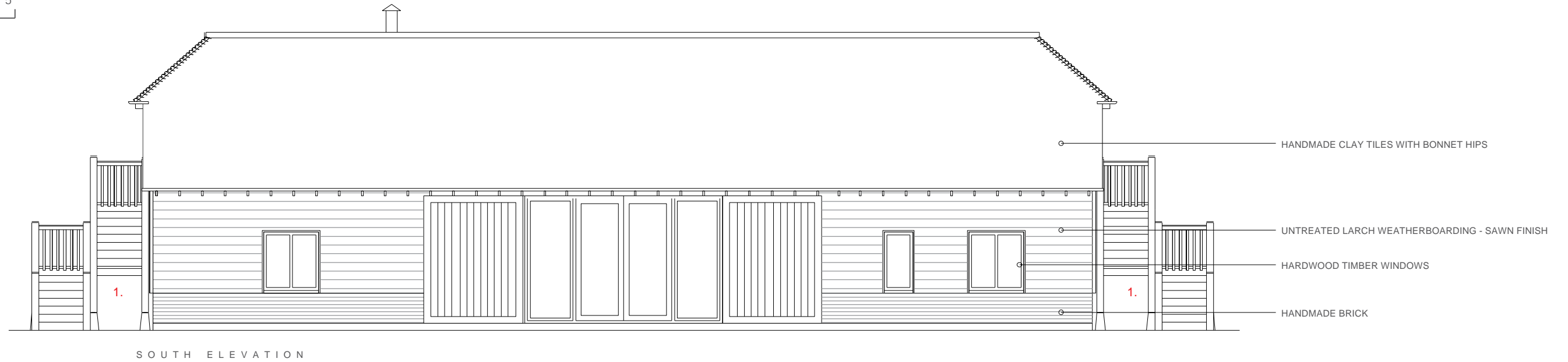
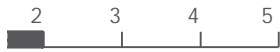
### The Farmstead and Surrounds

- 1.7 Through reference to **Figure 1.1**, Colworth Farm is located atop a rounded ridgeline at some 140m above Ordnance Datum (aOD), at the western edge of an area of elevated ground associated with Hat Hill (*located some 1km to the south east within the wider study area*). From Hat Hill and the Site the undulating downland falls to the Lavant Valley both to the south east, along which the settlement of West Dean is located, and to a lower tributary branch of the Lavant Valley to the west, across which the settlement of Chilgrove is located. Bow Hill rises beyond Chilgrove, whilst to the north, the landform falls before rising across the wooded upper slopes of the South Downs dip slope, which forms a wooded skyline.
- 1.8 More local to the Site, woodland blocks are offset some 300m to the south and east, whilst a sinuous, hedge lined minor lane, with three dispersed mature beech trees descends from Colworth Farm, south towards the woodland, to a junction with the A286 at West Dean some 1.5km to the south east.
- 1.9 Through reference to **Figure 1.2**, the farmstead comprises of large agricultural buildings which are arrayed from west to north east about the farmhouse. The large agricultural buildings are additionally enclosed within a surrounding deciduous tree belt, dominated by sycamore with some ash. A cypress hedgeline extends about the south western edge of the farmstead at some 4.5m in elevation, enclosing a timber framed and clad stable unit and the barn, both of which are proposed for replacement, (*see Photographs A, C and G*). The post 1880 extension of the farmstead to the north east includes the southern part of Public Bridleway No. 449-1/3, which cuts across the north eastern section of the farmstead.
- 1.10 The agricultural buildings of the farmstead have differing material typologies relative to the period within which they were erected, with some retaining partial fabric of earlier structures to their lower courses on some sides, (*see Photographs D, F, H and I*). Through reference to **Figure 2.2**, the areas within which the earlier fabric can be seen associate with the historic core of the farmstead, which can be evidenced through reference to the change in farmstead extent between that shown on the aerial photographs from 1950 and the OS Map extract from 1981, (*see Appendix A*).

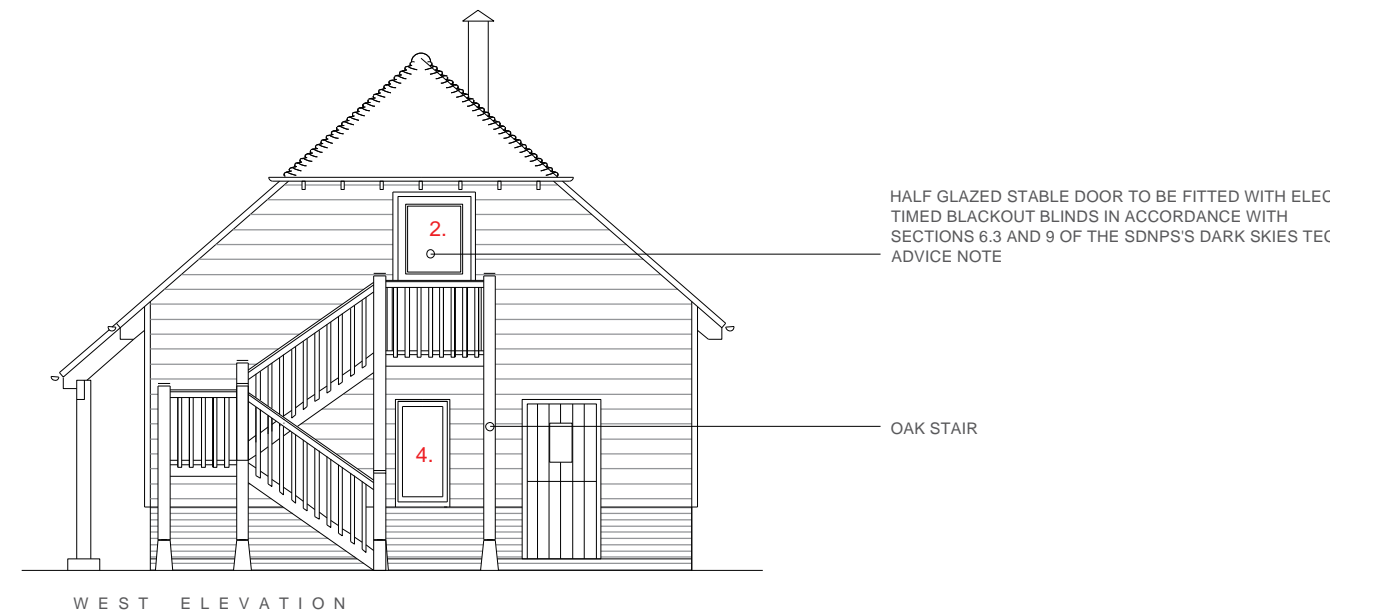
### The Site

- 1.11 Through reference to **Figure 1.2**, the Site is located across a central, private access track within the centre of the farmstead, which includes an existing modern barn of poor quality and condition, (*see Photograph A*) and a timber framed and clad stable unit to the west of this, (*see Photograph's B and C*).
- 1.12 The modern barn, which is some 22.5m in length and 7m in width is located upon the footprint of an earlier barn, which can be seen through reference to the OS Maps and Aerial Photographs from the 1950's, provided within **Appendix A**. This is supported by the presence of knapped flint and brick courses about the lower building facade to east, north and west, (*see Photographs D, F and I*).
- 1.13 The barn is constructed of breeze block walls, which enclose two bays to east and west, with a central, double width bay, which is open to the north and in use for parking, supported with a timber post, (*with the roofline dipping to meet this*). The enclosed bays are accessed from the north via double leaf timber doors. The western bay is extended through a lean to, which includes four windows, two of which for the upper half of stable type doors. A mono-pitched corrugated iron roof slopes from north to south at an elevation of some 3.5m to the north and 2.5m to the south, (*see Photographs A, C, and F*).
- 1.14 A timber feather board fence extends along the garden curtilage to the east, continuous with the northern edge of the barn. The northern edge of a north westerly aligned cypress hedgeline (*which aligns with the earlier western edge of the farmstead boundary, through reference to the 1880 OS map*) and a clipped yew specimen about the southern edge of the barn along the eastern boundary of the Site, (*see Photographs C, D, E and F*).
- 1.15 A clipped, Leyland cypress hedgeline to some 4.5m in elevation extends about the south western edge of the Site, with a group of orchard trees intervening between the barn / stable, (*see Photographs C, D, and E*).





Extract A. Smith Simmons & Partners - South Elevation.



Extract A. Smith Simmons & Partners - West and East Elevation.

ALL AS APPROVED UNLESS NOTED

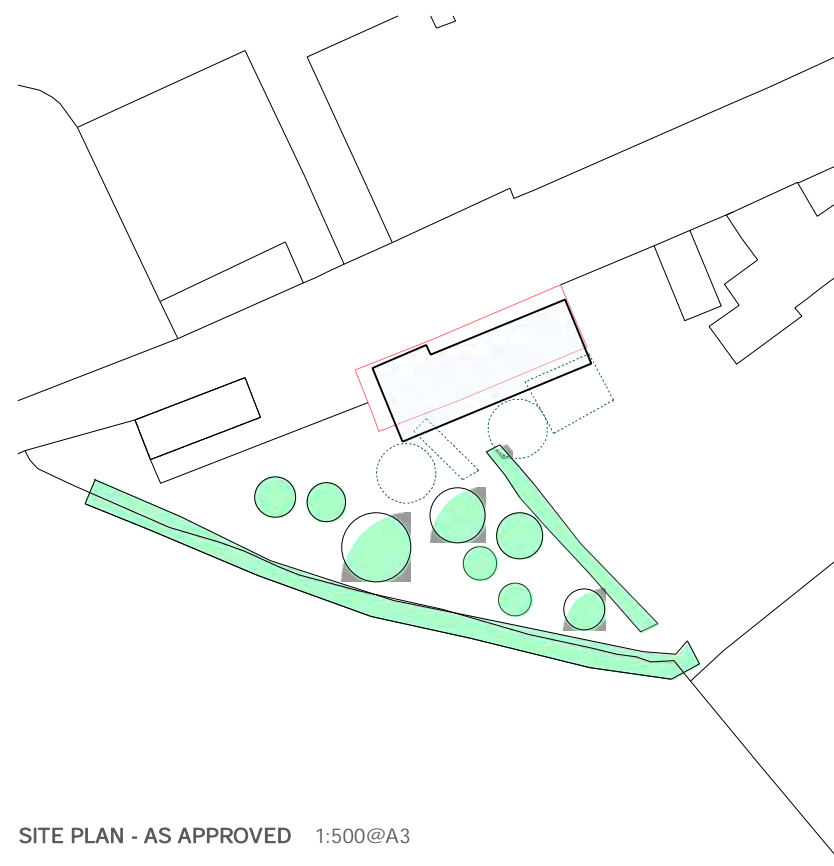






**The Scheme**




- 1.16 The Scheme has been consented under Planning Permission SDNP/22/05830/CND. This LVA appraises the changes from the proposed Variation of Condition 2 to comprise the addition of 2 no. external stairs with reconfigured fenestration to suit, relocated gate and reconfigured parking spaces. The barn would be reconstructed to a more westerly situation than previous, (see **Extracts A, B and C**).
- 1.17 The previously consented scheme comprises demolition of the existing barn and replacement with a barn to provide farm office and facilities for the existing shoot, to include 2 no. rooms for overnight accommodation.
- 1.18 In common with that consented under Planning Application Reference No. SDNP/20/01937/FUL, (see **Extracts D and E**) the proposed barn would be 7m high. However, would be some 26m wide and 8.5m deep in contrast with that consented of some 21m wide and 7.5m deep. The poor condition horse stabling unit to the west of the building would be removed.
- 1.19 As with the consented replacement barn, that proposed would be of greater elevation from that demolished, but would be comparable to that which was historically present and in keeping with that shown in the 1950s, (see **Appendix A**). Half hipped eaves would be provided to east and west.
- 1.20 The key difference comprises a southerly ground floor extension, off the western end of the southern edge of the building to allow for a ground floor bedroom, whilst enabling a void over the central hall, (*dining room*). This extension would extend along some 6.5m in length and 8m in width, with a roofline to some 4.5m AGL.
- 1.21 The replacement barn would comprise of a high quality, Sussex style barn, with larch weatherboarding in both horizontal and vertical tongue and groove finish as an aesthetic improvement on that found to the surrounding barns. However, natural slate roofing tiles to match the farm house would be proposed in place of handmade clay tiles.
- 1.22 Small windows to allow limited daylighting into the upper storey roofspace would be provided with two small windows to the southern elevation only and a further one and cluster of three to the northern elevation.

- 1.23 The proposal would otherwise plant four additional trees to the east of the proposed barn, intervening between the barn and the house, as an extension of the existing orchard trees to the south. The Scheme would include a new boundary with gate across the private farm access track, which would delineate between the existing farmhouse to the east and the associated barn to the west.

- 1.24 West of the boundary the existing area of hardstanding would provide 9 car parking spaces along the northern edge of the access track, with a further area for three car parking spaces offset to the west, adjacent to the eastern facade of the stable block.



-  EXISTING TREE FOR RETENTION
-  EXISTING TREE FOR REMOVAL
-  EXISTING HEDGE FOR RETENTION
-  EXISTING HEDGE FOR REMOVAL

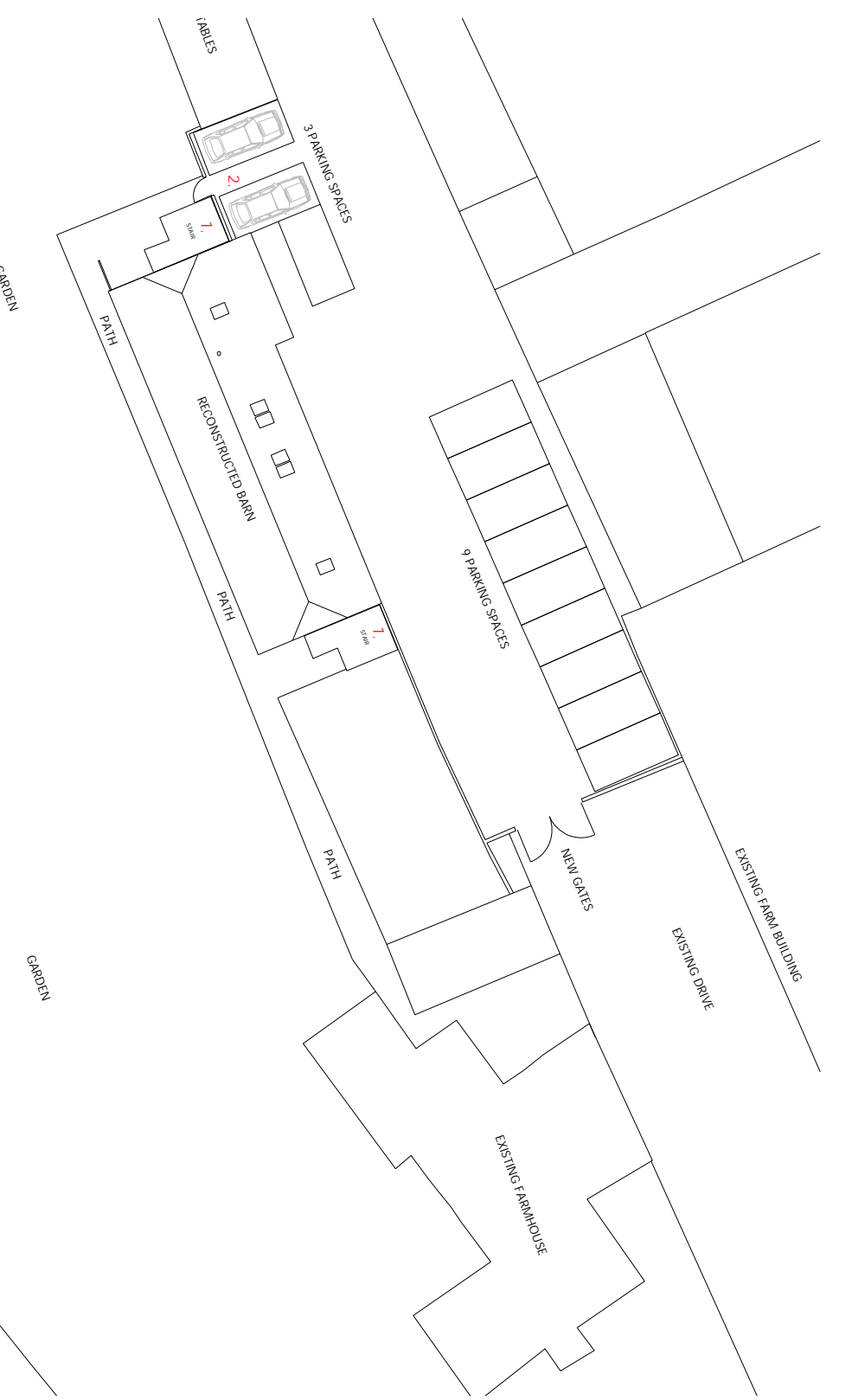
-  2 No OAK STAIRS ADDED
-  PROPOSED BARN
-  EXISTING BARN FOR DEMOLITION

ALL AS APPROVED UNLESS NOTED IN RED



Extract C. Smith Simmons & Partners - Site Plan (As Proposed)





Extract D. Smith Simmons & Partners - Elevations (As Consented)

Extract E. Smith Simmons & Partners - Site Plan (As consented other than the relocated pedestrian gate, reconfigured parking spaces and oak stairways to either side of the reconstructed barn)



## 2.0 PLANNING POLICY, DESIGNATIONS AND PUBLISHED CHARACTERISATION

### Planning Policy

2.1 The South Downs National Park Authority Local Plan was formally adopted on Tuesday 2 July 2019. The 2019 Local Plan forms the Statutory Development Plan for the National Park area. As such, the relevant policies within the South Downs Local Plan, (July 2019) and the National Planning Policy Framework, (February 2019) alone are considered within this report.

### National Planning Policy Framework (February 2019)

2.2 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework, (NPPF).

2.3 With regards conserving and enhancing the natural environment, within Chapter 15, Paragraph 170 identifies that: 'planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...'

2.4 Regarding National Parks, Paragraph 172 identifies that:

'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, [...], which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks [...].'

### South Downs Local Plan: Adopted 2 July 2019 (2014-33)

2.5 Core Policy SD1: Sustainable Development, identifies that:

'1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.

2. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park.

3. When determining any planning application, the Authority will consider the cumulative impacts of development.

4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:

a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and

b) There is substantial compliance with other relevant policies in the development plan.'

2.6 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.'



- 2.7 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: [...]*
- 3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.'*
- 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;*
- 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.*
- 3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map...'*
- 2.9 Development Management Policy SD23: Sustainable Tourism, states that:
- '1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:*
- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;*
- b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;*
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;*
- d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;*
- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;*
- f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and*
- g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:*
- i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and*
- ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or*
- iii. Are part of farm diversification schemes or endorsed Whole Estate.[...]*
- 2.10 Development Management Policy SD40: Farm and Forestry Diversification identifies that:
- '1. Development proposals relating to farm and forestry diversification will be permitted where:*
- a) A diversification plan is submitted, which demonstrates that:*
- i. The proposed development(s) would contribute to the first purpose of the National Park by providing long-term benefit to the farming or forestry business as an agricultural/forestry operation;*
- ii. Diversification activities remain subsidiary to the agricultural or forestry operation, in terms of physical scale and environmental impact; and*
- iii. The proposed development does not cause severance or disruption to the agricultural holding.*
- and
- b) The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings, be of an appropriate scale, and retain agricultural character; and*
- c) Any outdoor storage is provided as a minor ancillary element of other uses.'*








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NTS



**Legend**

-  Development Site Location.
-  Ancient Replanted Woodland.
-  Deciduous Woodland Priority Habitat.

**Note:**  
 Area shown falls entirely within the South Downs National Park and the Dark Sky Core Area of the South Downs International Dark Sky Reserve.

**Figure 2.1.** Designations.



### Landscape Planning Designations

- 2.11 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**, where appropriate.

#### National Parks

- 2.12 National Parks alongside Areas of Outstanding National Beauty (AONB) have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 1995. The Site is located within the The South Downs National Park. The statutory purposes and duty of the South Downs National Park 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)*

### Protected Habitats

- 2.14 Protected habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. UK Priority Habitats and Ancient Woodland are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. Through reference to **Figure 2.1**, an area of Deciduous Woodland Priority Habitat and Ancient Woodland occurs some 400m to the west of the Site at Puttock’s Copse.

### International Dark Sky Reserves

- 2.15 Through reference to the International Dark Sky Association (IDA) an IDA International Dark Sky Reserve (IDSR) is a:

*‘Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core. Reserves are formed through a partnership of multiple land managers who have recognized the value of the natural nighttime environment through regulations and long-term planning.’*

- 2.16 The South Downs IDSR was designated in May 2016. As identified within **Section 2.0**, through reference to the South Downs National Park Strategic Policy SD8: Dark Night Skies, the Dark Night Skies Policy Map identifies that the Study Area is located within the Dark Night Sky Core Area, which forms part of the South Downs Dark Night Skies Reserve, (see **Appendix G**). The general measurement used for this area is where the Milky Way can be easily seen by a non-astronomical expert in the South Downs with the naked eye.

- 2.17 The Dark Skies Technical Advice Note (April 2018, SDNP) identifies that the quality of dark skies within the SDNP were measured with a Unihedron Sky Quality Meter (SQM), which measures sky brightness (magnitudes) of an area of sky. However, through reference to the extract provided within **Appendix F**, (derived from Figure 1 - Sky Quality Map, (Ibid, p16)), the Site falls within an area associated with more moderate dark skies.

### Published Landscape Characterisations

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

- 2.18 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.
- 2.19 The Site and Study Area are located within the Stansted to West Dean Wooded Estate Downland LCA, (LCA B3) of the Wooded Estate Downland Landscape Character Type (LCT B). Integrated Key Characteristics of LCT B and LCA B3 relevant to the Study Area include:
- *‘[...] Woodland is interlocked with straight-sided, irregular open arable fields linked by hedgerows. A sporting landscape with woodland managed for shooting and areas of cover crops for game;*
  - *[...] A landscape transformed in the 18th century with the establishment of great landed estates, with much of the downland bought up to create large holdings and planted up with woodland for economic and aesthetic reasons. The area remains an estate landscape with strong sporting traditions’;*
  - *‘[...] Chalk dipslope exhibiting a strong and distinctive topography of rolling hills and extensive branching valleys and coombes;*
  - *Slightly acidic heavy soils support many types of woodland including yew, beech, and oak/ash semi-natural woodland, and areas of broadleaved, mixed and coniferous plantation;*
  - *Thinner calcareous soils support a working agricultural landscape of large straight-sided fields, enclosed during the 18th-19th centuries;*
  - *Pasture and arable fields are bounded by thick hedgerows and hedgerow trees creating a large scale organised landscape with a secluded and deeply rural character;*
  - *A low density of dispersed settlement, characterised by scattered farmsteads, most of 18th-19th century origin, with some of medieval origin representing shrunken hamlets. Traditional flint barns are key visual features;*





**Legend**

- Development Site Location.
  
- Sussex Historic Landscape Character  
(Broad Type / HLC Type (summary))**
- Settlement / Expansion - other;  
*(Large Farmstead (Area to north -  
Post Medieval - Modern).*
- Fieldscapes - Formal Enclosure  
*(Planned / Private).*
- Fieldscapes / Informal Fieldscapes.  
*(Modern Field Amalgamations).*
- Woodland - Ancient Semi Natural  
*(Assart Wood).*

HISTORIC LANDSCAPE CHARACTERISATION WITH GIS DATASET: DATA COPYRIGHT © WEST SUSSEX COUNTY COUNCIL AND EAST SUSSEX CITY COUNCIL PARTNERSHIP.  
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**Figure 2.2.** Sussex Historic Landscape Character (Bannister, 2010)



- [...] A network of minor hedged lanes, bridleways and public rights of way (including part of the Monarch's Way) provide access through the tranquil landscape;
  - Constantly changing views with glimpsed views to the wooded ridges of to the north [...].
- 2.20 The perceptual / experiential qualities of the of the Wooded Estate Downland LCT are defined as follows::
- 'The rolling chalk landform, extensive woodland plantations and vast fields contribute to a perception of a large scale and simple landscape. Within this landscape type there are significant contrasts between the densely wooded parts, which conveys a strong sense of enclosure and remoteness, and the open hilltops allowing expansive views. Woodland and arable land uses are interlinked along angular lines which contrast with the smoothly rolling landform. The extensive wooded ridges create distinctive dark horizons in views from the south. The colours of the beech woods and cereal crops provide seasonal change.'
- 2.21 Development considerations for LCT B are identified including:
- 'Maintain clear, undeveloped ridges and skylines – particularly those that are that are visible from adjacent landscapes. Avoid siting tall structures on the sensitive skyline;
  - [...] Seek opportunities to reduce the visual impact of existing visually intrusive elements on the downs such as prominent electricity pylons;
  - [...] Pay particular attention to panoramic views [...].'
- 2.22 Regarding Historic Character of the Wooded Estate Downland LCT, scattered post-medieval farmsteads are identified as important, as they indicate the changing nature of farming practice following decline of traditional manorial system.
- The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015)**
- 2.23 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 a range of view types that reflect the special qualities of the National Park. None of those identified within the Study are considered to be relevant to the surrounds of the Site and Study Area.
- Sussex Historic Landscape Characterisation (August 2010)**
- 2.24 The Sussex Historic Landscape Characterisation 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 (HLC) identified across the Study Area are shown within **Figure 2.2**.
- 2.25 Bannister (2010) defines the farmstead as settlement expansion resulting from a large farmstead. However, whilst the northern part of the farmstead and the offset built form some 50m to the south east of the farmstead are provided with a certainty of occurring from within the post medieval to modern period, the area to the south, within which the Site is located does not have the same certainty.
- 2.26 Surrounding these areas of settlement expansion is an extensive area of informal fieldscapes resulting from modern field amalgamation. A more discrete strip occurs along the track way to the north of the farmstead, defined as resulting from formal enclosure.
- 2.27 A linear belt of landscape is characterised as resulting from Ancient woodland, resulting from assarting, which extends north along the access track to the cottage offset from Colworth Farm, before extending eastwards along Public Footpath No.3013-1, to the Ancient Woodland some 400m to the west of the Site at Puttock's Copse.
- Historic Map Regression and Aerial Photography Review**
- 2.28 The following review is undertaken through reference to Ordnance Survey (OS) mapping and historic aerial photographs provided within **Appendix A**.
- 2.29 Through reference to the 1880 OS Map, the farmhouse can be seen much as at present, with an earlier complex of courtyard style farmyards, enclosed with barns to the north. The farmstead is smaller than present, with a western edge coincident with a field boundary, which remains to the present day extending to the south east. The western edge of the historic farmstead would be coincident with that defined by a yew hedge which can be seen in **Photograph E**, within **Section 1.0**. The footprint of the barn to the west of the farmhouse would have extended to this boundary as shown on the OS. There are no vegetative features shown surrounding the farmstead, other than a belt of trees which extend along the eastern edge of the farmstead and the track to north west and south east.
- 2.30 Through reference to the 1914 OS Map, the farmstead can be seen extended much to its present day extent, with an extension of a tree belt shown about the western and northern extents labelled as comprising of both coniferous and deciduous trees. The barn shows a westerly extension. The enclosure and cottage offset some 50m to the south east of the Farmstead can be seen in place. The tree belt along the track to the south east is no longer shown.
- 2.31 Through reference to the aerial photographs provided from the 1950s, the Farmstead can be seen, with the complex of courtyard style farmyards, enclosed with barns to the north of the farmhouse with half hipped rooflines to the gable ends, reflected in the design of the barn to the west of the farmhouse. A stable type unit can be seen to the west of the barn. The trees within the tree belt can be seen maturing. However without any coniferous specimens apparent within view. The habit of the trees may suggest a dominance with elm, (which if accurate would have been subsequently subject to the outbreak of dutch elm disease within the 1970's).
- 2.32 Through reference to the 1981 OS Map, which presents a less detailed graphic, (for example through reference to the simplified and 'blocky' graphic representation of the farmhouse) additional agricultural buildings to both the north east and west of the farmstead can be seen.



Table 3.1 – Current Ecosystem Services of Landscape Elements											
Landscape Element	Regulating							Provisioning		Cultural	
	a) Sustainably manage land and water environments	b) Protect and provide more, better and joined up natural habitats	c) Conserve water and improve water quality	d) Manage and mitigate the risk of flooding	e) Improve SDNP's resilience to, and mitigation of, climate change	f) Storage of carbon through new planting or other means	g) Conserve and enhance soils	h) Use / production of food, forestry and raw materials	i) Reduce levels of pollution	j) Peoples' health and wellbeing	k) Access to natural and cultural resources
Private farm access through the centre of the Colworth Farmstead;											
Modern barn on the footprint of an earlier barn;											
Clipped yew specimen;											
Northern end of a clipped cypress hedge											



### 3.0 LANDSCAPE AND VISUAL RECEPTORS

#### Landscape Value

- 3.1 The application Site in general is not considered to comprise a valued landscape in relation to Paragraph 170 of the National Planning Policy Framework beyond the location falling within the South Downs National Park.
- 3.2 The Site is considered to provide a limited contribution to the Special Qualities (SQ) of the South Downs National Park (*identified within Section 2.0*).
- 3.3 The Site is not considered to comprise particularly rare or representative features or characteristics of the Stansted to West Dean Wooded Estate Downland LCA, (*LCA B3*).

#### Ecosystem Services

- 3.4 The ability of the natural environment within the Site to contribute goods and services has been considered, (*See: Table 3.1 – Current Ecosystem Services of Landscape Elements*). The table has been derived through reference to guidance provided within the South Downs Local Plan: ‘*Ecosystems Services Background Paper (September 2017)*’ and the: ‘*South Downs National Park Technical Advice Note (non householder)*’.
- 3.5 It is considered that the Scheme would maintain the limited contribution to regulating services provided by the cypress hedgeline and clipped, yew specimen to the south. The vegetation has some limited contribution to joining up natural habitats, including to the tree belt about the farmstead perimeter and the hedgerow along the access lane. The vegetation atop the high ground would also have some limited effect on slowing the flow of surface water through increasing water penetration via capillary action within the root structure and as a result of evapotranspiration from leaf surfaces. Due to the sustained growth of the clipped vegetation there would be some carbon capture.

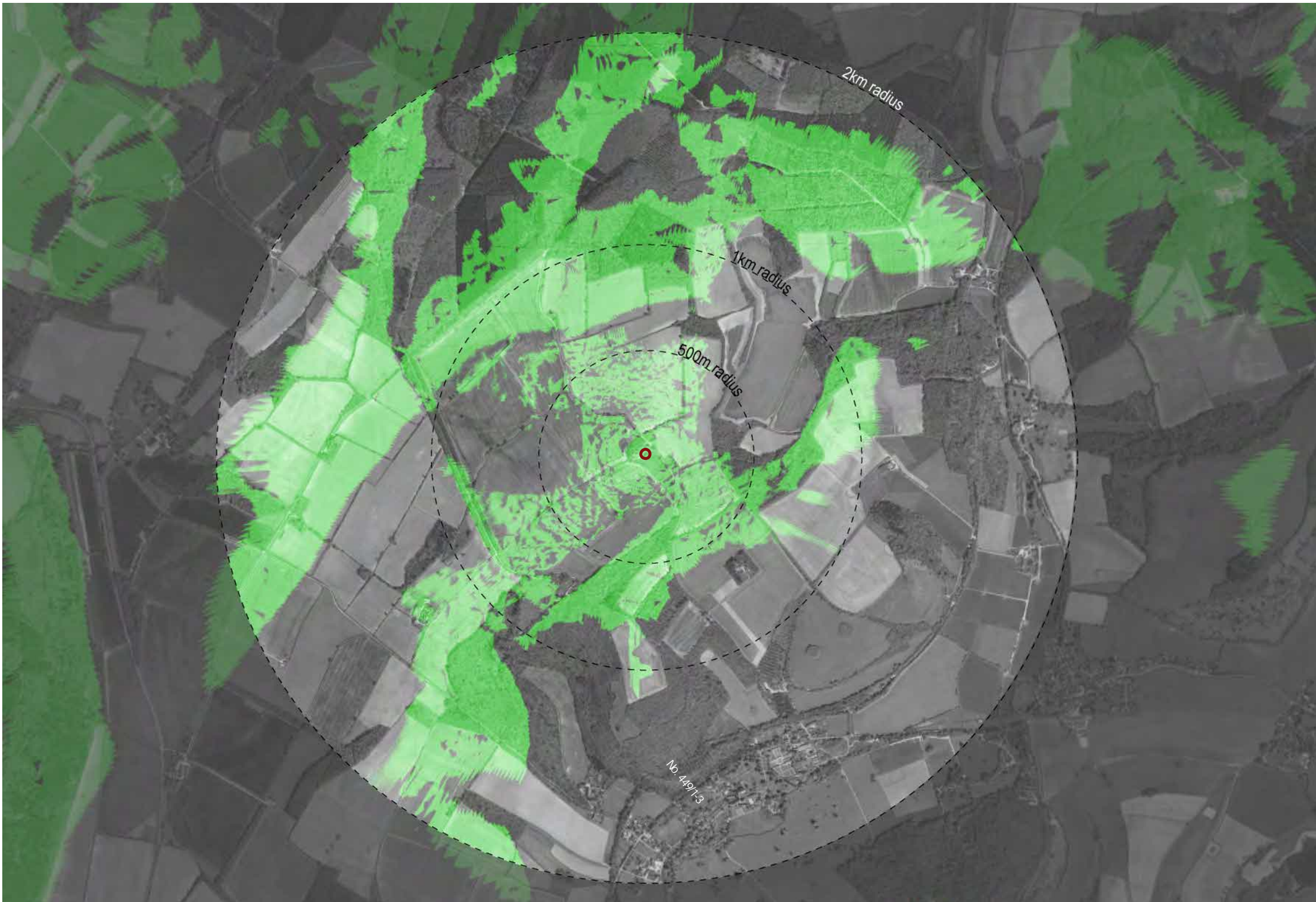
- 3.6 The proposed replacement building is considered to present a more cohesive built form in comparison to that existing, with a positive impact on the quality of design. The increased elevation of the roofline by some 4m is not considered to detract from this, due to the reinstatement of historic built form and the association of this to the farmhouse.
- 3.7 There are a range of regulating services provided by vegetation bordering the Site, including regulating surface water flow, with some limited benefits to water quality and soil erosion.
- 3.8 Regarding provisioning services, the farmstead and surrounding fields and access lanes provide the production of dairy with many of the features contributing to this production process. The surround fields have been heavily grazed by livestock, with the access track to the east being in constant use by agricultural and delivery vehicles.
- 3.9 The Site is otherwise considered to be weak on the provision of access to the natural and cultural resources of the National Park.

#### Landscape Components

- 3.10 Landscape components against which the susceptibility of the Site to the proposed development might be appraised are identified by LLD through reference to planning policy, designations, and landscape characterisation, including the SQ of the South Downs National Park where relevant as follows:
- *The presence of the earlier footprint of the barn, present from before 1880, (as extended as part of the pre 1914 expanded farmstead) which preserves the rectilinear form of this earlier barn and the promise to reinstate the original association of the barn with the farmhouse, as seen through reference to the aerial photographs from the 1950’s, through reference to OS Maps and aerial photography within Appendix A; ‘An environment shaped by centuries of farming and embracing new enterprise’ (SQ4);*

- *The contribution of the post medieval farmstead of Colworth Farm, regarding the importance attributed to these as part of the historic character of scattered post-medieval farmsteads within the Wooded Estate Downland LCT, (SDILCA, 2011), due to their indication of the changing nature of farming practice following decline of the traditional manorial system;*
- *The presence of the Site within the Dark Sky Core Area of the South Downs International Dark Sky Reserve, where the Milky Way should be easily seen by a non-astronomical expert in the South Downs with the naked eye.*





**Legend**

- Development Site Location. (From which viewshed derived at a height of 9m above Site level of 140m aOD).
- Zone of Theoretical Visibility from Site location. (Produced through Google Earth Viewshed Tool).

**Note:**  
 The Zone of Theoretical Visibility extends outside the Study Area to The Trundle some 2.4 km to the South.

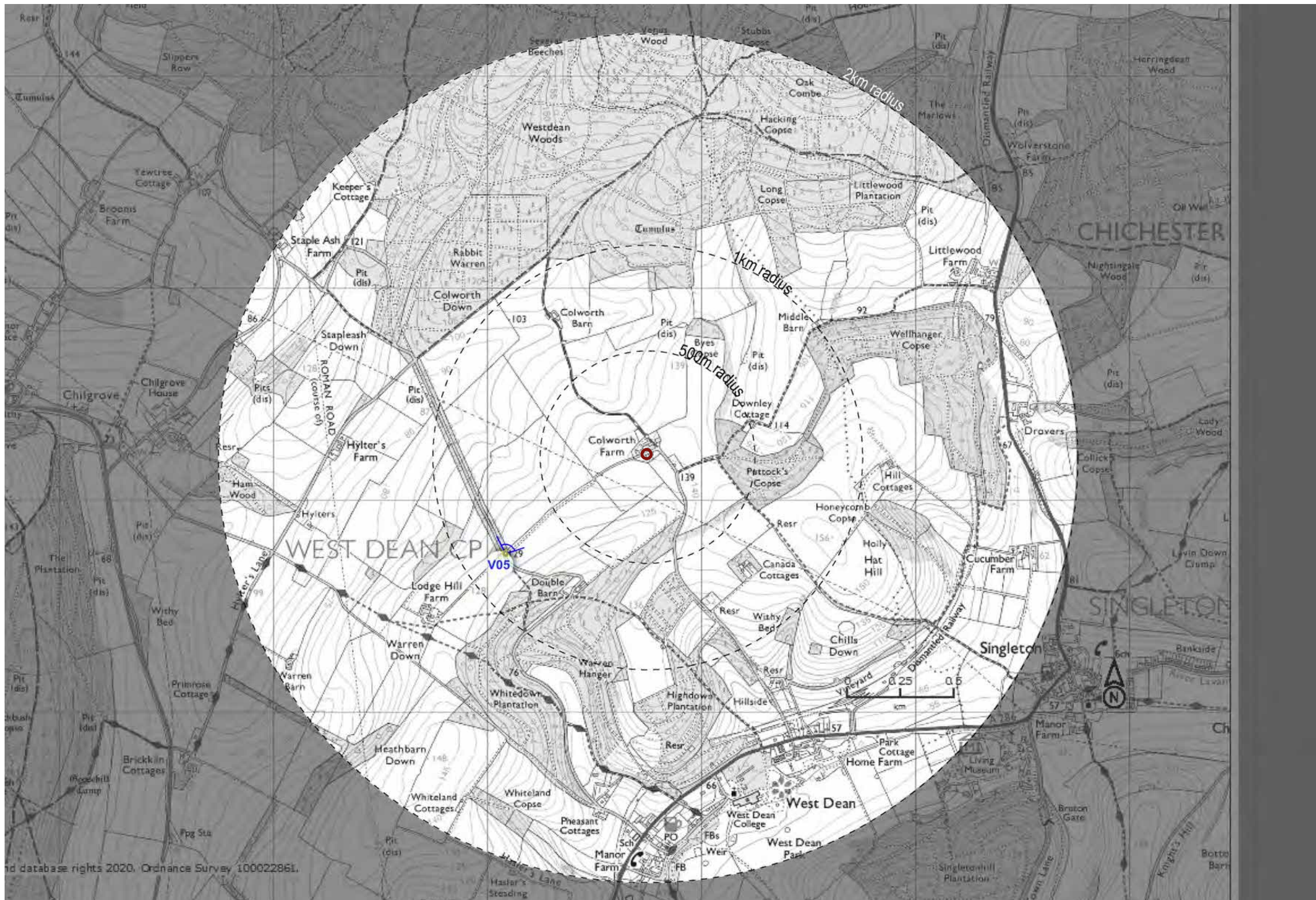
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**Figure 3.1.** Zone of Theoretical Visibility.





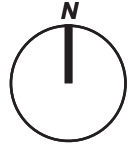
**Legend**

- Development Site Location.
- V05 Viewpoint Location and Direction.
- Public Rights of Way or publicly accessible minor lanes from which anticipated glimpsed visibility of part of the proposed roof elevation to the replacement barn would be possible, (primarily when vegetation is out of leaf).

**Figure 3.2.** Zone of Visual Influence for Mid Distance Viewpoint Locations.

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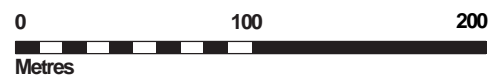


**Legend**

- Development Site Location.
- Public Footpath.
- Public Bridleway.
- V01 Viewpoint Location and Direction.
- Public Rights of Way or publicly accessible minor lanes from which anticipated glimpsed visibility of part of the proposed roof elevation to the replacement barn would be possible.

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**Figure 3.3.** Zone of Visual Influence for Short Distance Viewpoint Locations.



**Visual Amenity**

- 3.11 The description of visual receptors across the Study Area with some visibility towards the Site is provided through reference to the following Viewpoint photographs. Short distance viewpoint locations are shown on **Figure 3.3**. The one mid distance viewpoint, (**Viewpoint No.05**) is shown on **Figure 3.2**.
- 3.12 North bound vehicular uses of the unnamed, minor access lane to Colworth Farm comprising of residents of Colworth Farm and No.142, and local recreational users along the minor access lane, linking with Public Footpath No. 3013-1 and Public Bridleway No. 449/1-3, are variously provided with illustrative views from south to north by **Viewpoints No.04** and **No.02** and representative **Viewpoint No.03**.
- 3.13 South bound recreational users at the southern end of Public Bridleway No. 449/1-3, adjacent to the central private access track through Colworth Farmstead, are provided with illustrative **Viewpoint No.01**.
- 3.14 North bound vehicular uses of the unnamed, minor access lane between Double Barn and Colworth Down and local recreational users along the lane, are provided with an obtuse, glimpsed, illustrative view over a field gate, which provides a break in the lane side hedgerow, shown by **Viewpoint No. 05**.

**Zone of Visual Influence**

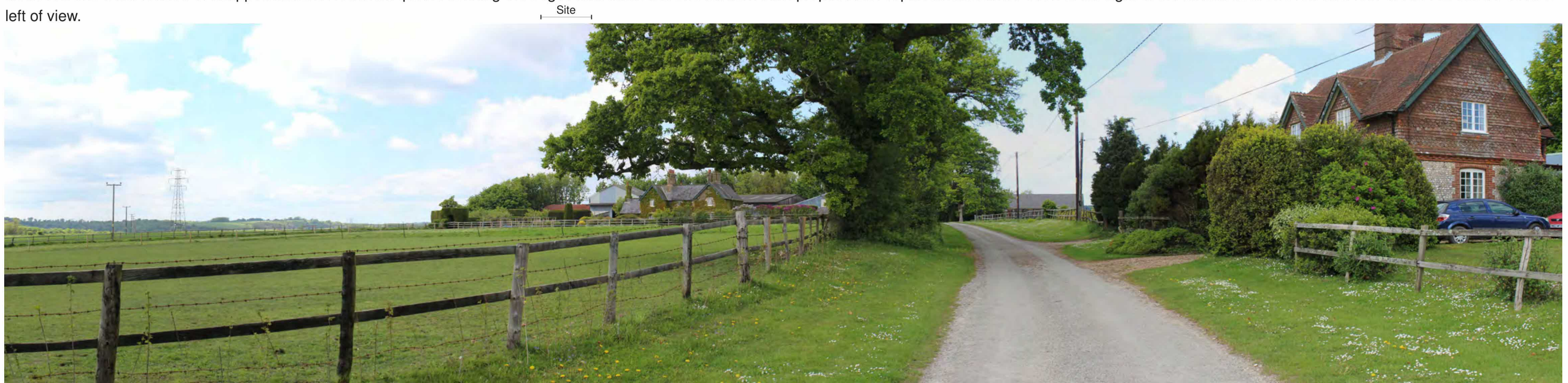
- 3.15 The Zone of Visual Influence (ZVI) for the Site, (see **Figures 3.2 and 3.3**) was derived from a Zone of Theoretical Visibility, (see **Figure 3.1**) and determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 3.16 The ZVI is defined as follows:
- *The zone defined in yellow is indicative of Public Rights of Way or publicly accessible minor lanes from which anticipated glimpsed visibility of part of the proposed roof elevation to the replacement barn would be possible (primarily when vegetation is out of leaf at mid distance).*
- 3.17 Visibility towards the Site or area above the Site is substantively confined to north bound vehicular and recreational uses of the unnamed, minor access lane to Colworth Farm and those at the very southern end of Public Bridleway No. 449/1-3 to the east of the Site. Visibility towards the area above the Site can otherwise be glimpsed from a break in the hedgeline upon the high ground to the south west for users of the unnamed, minor access lane between Double Barn and Colworth Down.

- 3.18 This is due to the location of the Colworth Farmstead atop a rounded ridgeline, with woodland blocks offset some 300m to the south and east, the treed avenue along the minor access lane between Double Barn and Colworth Down and the wooded extent of the dip slope at higher elevation to the north.
- 3.19 Visibility towards the Site or area above the Site is otherwise locally restricted due to the presence of large agricultural buildings which extend about the farmstead from west to north east, with the Colworth Farmhouse and hedgeline with trees to the east. The large agricultural buildings are additionally enclosed within a surrounding deciduous tree belt, which extends to the west of the Farmstead.
- 3.20 Viewpoints identified within the report from Charlotte Cranmer of Chichester District Council, (see **Section 1.0**) from which no visibility towards the Site resulted, due to intervening built form and vegetation are scheduled within **Appendix C**.



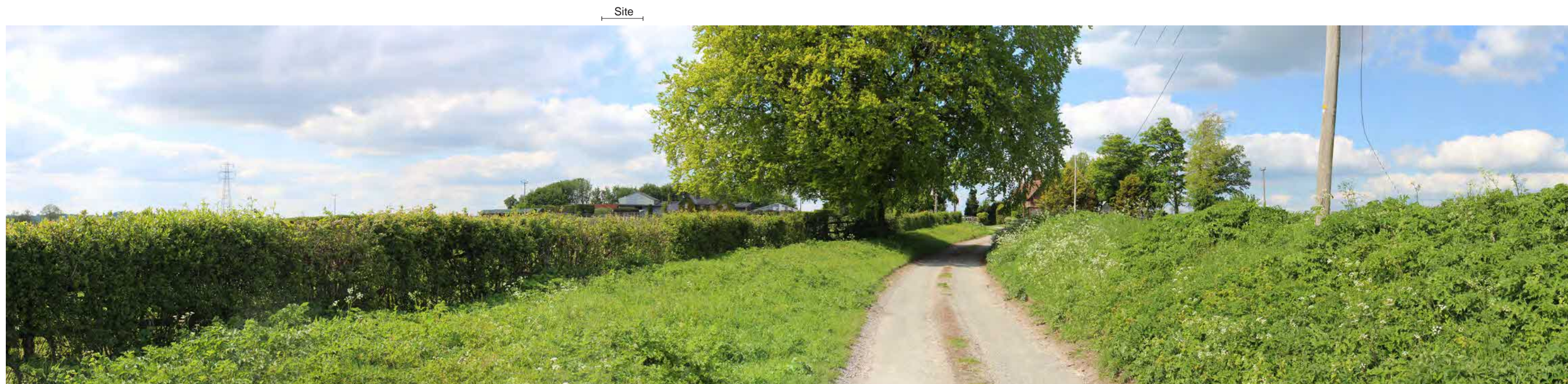


**Viewpoint No. 01:** Illustrative south westerly view from the southern end of Public Bridleway No. 449/1-3, adjacent to the central private access track through Colworth Farmstead. The focus of the view is upon the curved edge of the curtilage associated with the garden to the farmhouse, defined by a stepped, knapped flint wall to some 2m in elevation, with brick coping, above which a laurel hedgeline extends. To the right of view the wall extends to form the northern part of an outbuilding, beyond which the hedgeline continues as a clipped block of yew. Over the yew the repeating narrow pitch of the roofline to the farmhouse can be seen, with various chimney pots above a slate tiled roof. The walls formed of knapped flint with red brick quoins defining the edges and windows. The modern barn proposed for replacement can be seen to the right of the farmhouse. The red tiled roof of No.142 can be seen to left of view.

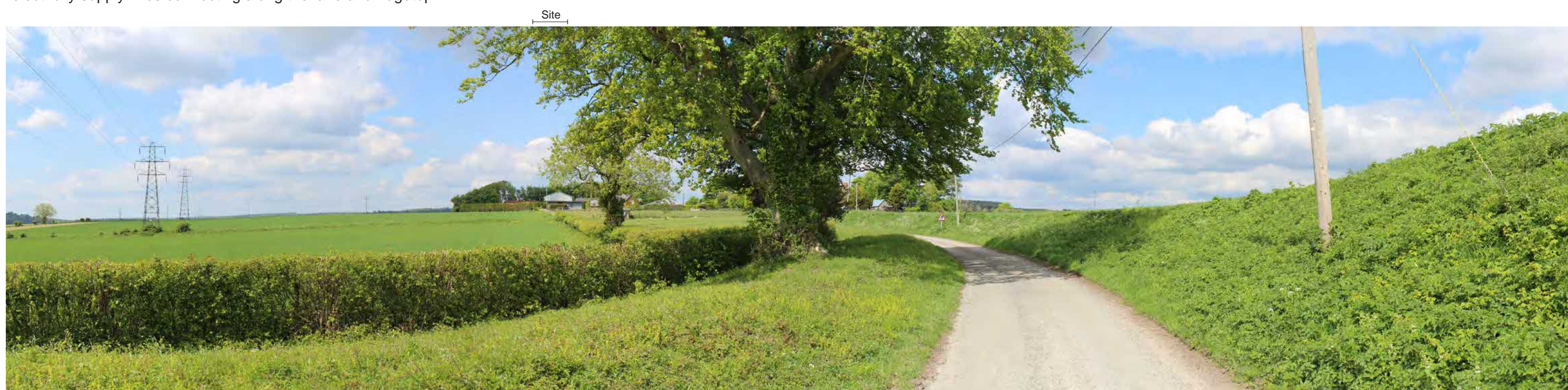


**Viewpoint No. 02:** Illustrative north westerly view from the metalled, unnamed, minor access lane to Colworth Farm, offset west of Public Footpath No. 3013-1. The built form to either side of the lane draws the eye, balanced by the intervening large oak tree. Materials and details associated with No.142 to the right of view comprises of a red tile hung upper storey and roof, with green painted soffit and knapped flint walls with brick quoins to window edges below, whilst that association with Colworth Farm includes the ivy clad southern facade of the farmhouse, with slate roof, surrounded with various agricultural buildings, set within a surrounding tree belt. The far ridge top of Chilgrove Hill defined with a tree clump, rising to Bow Hill can be seen upon the skyline some 3km to the west, underlying visually intrusive elements of a line of prominent electricity pylons extending north west to south east, with further smaller scale wooden electricity supply lines connecting along the lane and ridgetop.





**Viewpoint No. 03:** Representative north westerly view from the metalled, unnamed, minor access lane to Colworth Farm, north of the woodland block of Warren Hanger. The curving form of the lane draws the eye, reinforced by the hedgebank to the right of view and hedgeline to left, with a large beech tree forming a vertical feature of natural interest alongside. Built form associated with No.142 and large agricultural buildings at Colworth Farm otherwise draw attention to the ridge top, albeit these elements are well enclosed within vegetation. The artificial form of a large, metal electricity pylon forms a secondary element to the left of view, with further smaller scale wooden electricity supply lines connecting along the lane and ridgetop.



**Viewpoint No. 04:** Illustrative north westerly view from the metalled, unnamed, minor access lane to Colworth Farm, just north of the woodland block of Warren Hanger. The curving form of the lane draws the eye, reinforced by the hedgebank to the right of view and hedgeline along the ditch to left, with a large beech tree forming a vertical feature of natural interest alongside. The open skyline to the left of view, beyond which the far wooded ridge of the upper dip slope contributes to the context of this focus. However, this subtle contribution is disturbed by the visually intrusive elements of a line of prominent electricity pylons extending north west to south east, with further smaller scale wooden electricity supply lines connecting along the lane and ridgetop. Built form associated with No.142 and large agricultural buildings at Colworth Farm otherwise draw attention to the ridge top, albeit these elements are well enclosed within vegetation.



Site  
11

**Viewpoint No. 05:** Illustrative north easterly, glimpsed obtuse view from the metalled, unnamed, minor access lane between Double Barn and Colworth Down, over a field gate which provides a break in the lane side hedgeline. The eye within the view is drawn along the beech avenue which extends northwards along the lane. The fieldscape along the rounded ridge can be glimpsed over the field gate to the right of view, with the skyline defined by woodland and trees, including that of the tree belt which surrounds the Colworth Farmstead, punctuated by the artificial feature of a large, metal electricity pylon. A mature beech tree offset to the right of the tree belt forms an integrative backdrop to the roof outline with chimney pots of Colworth Farmhouse, viewed over the 4.5m in elevation cypress hedgeline which extends about the south western edge of the farmstead. The area above the Site would be located to the left of this, where the southern edge of the large farm buildings adjacent can be glimpsed.



**Table 4.1 – Ecosystem Services of Landscape Elements – Analysis of Opportunities (>) and Threats (<)**

Landscape Element	Regulating							Provisioning		Cultural	
	a) Sustainably manage land and water environments	b) Protect and provide more, better and joined up natural habitats	c) Conserve water and improve water quality	d) Manage and mitigate the risk of flooding	e) Improve SDNP's resilience to, and mitigation of, climate change	f) Storage of carbon through new planting or other means	g) Conserve and enhance soils	h) Use / production of food, forestry and raw materials	i) Reduce levels of pollution	j) Peoples' health and wellbeing	k) Access to natural and cultural resources
Private farm access through the centre of the Colworth Farmstead;								>		>	>
Modern barn on the footprint of an earlier barn;								>		>	>
Clipped yew specimen;		>	>	>		>					
Northern end of a clipped yew hedge		>	>	>		>					



#### 4.0 LANDSCAPE AND VISUAL APPRAISAL

4.1 The Landscape and Visual Appraisal is undertaken through reference to the Landscape and Visual Receptors defined within **Section 3.0**, taking into account the contribution of the fabric of the landscape to ecosystem services, summarised within **Table 3.1** and with regards both primary and where appropriate secondary mitigation identified within this section. Points raised within both the reasons for refusal and details on the concerns which informed these as highlighted within Section 1.0, are considered as an integral part of the assessment.

##### Natural Change

4.2 Natural change may result from ash dieback as an airborne fungal disease, which is becoming established within the UK, with potential fatality of younger ash trees, and those in weakened states. The small percentage of ash trees within the tree belt which is dominated by sycamore along the western and northern edge of the Farmstead are anticipated to be vulnerable to dieback, which may be exacerbated by hotter, drier summers and wetter, warmer winters projected to occur as a result of climate change.

##### Landscape Opportunities

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

4.4 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.

#### Primary Mitigation and Enhancement Measures:

4.5 The following opportunities are considered to have been integrated into the Scheme approach as primary mitigation:

- **Avoid and Enhance** - Part construction of the proposed barn within the footprint of that replaced, would retain the rectilinear form of this, whilst reinstating the original, historic association of the barn with the farmhouse regarding massing and design, as seen through reference to the aerial photographs from the 1950's, through reference to the aerial photography within **Appendix A**;
- **Enhance** - The replacement of the poor quality and condition, modern barn with a Sussex style barn would result in an enhancement to both architectural quality locally and the coherence and historical association of the farmhouse and farmstead. The barn would defer to that of the farmhouse in terms of material use through use of slate roofing tiles in common with the existing farmhouse and larch cladding in common with the surrounding barns, (albeit of higher quality). The barn would additionally introduce the local vernacular of half hipped eaves to east and west apparent across the historic barn complex and the earlier barn, apparent from reference to aerial photography from the 1950s, (see **Appendix A**);
- **Avoid and Reduce** - The north westerly aligned cypress hedgeline and the clipped yew specimen to the south of the building would be retained, albeit that a small section of the cypress hedgeline would be removed and part of the branching of the specimen yew would be 'cut out' to allow access along the southern edge of the replacement barn;

- **Enhance** - The proposal would plant four additional trees to the east of the proposed barn, intervening between the barn and the house as an extension of the existing orchard trees to the south.

#### Secondary Mitigation and Enhancement Measures

- **Enhance** - The tree belt outside of the Site, which surrounds the Farmstead to west and north could be reinforced with planting of disease resistant elm trees, perhaps as part of a managed replacement of ash trees if these become subject to ash dieback or in anticipation of this.

#### **Landscape Character**

4.6 The barn would be reinstated upon the earlier footprint of the barn, present from before 1880, as extended as part of the pre 1914 expanded farmstead. The construction of the proposed barn within the footprint of that replaced, would substantively retain the rectilinear form of this, whilst reinstating the original association of the barn with the farmhouse regarding massing and design, as seen through reference to the aerial photographs from the 1950's, through reference to OS Maps and aerial photography within **Appendix A**.

4.7 The replacement of the poor quality and condition, modern barn with a Sussex style barn would result in an enhancement to both architectural quality locally and the coherence and historical association of the farmstead.



- 4.8 The barn would defer to that of the farmhouse in terms of material use with timber cladding, whilst reintroducing the local vernacular of half hipped eaves to east and west apparent across the historic barn complex and the earlier barn, through reference to aerial photographs from the 1950's.
- 4.9 The apparent time depth of the farmhouse and barn footprint, further to these forming part of the earlier farmstead (*through reference to the 1880 OS*), would result in a localised **Minor beneficial effect** from both a reinstatement of the historic association, and the resulting contribution to: *'An environment shaped by centuries of farming and embracing new enterprise'*, (SQ4). This would be in line with Strategic Policy SD4: Landscape Character, Paragraph 5, where: *'The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.'*
- 4.10 The use of the barn for providing a base from which the ongoing shoot could be undertaken from would result in a **Minor beneficial effect** on improving access to the cultural resources which contribute to the special qualities of the South Downs National Park, identified as reflected within the strong sporting traditions within the Wooded Estate Downland LCT, (*SDILCA, 2011*) with a resulting contribution to: *'Great opportunities for recreational activities and learning experiences'*, (SQ5). This would be in line with Development Management Policy SD23: Sustainable Tourism, Paragraph 1, a, c and g.
- 4.11 The north westerly aligned cypress hedgeline (*which aligns with the earlier western edge of the farmstead boundary through reference to the 1880 OS maps*) and the clipped yew specimen to the south of the building would be retained, albeit that a small section of the cypress hedgeline would be removed and part of the branching of the specimen yew would be 'cut out' to allow access along the southern edge of the replacement barn. As such, there is considered to be a **Negligible effect** on vegetation and the contribution of this to the ability of the natural environment to provide regulating services.
- 4.12 Regarding the presence of the Site within the Dark Sky Core Area of the South Downs International Dark Sky Reserve, (*SDIDSR*) it is considered that the surrounding evergreen, cypress hedgelines and specimen yew would substantively prevent light spill from contributing to sky glow or resulting in glare. For the glimpsed, obtuse easterly view towards the Site, from the field gate along the unnamed, minor access lane between Double Barn and Colworth Down, the presence of the shuttered window to the western upper facade of the barn is not likely to result in glare. A **Negligible effect** is anticipated on the SDIDSR.
- 4.13 The Scheme would result in the Special Qualities of the South Downs National Park being both conserved and enhanced, with no adverse impact anticipated. Further to planting of disease resistant elm trees within the tree belt outside of the Site, which surrounds the Farmstead to west and north, as recommended, there would be a **Minor beneficial effect** on the ongoing resilience of this with regards its contribution to wider landscape structure about the farmstead.
- Visual Amenity**
- 4.14 For south bound recreational users at the southern end of Public Bridleway No. 449/1-3, adjacent to the central private access track through Colworth Farmstead, (*see illustrative Viewpoint No.01*) the height, design and continuity of material use with regards slate roofing, would result in a visual association being made to the intervening farmhouse. Whilst deferential in scale and associated with the agricultural barn complex due to the timber clad facades, the replacement barn would reinstate a built form and association with the farmhouse which has not been present from pre 1981, when the earlier barn was demolished.
- 4.15 The skyline and feature of the farmhouse would remain dominant within the composition, with the overall compositional balance remaining unchanged. Due to the introduction of additional nuance and visual association a **Minor beneficial effect** is anticipated. The introduction of some form of delineation and gateway within the access track is not considered likely to be substantive.
- 4.16 For north bound uses of the unnamed, minor access lane to Colworth Farm, variously provided with illustrative views from south to north by **Viewpoints No.04** and **No.02** and representative **Viewpoint No.03**, the introduction of the replacement barn would present a singularly pitched slate roof, with half hipped edges. This would have a formalising effect by both replacing the visibility of the more ad-hoc association of built form and material colour resulting from the various large agricultural buildings beyond, whilst drawing a more sympathetic companion building to that presented by the farmhouse. It is considered that this is likely to result in the legibility of the farmstead being improved within the composition overall, with a **Minor beneficial effect** anticipated on the pleasantness of the view.
- 4.17 The limited western extension of some 5m of the proposed replacement barn over that consented under Planning Application Reference No. SDNP/20/01937/FUL would not be perceptible for these users. The same is considered to be the case for the southerly extension, which would be barely perceptible as a roofline at some 4.5m AGL, against that of the proposed barn or existing built form beyond, and for those with a more westerly glimpse the Leyland cypress hedgeline along the western edge of the Site.
- 4.18 For north bound uses of the unnamed, minor access lane between Double Barn and Colworth Down, with an obtuse glimpsed view over a field gate, which presents a break in the lane side hedgerow, (*see illustrative Viewpoint No.05*) the elevation of the barn would not be perceptible, due to the backdrop of comparably elevated agricultural buildings which already form a barely perceptible component of the farmstead, within the view. A **Negligible effect** is anticipated. The Scheme is considered to be in line with Strategic Policy SD6: Safeguarding Views, Paragraph 3, where: *'3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.'*



# APPENDIX A - HISTORIC MAPPING AND AERIAL PHOTOGRAPHY

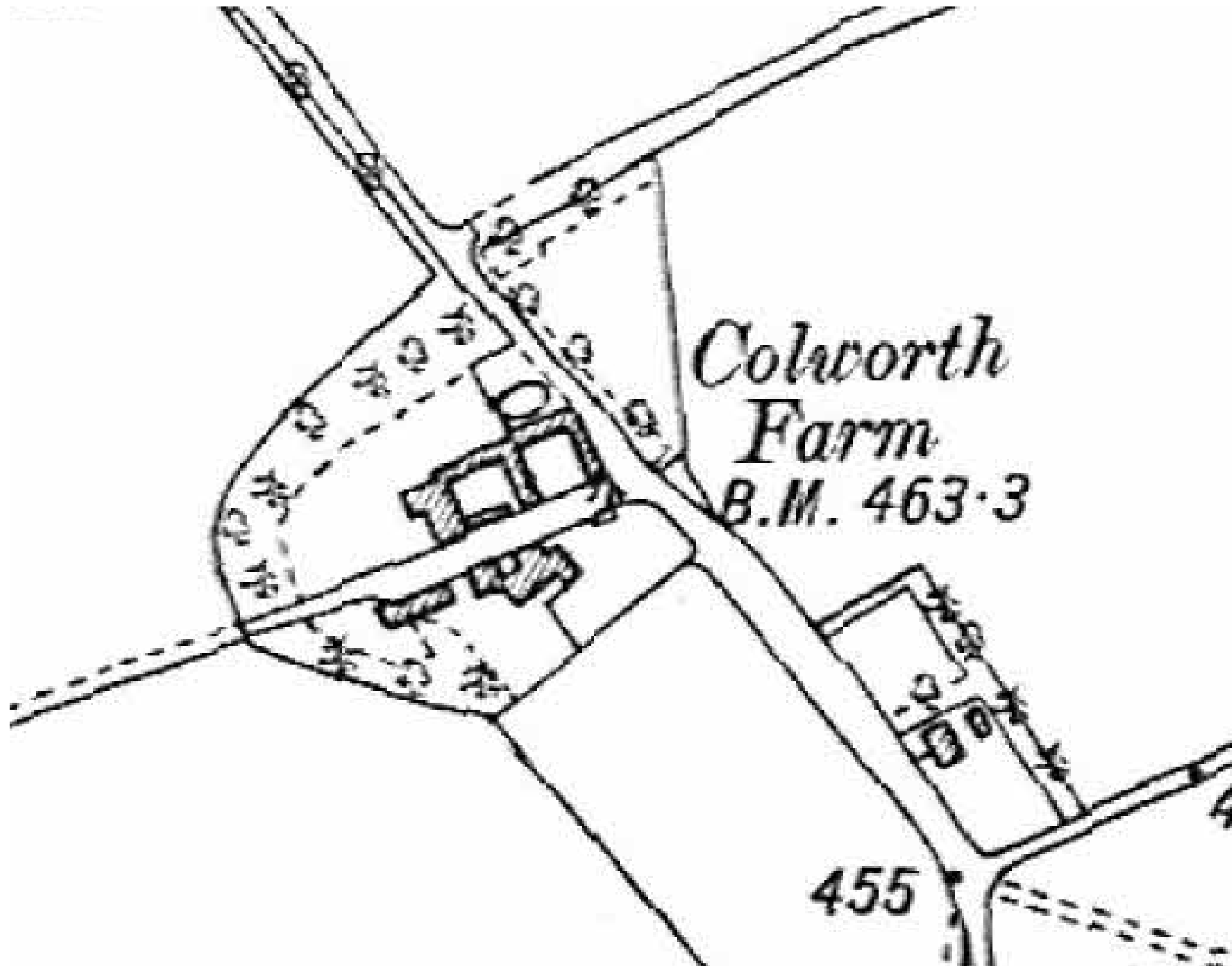




**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: SUSSEX  
Published Date(s): 1880  
Originally plotted at: 1:10,560

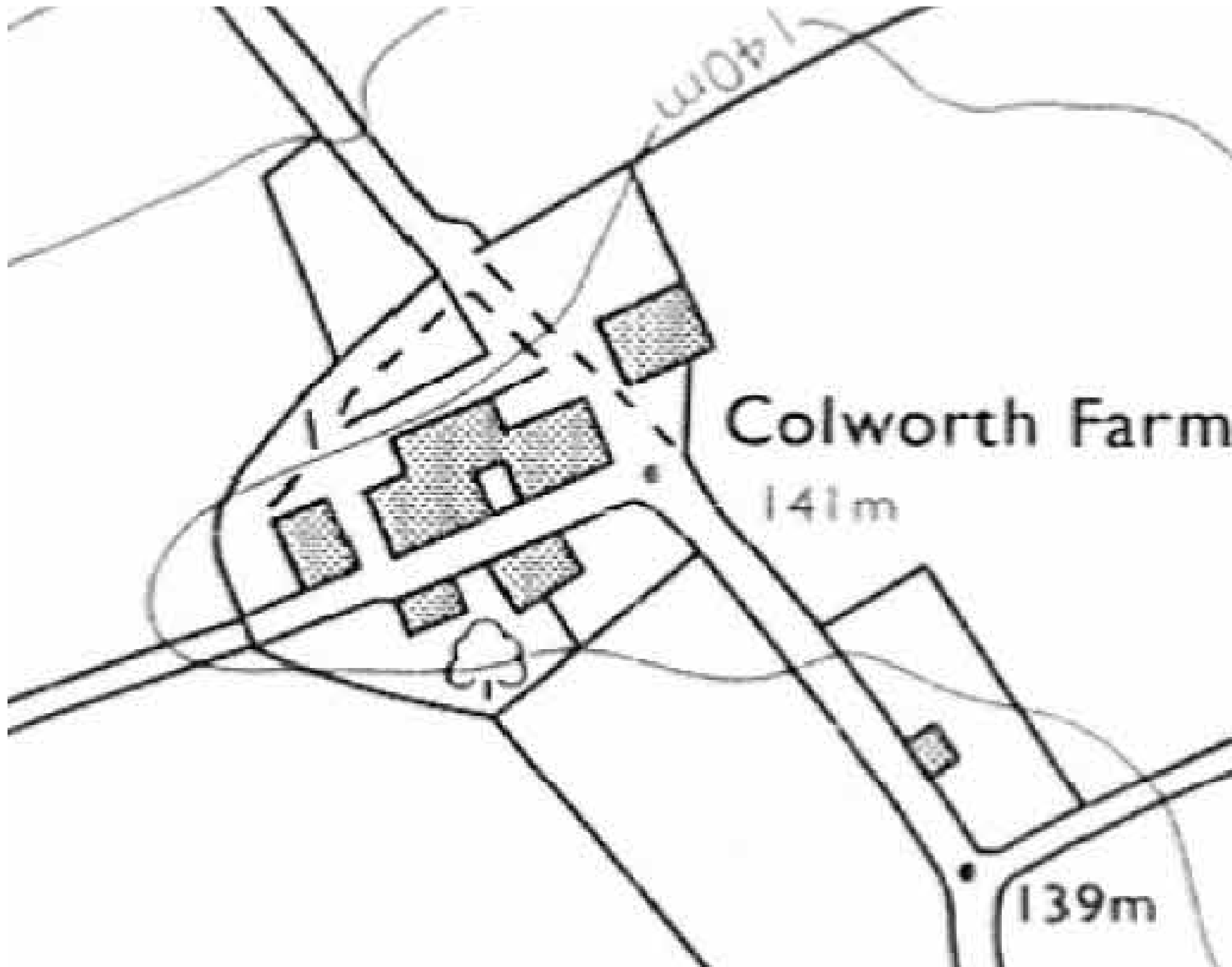




**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: SUSSEX  
Published Date(s): 1914  
Originally plotted at: 1:10,560





**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County:  
Published Date(s): 1981  
Originally plotted at: 1:10,000





PromapV2  
LANDMARK INFORMATION  
Getmapping plc 2017.  
Plotted Scale - 1:750. Paper Size - A3

MAP DATA ©2020 LANDMARK INFORMATION GROUP LIMITED. IMAGERY: GET MAPPING PLC 2017. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.

Published Date: 2017





Published Date: 1950s





Published Date: 1950s



# APPENDIX B - LANDSCAPE AND VISUAL APPRAISAL - 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);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 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 views available to people and their general 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.

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 4th May 2020, when vegetation was in leaf.

### Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description 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 5000m of the Site, mid-distance (500m-1km) or long-distance views (beyond 1km).

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 **Section 4.0**) 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.

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**, through reference to **Diagram 1** is used as a guide to inform the identification of adverse or beneficial effects anticipated from identified landscape and visual receptor sensitivity resulting from magnitude of change:

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. The respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect.

The following **Tables 2** and **3** are used to respectively inform consideration of value, and susceptibility, the combination of which results in an identification of Sensitivity to the Scheme, (see **Diagram 2**):

Value	Criteria
High	Area and/or features/or views with distinctive characteristics, in good condition with no potential for substitution. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty.
Medium	Area and/or features/or views with distinctive characteristics or association, in good condition, with limited potential for substitution. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation.
Low	Area and/or features/or views with typical characteristics, in generally moderate condition, with potential for substitution.
Very Low	Area and/or features/or views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Susceptibility	Criteria
High	Area and/or features/or views considered resilient to relatively small changes.
Medium	Area and/or features/or views considered reasonably tolerant of change.
Low	Area and/or features/or views considered potentially tolerant of substantial change.

Landscape Impact Assessment

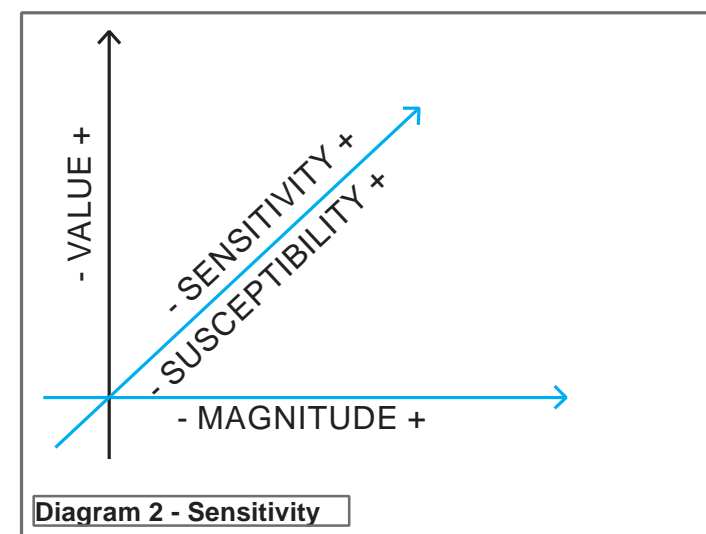
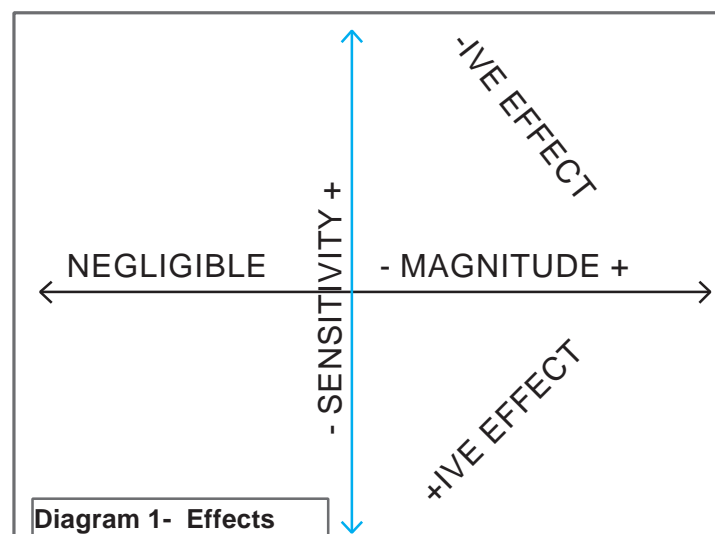
Nature of Landscape Receptors (Sensitivity)

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).

Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by Lizard through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.

Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:

- **‘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.'

Regarding susceptibility of 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). Susceptibility is defined as: 'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences', (GLVIA, p158).

This definition is understood by Lizard to comprise a consideration of the resilience, (or capacity) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (low susceptibility / high resilience) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (high susceptibility / low resilience to the Scenario / Scheme).

The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a process of firming up the value of the landscape receptors identified, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated.

Sensitivity	Criteria
<b>High</b>	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
<b>Medium</b>	Landscape area or feature of medium value, with some potential to accommodate the proposal with limited Moderate or Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character
<b>Low</b>	Landscape area or feature of medium - low value, with potential to accommodate the proposal with limited adverse or Negligible effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.
<b>Very Low</b>	Landscape area or feature of low value, with potential to accommodate the proposal. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain or enhance existing landscape quality.

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 5** 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).

The duration over which change is anticipated to differ is defined through reference to the timeframe within which mitigatory or enhancement planting might be considered. Where primary mitigation this would form part of the Scheme. Where secondary this duration enables a consideration of how the magnitude of change would change as a result of recommended mitigation and enhancement.

Landscape Effect

Effects are defined as the consequences of impacts taking into account the nature of the landscape receptor and magnitude of change. The criteria in **Table 6** 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.

The following criteria in **Table 7** are used to identify the likely Sensitivity of visual receptors, albeit limited by the generic language within. As with Landscape Sensitivity, the allocation of Sensitivity is defined in a progressive way through a process of firming up the nature of the landscape receptors associated with or relevant to the Site, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated on the character of the view:

Sensitivity	Criteria
<b>High</b>	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. 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 towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work.
<b>Low</b>	Receptors where the changed view is unimportant / irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

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*) 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 would reach a satisfactory height and density to filter or reduce intervening views. The criteria in **Table 8** are used to identify magnitude of visual change:

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 perceptible as a minor element within the composition, 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 visual character and compositional balance.



The criteria in **Table 9** are used to define the nature of the visual effect:

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.



**APPENDIX C - NO VISIBILITY SCHEDULE**

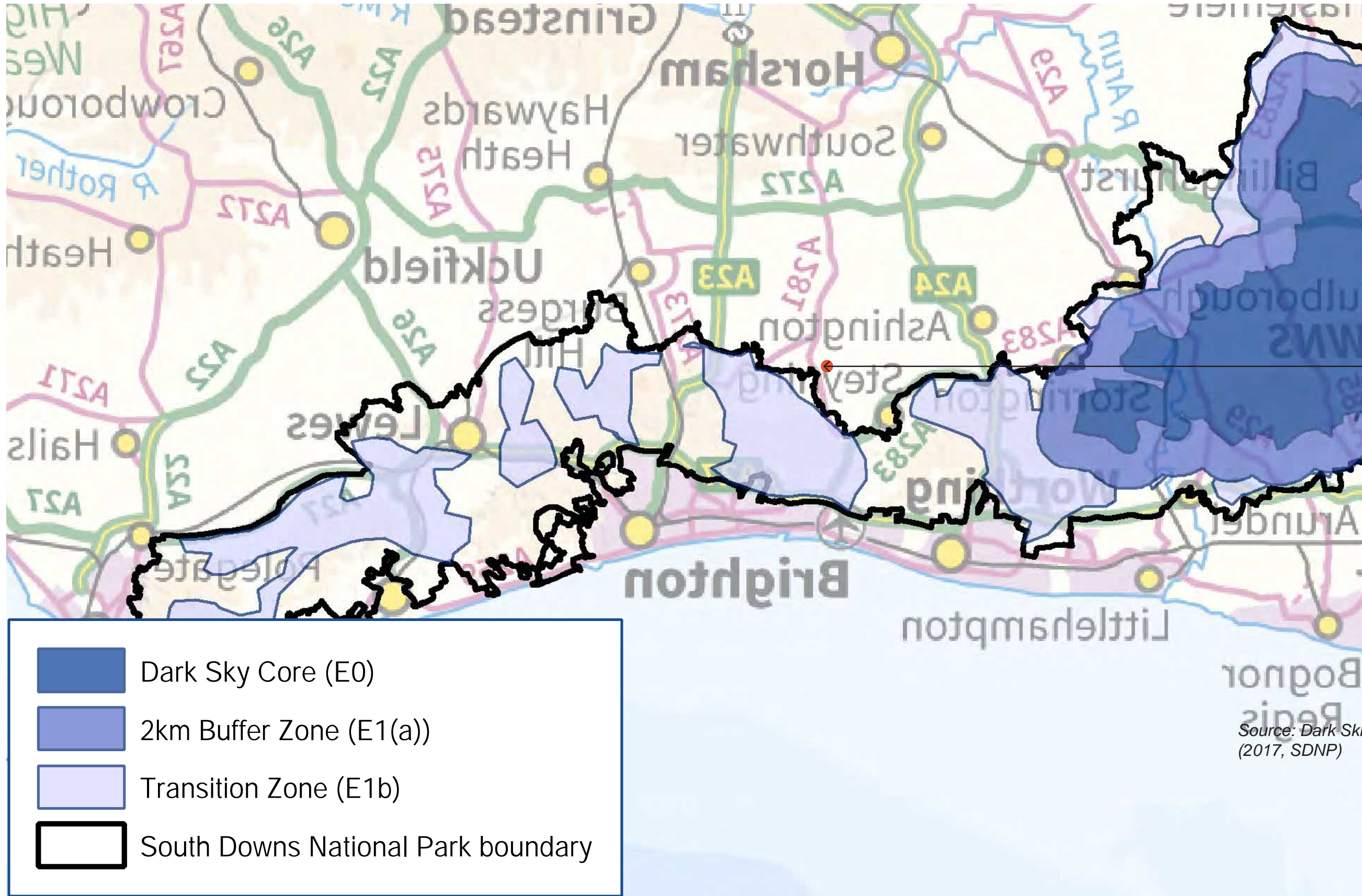


Ref	Location and Direction of View	View Details	Reasons for exclusion	Image taken
A	<p><b>Location:</b> <i>Hylter's Lane, north of Jessies Cottage and Hylter's Farm.</i></p> <p><b>Direction of View:</b> <i>East.</i></p>	<p><i>Date: 04 May 2020</i>  <i>Time: 13:12 pm</i>  <i>Weather: Clear weather conditions</i>  <i>Lighting Conditions: Good visibility</i>  <i>Approximate Ground Level: 105 metres aOD</i>  <i>Ordnance Survey Grid Coordinates: SU 84316 14317</i></p>	<p><b>Vegetation and built form obscure visibility of the Site.</b></p>	
B	<p><b>Location:</b> <i>Public Bridleway No. 450-4, south of Colworth Down, east of the eastern end of Hylter's Lane.</i></p> <p><b>Direction of View:</b> <i>South east.</i></p>	<p><i>Date: 04 May 2020</i>  <i>Time: 13:08 pm</i>  <i>Weather: Clear weather conditions</i>  <i>Lighting Conditions: Good visibility</i>  <i>Approximate Ground Level: 100 metres aOD</i>  <i>Ordnance Survey Grid Coordinates: SU 84842 14798</i></p>	<p><b>Vegetation and built form obscure visibility of the Site.</b></p>	



# APPENDIX D - POLICY SD8: DARK NIGHT SKIES, POLICY MAP (2017) - EXTRACT





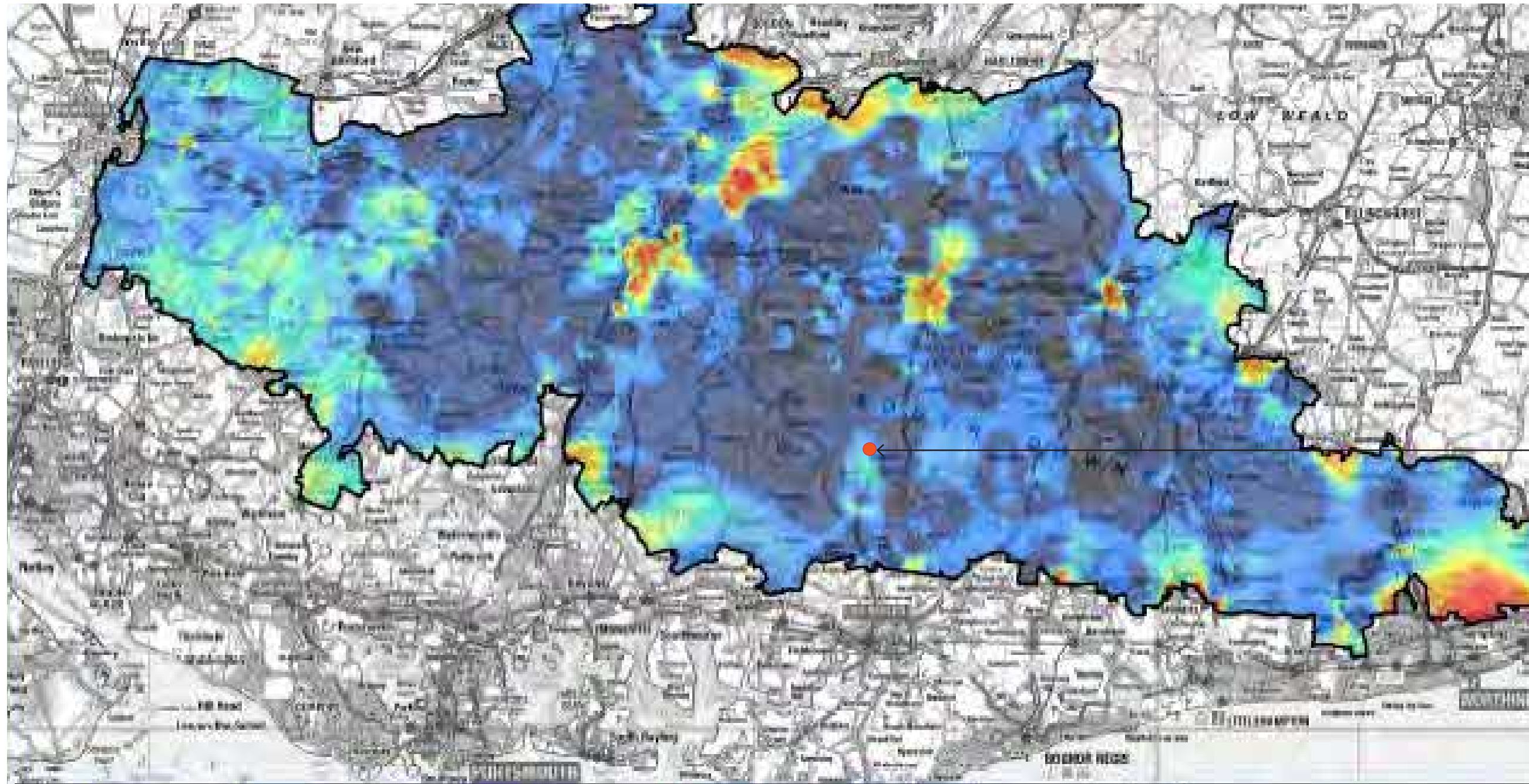
Development Site Location.

Source: Dark Skies Policy Map extract (2017, SDNP)

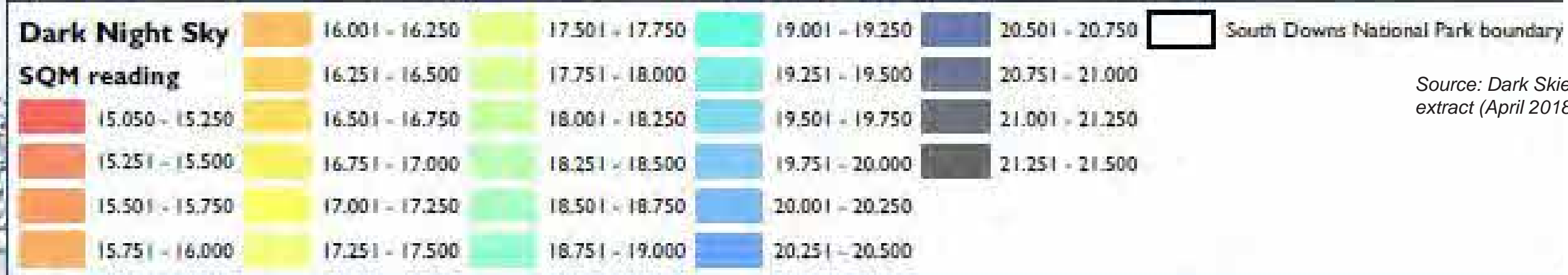


# APPENDIX E - DARK SKIES TECH. ADVICE NOTE (APRIL 2018, SDNP) - EXTRACT





Development Site Location.



Source: Dark Skies Technical Advice Note extract (April 2018, SDNP)

## VARIOUS EXTRACTS

### Dark Skies in the South Downs

The Dark Skies Technical Advice Note (April 2018, SDNP) defines the dark night sky as comprising two distinct landscapes; the skies above and the landscape below.

The 'above' landscape is described as the: *'unobstructed sky full of stars. This landscape is predominately affected by sky glow from the street lights of the larger urban environment, but can also be significantly affected by over-bright single sources at the local domestic level.'* (Ibid, p8)

The 'below' landscape is described as: *'the 'continuity' of darkness across the Downs themselves which should be free of point sources of light. The nature of a less populated landscape means that lamps can stand out due to the higher contrast between light and dark. While these sources may contribute relatively less to the overhead quality except in the immediate vicinity, being able to manage a landscape as a continuous dark habitat is of equal importance to protect this special quality and the relative tranquilly it offers; an interrupted view of the landscape below is just as important to us and to wildlife, as the interrupted view above.'*

### Lighting Pollution

Three types of pollution associated with obtrusive light are identified, comprising of: Sky Glow, Glare and Light intrusion. These types of pollution are defined as follows:

*'Sky glow - This is the brightening of the night sky which can be seen emanating in the horizon from cities or other brightly illuminated areas and is the main source of pollution across the Downs. It is caused by the illumination of air molecules and particles and is created both by reflected surfaces and badly directed light. Light that travels near the horizontal is the most damaging as it travels furthest and lowest through the atmosphere. This can be avoided by ensuring lights are pointing down.'*

*Glare - This is the uncomfortable brightness of a light source when viewed against a contrasting darker background. Due to the rural and less populated character of the landscape, lights in rural areas will be relatively higher in glare than in urban areas. This is particularly noticeable when looking from raised viewpoints into the darker landscape below.'*

*Light Intrusion - This is the "Trespass" of light spilling beyond the property or area being lit. Although this pollution generally relates to windows and intrusion into private property, light intrusion also applies to habitats and areas of high species interest.'* (Ibid, p13)

### General Lighting Principles

The following general lighting principles are identified:

- *'New lighting should not adversely degrade the sky quality beyond the immediate area to be lit*
- *Angle Lights Downward – no unnecessary light above or near the horizontal*
- *Lamps of 500 lumens and less are appropriate for most domestic purposes*
- *Lamps above 500 lumens should be installed in dark sky friendly fixtures that prevent unnecessary upward light*
- *Point where the light is needed not in a direction that causes a nuisance to neighbours or wildlife*
- *Switch off when not needed. Use proximity sensors. Avoid dusk-till-dawn sensors*
- *Light to the appropriate illuminance – do not over light needlessly*
- *Avoid bright white and cooler temperature LED's*
- *Install at the lowest possible height to achieve lighting levels*
- *Use and shut the curtains at night' (Ibid, p4)*





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Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH  
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com

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