

Landscape and Visual Appraisal.

Millicent, Hillgrove Lane, Lurgashall, Petworth,

West Sussex, GU28 9EP

On behalf of Mr G Ayrton-Grime.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Gerard Aytron-Grime to provide landscape planning services in support of a planning application for the erection of a replacement garage building at Millicent, Lurgashall (refer to Plate 1). The site falls within the administrative boundaries of the South Downs National Park, but the application is expected to be dealt with and determined by Chichester District Council acting as an agent for the South Downs National Park Authority (SDNP).
- 1.2. As part of the process this Landscape and Visual Appraisal (LVA) has been prepared to analyse the proposal and its potential effects. The content of this LVA has been informed by a site visit and desktop baseline research which included a review of the planning policies, the associated Evidence Base, and Management Plan of the South Downs National Park.

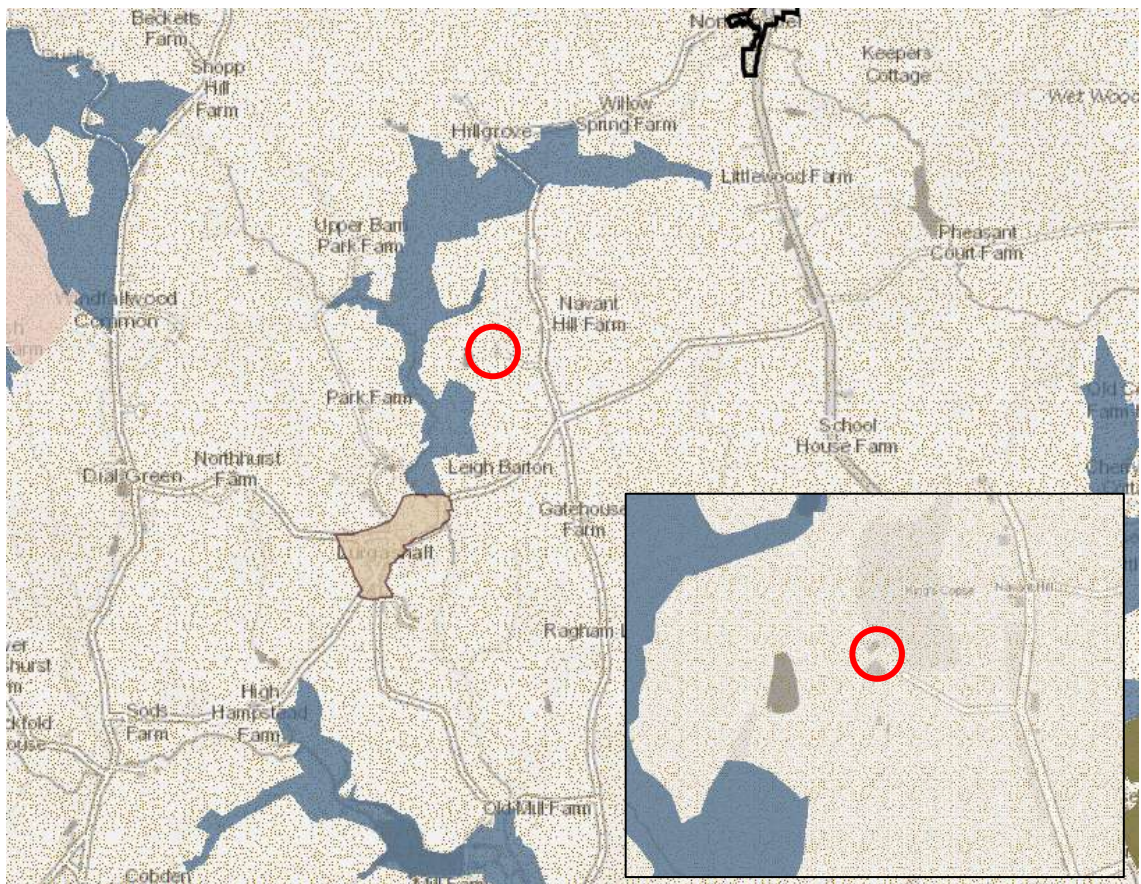


Plate 1 Site Location and Context Plan – extract from the South Downs Local Plan Policies Map 2014 – 2033¹ – red circle marks the approximate location of the site

- 1.3. The site has a considerable planning history, which is explained in the Planning Statement prepared by Planit Consulting. The most informative is the planning application LG/07/02816/FUL, dated 7 June 2007, which was refused by Chichester District Council by notice dated 15 August 2007. The application was subject to appeal APP/L3815/A/07/2056846, which allowed the construction of a substantial replacement dwelling: 'Replacement of residential mobile home with new dwelling and garage/garden store (revision to planning permission LG/O4/O3950/FUL). Realignment of existing access drive.' This LVA is written with reference to the above and more recent application

¹ <https://sdnpa.maps.arcgis.com/apps/webappviewer/index.html?id=41bc8fd8adc34c2e8abd2c4fed013f68>

SDNP/22/O5165/LDE: 'Existing lawful development to establish that the dwelling and detached garage have not been built in accordance with the approved plans (of appeal reference: app/I3815/a/O7/2056846) for a period in excess of 10 years.' The South Downs National Park Authority recently issued a Certificate of Lawfulness, SDNP/22/O5165/LDE, confirming that the dwelling and detached garage on site are lawful.

- 1.4. This LVA has been prepared by Radek Chanas, MEng Landscape Architecture and MA in Garden and Landscape History, a Chartered Landscape Architect. It reviews and evaluates the baseline condition of the site and its surrounding landscape, and comments on the landscape character and visual effects brought about by the proposed replacement garage.
- 1.5. Given the nature and very modest scale of the proposed development and the discreet character of the site, this assessment takes the form of a light touch Appraisal, and excludes the assessment of direct effects upon the landscape elements – as none are expected, or a detailed landscape character assessment.
- 1.6. The South Downs Local Plan 2014 – 2033 states in paragraph 5.40: ***“For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography.”*** Whilst the proposed scheme is a very modest change, it has been considered prudent to prepare such plan to inform the scope of work, aid the visual assessment, and inform the decision makers (refer to Figure 1).

Methodology

- 1.7. This LVIA has been undertaken with regard to the best practice guidelines within the Guidelines for Landscape and Visual Impact Assessment Edition 3 (hereafter referred to as GLVIA3) and the associated Statements of clarification. The GLVIA3 states in paragraph 1.1 that:

“...Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”

- 1.8. GLVIA3 also states in paragraph 1.17 that when identifying landscape and visual effects there:

“...is a need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”

- 1.9. GLVIA3 also recognises in paragraph 2.23 that:

“...professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements.”

Nature of Effect

- 1.10. The degree of landscape or visual effect is identified by means of a descriptive scale as per the GLVIA3. However, it is also necessary to consider the nature of the landscape and visual effects. GLVIA3 assists on this point noting in paragraph 5.37 that:

“One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- ***The degree to which the proposal fits with existing character***
- ***The contribution to the landscape that the development may make its own right, usually by virtue of good design, even if it is in contrast to existing character.***
- ***The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision making process.”***

- 1.11. This LVIA should be read in conjunction with the supporting Planning Statement prepared by Planit Consulting, and architectural drawings by Mitchell Evans. The detailed methodology for this LVIA provided in Appendix 1. The photographic evidence has been prepared with regard to the Technical Guidance Note 06/19 published 17th September 2019 by the Landscape Institute: Visual Representation of Development Proposals.

2. Planning Policy, Guidance, and Baseline Information

- 2.1. The relevant planning policies are detailed within the *National Planning Policy Framework (NPPF)*, *Planning Practice Guidance (PPG)*, and the development plan for the South Downs National Park Authority (SDNPA) – as the site is located within its administrative boundaries. At the time of writing the site and local landscape were not subject to any made Neighbourhood Plan.²
- 2.2. According to the SDNPA on-line Policies Map, the site of the replacement garage is subject to a number of policies relating to mineral safeguarding and SDNPA Park Wide Policies: Tranquillity Policy SD7 and Dark Night Sky Policy SD8.³ The Policies Map does not identify any policies within or abutting the site that would relate to nature conservation or heritage.

NPPF

- 2.3. The revised *NPPF* was published in September 2023 and sets out the governments planning policies for England and how these are expected to be applied.
- 2.4. The *NPPF* promotes a presumption in favour of sustainable development, defined as, “... **as meeting the needs of the present without compromising the ability of future generations to meet their own needs**” (paragraph 7, page 5) providing it is in accordance with the relevant up-to-date local plan and policies set out in the *NPPF*, including those identifying restrictions with regard to designated areas.
- 2.5. Section 12 ‘Achieving well-designed places’ provides guidance on ensuring the delivery of good design (paragraph 126, page 38): “**The creation of high quality, beautiful and**

² https://www.southdowns.gov.uk/wp-content/uploads/2023/05/Designated_Neighbourhood_Areas_BRANDED.pdf

³ <https://sdnpa.maps.arcgis.com/apps/webappviewer/index.html?id=41bc8fd8adc34c2e8abd2c4fed013f68>

sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

- 2.6. Although the NPPF places great weight on design codes, paragraph 130 (pages 38 – 39) requires development to be sympathetic to local character and be visually attractive, whilst not discouraging innovation, change, or more effective land use:

“130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...”

Planning Policy Guidance

- 2.7. The PPG provides further advice in relation to development. Its ‘Design’ section refers to the local character in townscape and landscape. It also refers to landscape features such as landform but also views in and out. Its Section ‘Natural Environment’ also refers to landscape elements and landscape character putting more emphasis on protected trees and landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs).

South Downs Local Plan 2014 – 2033

- 2.8. The *South Downs Local Plan 2014 – 2033* has been reviewed to inform this LVA and the site falls within The Western Weald, as illustrated on the ‘Figure 3.4 Conceptual Spatial Diagram of The South Downs National Park and Surrounding Area’.

- 2.9. The Special Qualities of the South Downs National Park are described in the published *South Downs National Park Special Qualities*⁴ and identified as⁵:

- 1. “Diverse, inspirational landscapes and breathtaking views.***
- 2. Tranquil and unspoilt places.***
- 3. A rich variety of wildlife and habitats including rare and internationally important species.***

⁴ <https://www.southdowns.gov.uk/wp-content/uploads/2015/03/SDNP-Special-Qualities.pdf>

⁵ Landscape Background Paper South Downs Local Plan (September 2017)

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-01-Landscape-Background-Paper-2017.pdf>

4. *An environment shaped by centuries of farming and embracing new enterprise.*
5. *Great opportunities for recreational activities and learning experiences.*
6. *Well-conserved historical features and a rich cultural heritage.*
7. *Distinctive towns and villages, and communities with real pride in their area."*

2.10. Further Special Qualities are listed in relation to The Western Weald, an area covering the site and its wider landscape context, in paragraphs 3.21 – 3.26, but these are not quoted here.

2.11. The following policies are considered to be the most relevant:

- Core Policy SD1: Sustainable Development: ***"1 (...) the Authority will take a positive approach that reflects the presumption in favour of sustainable 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..."***
- Strategic Policy SD4: Landscape Character: ***"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; (...) 3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined."***
- With regard to the design the Local Plan states in paragraph 5.13 : ***"Good design should avoid the need for screening which could appear incongruous in the landscape. Proposals should be designed to be complementary to their context and setting"*** and refers to Policy SD5: ***"1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area: a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context; (...) c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern; (...) f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing; (...) k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities."***
- Strategic Policy SD6: Safeguarding Views: ***"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...."***
- Strategic Policy SD7: Relative Tranquillity: ***"1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should***

consider the following impacts: a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals; b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and c) Experience of users of the PRow network and other publicly accessible locations. 2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity...

- Strategic Policy SD8: Dark Night Skies: **"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 negatively affected..."**
- Development Management Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings: **"1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where: (...) b) The proposal respects the established character of the local area; and c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy."**

2.12. As stated in the Planning Statement, the purpose of Policy SD31 is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside (as confirmed at paragraph 7.91 SDNPA Local Plan within the supporting text to Policy SD31). The supporting text to Policy SD31 confirms (paragraph 7.93) that **"a larger proposal may be permitted where it can be clearly demonstrated that there will be no harmful intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling"**.

2.13. With regard the Public Rights of Way (PRow) the Local Plan states:

"6.24 The rights of way network, together with access land, non-motorised user paths and permissive paths, are some of the National Park's most important assets in attracting visitors, and the Authority will protect the quality of experience enjoyed by users. Development which harms views from, or is otherwise detrimental to the amenity value, character and tranquillity of public rights of way and other non-motorised user routes, will not be permitted."

2.14. This coupled with the above quoted Strategic Policies, indicates that the Authority places strong emphasis on the experiential qualities of the landscape. This is informative and this LVA is based on the assessment of visual effects, and appreciation of the countryside as perceived from a number of identified viewpoints – discussed later in this report.

2.15. Other policies such as Development Management Policy SD11: Trees, Woodland and Hedgerows and Strategic Policy SD12: Historic Environment and the associated Development Management Policy are not considered relevant due to the nature and extent of the proposed scheme.

Landscape Character

- 2.16. With regard the published South Downs Integrated Landscape Character Assessment (updated) 2011, the site falls within the Landscape Type (LT) O Low Weald and the associated Landscape Character Areas (LCA) O2 Northchapel Basin.⁶

3. The Proposed Development, Site, and Its Visual Envelope

Proposals

- 3.1. A series of technical drawings explain the scale and mass of the proposed replacement garage. In short, the footprint of the building would be extended by approximately 4m in width and 8m in depth, excluding any underground works. The height of the new garage would remain as existing with the addition of three to four dormer windows on all the elevations.

Colours and materials

- 3.2. The replacement garage is envisaged to utilise the same materials and palette of colours as the existing garage and house, thus would reflect the local distinctiveness and would be consistent with the appeal decision associated with the site – APP/L3815/A/07/2056846, where the Inspector J O Head stated: ***“Whilst I note the arguments made that the design of the house and the choice of external materials would not reflect local distinctiveness, I saw a significant use of local stone in the surrounding area in walls and buildings, in both rough coursed and ashlar form, together with buildings of a wide variety of styles including dwellings of classical proportions.”***

Site and Inter-visibility

- 3.3. The proposed replacement garage forms part of the curtilage of Millicent, a large scale detached neo-Georgian house, built with locally characteristic materials and architectural details, set within its own large scale landscaped grounds. The house and garage are accessed from Hillgrove Lane located some 150m to the west. The main component of the architectural composition is the house, which encloses the driveway to the south west and overlooks the grounds, which stretch south east, west, and north. The existing garage sits near the northern corner of the house with a tennis court to the north west (refer to Plate 2) seen against the backdrop of the wooded Black Downs.

⁶ <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/previous-integrated-landscape-character-assessments-ilcas/south-downs-integrated-landscape-character-assessment-icla-2011/>



Plate 2 View of the existing garage.

- 3.4. Topographically, the property sits on the lower slopes of Navant Hill, at approx. 65m Above Ordnance Datum (AOD), with views from the dwelling extending across the grounds and largely terminating on the surrounding woodlands. To the north west, the curtilage of the house is enclosed by King's Copse woodland, which physically and visually segregates the garage from the road and the nearby dwellings (Plate 3). The woodland marks the lower and upper slopes of Navant Hill, which forms the immediate setting to the house, and rises to approx. 80m AOD. The landform rises north towards the village of Hillgrove reaching 102m AOD. Whilst the rise in levels suggest some level of inter-visibility, the intervening King's Copse prevents from gaining any views of the house or its immediate setting. In addition, Hillgrove Lane is delineated by mature and dense hedgerows with frequent hedgerow trees, giving it a strongly enclosed and intimate character, where views out are controlled and largely screened. This is particularly evident along its southern end on the approach to Millicent: [Figure 1, Viewpoint 1](#) (refer to Plate 4).
- 3.5. The perimeter of the property is marked by a continuous belt of woodland extending from Lurgashall to Hillgrove: Church Coppice, Mire Hanger, Upper Barn Hanger, and Tolt Coppice. Views from the house and around the garage terminate on this woodland vegetation with no visual connectivity with the nearby dwellings or settlements (refer to Plate 5).
- 3.6. A number of dwellings are located along the road with the closest ones being Westminster Cottage – immediately east of the access gate to Millicent, and Spring Cottage – near the summit of Navant Hill.



Plate 3 King's Copse, seen to the left, encloses the driveway and screens the nearby dwellings.



Plate 4 View north along Hillgrove Lane. Figure 1 Viewpoint 1.



Plate 5 Views from the dwellings looking west, towards a pond and wooded horizon.

- 3.7. Clear yet glimpsed views of the house can only be gained from its access gate but otherwise the dwelling is not visible from the surrounding landscape or views are extremely limited. The site visit revealed that the visual envelope of the house is limited to its immediate environs, comprising the private land associated with Millicent and from around its access gate, opposite Westminster Cottage – some 15 – 20m (refer to Plate 6). It is imperative to stress that in such views the existing garage is not visible.
- 3.8. Views north west include the elevated Lower Greensand hills, culminating at Black Down at 280m AOD, offering extensive areas accessible to the public (refer to Plate 7). Views are partially restricted by the woodland visible in the middle ground. The Ordnance Survey (OS) Explorer map 1:25,000 indicates a designated panoramic viewpoint at the Temple of the Winds with the Serpent Trail, a long distance promoted walking route, linking various Public Rights of Way (PRoWs). The designated viewpoint at the Temple of the Winds has been visited and views from this elevated location are considered later in this LVA.
- 3.9. With regard to the public access around the site, Hillgrove Lane to the west and Blind Lane to the south are the closest public highways. A number of PRoWs are located east of the road and collectively they connect with the village of Hillgrove to the north, the settlement of Nortchapel to the north east, and loop back towards the junction of Hillgrove Lane and Blind Lane to the south.
- 3.10. Given the existing strong landscape framework around the site and in the immediate landscape, views from those PRoWs have been judged to be inconsequential. To inform the decision makers, however, views from the PRoWs east of the site have been included in this LVA.



Plate 6 View from the vehicular entrance at Hillgrove Lane.



Plate 7 View from the property looking towards the distant elevated Black Down.

- 3.11. In summary, the site is best described as a strongly enclosed parcel of land, visually detached from the immediate and wider surroundings, and with only very limited opportunities to gain views into the interior of the site. Its discrete character has been recognised at the appeal associated with the site – APP/L3815/A/O7/2056846, where the Inspector J O Head described the site as: ***“The appeal site is relatively secluded at close range and can only be glimpsed in part from Hillgrove Lane through the roadside hedgerow. It is less well hidden from higher ground, particularly in the extensive vista that can be obtained from the viewpoint on Blackdown Hill, about 2.5 km to the south-west.”***

4. EFFECTS ON THE VISUAL AMENITY AND APPRECIATION OF THE LANDSCAPE CHARACTER

- 4.1. This section of the LVA seeks to establish how the proposed replacement garage would have a bearing upon landscape character locally, mainly through the analysis of the visual effects and whether the increase in the massing of the garage would have any bearing upon the amenity of the local visual receptors and appreciation of this designated landscape.
- 4.2. It is acknowledged that the replacement garage would be larger in mass, but as was the case with the aforementioned appeal case and as acknowledged by the Inspector J O Head the issue here is: **“...impact on the character and appearance of the surrounding area.”**
- 4.3. From a landscape character point of view, the development represents a modest incremental change to the existing built form, which is set within its own developed context and where the principle of a substantially sized dwelling, garage, and residential / garden paraphernalia have already been established. Its location, design, relationship with the existing house and established use, and ancillary facilities such as driveway, tennis court, and landscaped garden would remain fundamentally unchanged.
- 4.4. As recognised by the Inspector J O Head, the approved house **“... is of a high quality...”** and the proposed replacement garage would reflect its architectural quality, albeit slightly simplified and on a proportionally modest scale. The use of local stone, similar or comparable to that already used in the existing garage and house, would reflect the local landscape character and reinforce its distinctiveness. As acknowledged by the Inspector J O Head: **“Small country houses of similar proportions are an established part of the rural scene in many parts of the country, including Sussex, and owe their local identity to the use of locally characteristic materials and construction details. (...) the proposed house would, in my view, appear equally as appropriate to the local scene as the permitted dwelling and would reinforce the distinctiveness of this part of West Sussex.”**
- 4.5. None of the ‘Integrated Key Characteristics’ associated with the host LT O Low Weald and LCT O2 Northchapel Basin would be affected, and the relative level of tranquillity would remain the same given the established use and developed character of the site. Whilst there would be some limited increase in the light spill, given the proposed dormer windows, this would be seen in the context of the established uses within the curtilage of the house, and the light spill from the house itself. The Inspector J O Head confirmed that the expected light spill would not be materially harmful and the same would apply to the proposed replacement garage: **“Whilst some light from the windows and rooflight of the house may be visible at night that would not, in my opinion, be so severe as to cause undue harm to the landscape. The site is well removed from residential properties at close range, including those near to the access to Hillgrove Lane, and the proposed development would not, in my judgment, cause any harm to the living conditions of their occupiers.”** The site does lie within the Dark Sky Core Zone EO,⁷ and any potential light spill could be controlled through design – responding to the advice given in the published *Dark Skies Technical Advice Note* (April 2018),⁸ and conditioned.
- 4.6. In this context it is worth stating that the Local Plan paragraph 5.37 states: **“The purpose of Policy SD6 is to ensure that development does not harm views or landmarks, to**

⁷ <https://www.southdowns.gov.uk/wp-content/uploads/2018/05/PM18-Dark-Night-Zones.pdf>

⁸ <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

encourage conservation and enhancement of key view types and patterns, and to ensure development does not detract from the visual integrity, identity and scenic quality that are characteristic of the National Park.”

- 4.7. The only outstanding issue here then is the appreciation of the countryside and whether the proposed change would be visible, evident, or material to the visual amenity or appreciation of the countryside. As recognised by the Inspector J O Head ***“The appeal site is relatively secluded at close range and can only be glimpsed in part from Hillgrove Lane through the roadside hedgerow. It is less well hidden from higher ground, particularly in the extensive vista that can be obtained from the viewpoint on Blackdown Hill, about 2.5 km to the south-west.”***
- 4.8. To inform the visual assessment and as part of the baseline research the published *South Downs National Park: View Characterisation and Analysis* (November 2015) has been reviewed. Common with the above quoted approach taken by the Inspector J O Head, the view from the Temple of the Winds has been analysed.⁹ No other views, however, have been judged to be relevant given the lack of inter-visibility as observed from within the site, reciprocal views gained from the surrounding landscape, and the extent of the SZTV (refer to Figure 1 and below Plates).
- 4.9. As part of the visual survey the nearby PRowS, local highways, and the distant Temple of the Winds have been visited and photography recorded. The site photography is included below, and the location of the viewpoints depicted in Figure 1.
- 4.10. As mentioned before, views towards the site are extremely limited and controlled by the field boundary and roadside hedgerows. As one approaches the site / Lurgashall, travelling west along Blind Lane, views are screened and open up temporarily as one passes a double leaf field access gate. Views are controlled by the roadside hedgerow and include Westminster Cottage – immediately east of the access gate to Millicent, and Spring Cottage – near the summit of Navant Hill. The existing house and garage at Millicent are not visible, and the same would be true for the proposed replacement garage – Figure 1 Viewpoint 1.
- 4.11. Similarly, when travelling eastbound from Lurgashall, the roadside hedgerow and landform control views. As one approaches Leigh Barton, views temporarily open up and the eye travels up the slope with King’s Copse and elevated Navant Hill visible on the horizon. The existing house and garage at Millicent are not visible. The proposed replacement garage would be screened and not visible in this glimpsed view – Figure 1 Viewpoint 2.

⁹ This viewpoint has been identified in the *South Downs National Park: View Characterisation and Analysis* (November 2015) as a representative and panoramic Viewpoint 9: <https://viewshed.southdowns.gov.uk/VP09/>. Also refer to <https://viewshed.southdowns.gov.uk/>



Viewpoint 1 View from Blind Lane looking north west towards the site (screened)



Viewpoint 2 View from the road, west of Leigh Barton, looking north east – site is not visible.

- 4.12. As one approaches the site along Hillgrove Lane, views are enclosed by the roadside hedgerows and tree canopies. This creates a somewhat tunneled effect where the focus remains on the road itself and the immediate environs: [Figure 1, Viewpoint 3](#) and [Viewpoint 4](#). The site is not visible until one reaches Westminster Cottage, where a gap in the roadside vegetation allows for views of the house at Millicent: [Figure 1, Viewpoint 5](#). The existing garage, however, is not visible being screened by King's Copse, and the proposed replacement garage would also be screened from this view.



Viewpoint 3 View north along Hillgrove Lane – site is not visible.



Viewpoint 4 View west from Hillgrove Lane looking through a gap in the hedgerow – site is not visible.



Viewpoint 5 View from Hillgrove Lane near Westminster Cottage, looking towards Millicent.

- 4.13. Clear, albeit still partially restricted views of Millicent, can only be gained as one passes its vehicular access at Hillgrove Lane, opposite Westminster Cottage: [Figure 1, Viewpoint 6](#). The existing garage is not visible being screened by King's Copse, and the proposed replacement garage would also be screened from this view.



Viewpoint 6 View from the vehicular entrance at Hillgrove Lane.

- 4.14. Further up the slope, near Spring Cottage and the summit of Navant Hill, views continue to be controlled by the roadside vegetation and the site is not visible. The nearby PRoW, which extends east and then loops back to Hillgrove Lane, offers elevated and open views across the immediate and wider distant landscape to the south and south west. The site, however,

remains screened and the proposed replacement garage would not be visible (refer to Figure 1, Viewpoint 7 – 9, and below).



Viewpoint 7 View from Hillgrove Lane, near Spring Cottage – site is not visible.



Viewpoint 8 View from PRow east of the site – site is not visible.



Viewpoint 9 View from PRow south east of the site – site is not visible.

- 4.15. It transpires that the site and the proposed replacement garage would not be visible from the immediate and medium range landscape. Therefore, it follows that its introduction would have no bearing upon the character and appreciation of this designated landscape, and would not have any effects upon the visual amenity of the nearby receptors.
- 4.16. The only identified view, where the existing house at Millicent is visible, is the designated viewpoint at the Temple of the Winds: [Figure 1, Viewpoint 10](#) below. Whilst the house is visible, the associated garage forms a very minor component in this view, and is partially screened by the intervening vegetation. Dormer windows, located on the rear northern elevation can be identified on the enlarged photography, but are not easily appreciated. Given that the overall height of the replacement garage would be the same as that of the existing, the enlarged footprint and its mass – the depth of the proposed built form, would not be apparent or evident in this view. Contextual it would be justified and would continue to form a subordinate element to the main house, as was originally envisaged. The increase in mass would be diminished by the sense of openness and large scale of the landscape, and the introduced change is considered to exert a negligible neutral degree of visual change and consequently a negligible neutral effect upon this high sensitivity visual receptor.
- 4.17. Given the above, it transpires that the underlying character of the National Park and local landscape would remain unchanged. In other words, the settlement pattern, sense of scale, landform, and landscape pattern and its perceptual and experiential qualities would remain the same. The Special Quality “Distinctive towns and villages, and communities with real pride in their area” and indeed other Special Qualities associated with The Western Weald and the character of the LT O Low Weald and the associated LCA O2 Northchapel Basin would also remain unchanged.



Viewpoint 10 View from the designated viewpoint at the Temple of the Winds. Figure 1 Viewpoint 15.

5. SUMMARY AND CONCLUSIONS

- 5.1. Pegasus Group have been commissioned by Gerard Aytron-Grime to provide landscape planning services in support of a planning application for the erection of a replacement garage building at Millicent, Lurgashall. The site falls within the administrative boundaries of the South Downs National Park.
- 5.2. The site is best described as an inconspicuous parcel of land, visually and physically segregated from the wider countryside and nearby dwellings, with views in extremely limited and highly localised. Its discrete character has been recognised at the appeal associated with the site – APP/L3815/A/07/2056846, where the Inspector J O Head described the site as: ***“The appeal site is relatively secluded at close range and can only be glimpsed in part from Hillgrove Lane through the roadside hedgerow. It is less well hidden from higher ground, particularly in the extensive vista that can be obtained from the viewpoint on Blackdown Hill, about 2.5 km to the south-west.”***
- 5.3. The replacement garage is envisaged to utilise the same materials and palette of colours as the existing garage and house, thus would reflect the local distinctiveness and would be consistent with the appeal decision associated with the site – APP/L3815/A/07/2056846, where the Inspector J O Head stated: ***“Whilst I note the arguments made that the design of the house and the choice of external materials would not reflect local distinctiveness, I saw a significant use of local stone in the surrounding area in walls and buildings, in both rough coursed and ashlar form, together with buildings of a wide variety of styles including dwellings of classical proportions.”***

Summaries

- 5.4. The assessment conducted by Pegasus has concluded that the site and the proposed replacement garage would not be visible from the immediate and medium range landscape. Therefore, it follows that its introduction would have no bearing upon the character and

appreciation of this designated landscape, and would not have any effects upon the visual amenity of the nearby receptors.

- 5.5. The only identified view, where the existing house at Millicent is visible, is the designated viewpoint at the Temple of the Winds (refer to **Error! Reference source not found.**). Whilst the house is visible, the associated garage forms a very minor component in this view, and is partially screened by the intervening vegetation. Dormer windows, located on the rear northern elevation can be identified on the enlarged photography, but are not easily appreciated. Given that the overall height of the replacement garage would be the same as that of the existing, the enlarged footprint and its mass – the depth of the proposed built form, would not be apparent or evident in this view. Contextual it would be justified and would continue to form a subordinate element to the main house, as was originally envisaged. The increase in mass would be diminished by the sense of openness and large scale of the landscape, and the introduced change is considered to exert a negligible neutral degree of visual change and consequently a negligible neutral effect upon this high sensitivity visual receptor.

Conclusions

- 5.6. Given the above, it transpires that the underlying character of the National Park and local landscape would remain unchanged. In other words, the settlement pattern, sense of scale, landform, and landscape pattern and its perceptual and experiential qualities would remain the same. The Special Quality “Distinctive towns and villages, and communities with real pride in their area” and indeed other Special Qualities associated with The Western Weald and the character of the LT O Low Weald and the associated LCA O2 Northchapel Basin would also remain unchanged.



APPENDIX 1 – LVIA METHODOLOGY

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY STANDARD TEMPLATE THAT IS USED FOR PROJECTS

- 1.1 The Analysis is based on this methodology which has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
 - Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) - Natural England;
 - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
 - Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.
- 1.2 GLVIA3 states within paragraph 1.1 that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."¹
- 1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."²
- 1.4 GLVIA3 recognises within paragraph 2.23 that "professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5 GLVIA3 notes in paragraph 1.3 that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."⁴ Although the proposed development is not subject to an EIA requiring an assessment of the

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding with other planning consultants.

1.6 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

1.7 The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.9 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

⁵ Glossary, Page 158, GLVIA, 3rd Edition

1.10 Magnitude of change is defined in GLVIA3 as “a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”⁶ Various factors contribute to the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.

1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

2.1 The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country’s character or non-designated landscape of a similar character and quality.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>

⁶ Glossary, Page 158, GLVIA, 3rd Edition

MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p>

	<p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

2.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

Table 4, Criteria for assessing landscape sensitivity	
HIGH	<p>Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change.</p> <p>Landscape element or character area defined as being of medium value combined with a high susceptibility to change.</p>
MEDIUM	<p>Landscape element or character area defined as being of high value combined with a low susceptibility to change.</p> <p>Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change.</p> <p>Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.</p>

⁷ Glossary, Page 158, GLVIA, 3rd Edition

LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.
------------	---

Magnitude of Change on Landscape Elements

2.7 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements	
HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the “distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”⁸

3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

3.4 The criteria for assessing the value of landscape character is shown in Table 2.

⁸ Glossary, Page 157, GLVIA, 3rd Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

Table 6, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁹

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and

⁹ Page 158, Glossary, GLVIA3

representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

4.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”¹⁰ The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity	
HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change.
	Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change.
	Visual receptor defined as being of medium value combined with a medium or low susceptibility to change.
	Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Visual Receptors

4.7 Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

¹⁰ Glossary, Page 158, GLVIA, 3rd Edition

5. SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 5.2 A likely **significant** effect will occur where the combination of the variables results in the proposed development having a definitive effect on the view. A **not significant** effect will occur where the appearance of the proposed development is not definitive, and the effect continues to be defined principally by its baseline condition.
- 5.3 Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects	
MAJOR BENEFICIAL	<p>Substantially:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	<p>Moderately:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	<p>Slightly:</p> <ul style="list-style-type: none"> - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	<p>The proposed changes would (on balance) maintain the character (including value) of the landscape and would:</p> <ul style="list-style-type: none"> - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	<p>The proposed changes would not be visible and there would be no change to landscape character.</p>
MINOR ADVERSE	<p>Slightly:</p> <ul style="list-style-type: none"> - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	<p>Moderately:</p> <ul style="list-style-type: none"> - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	<p>Substantially:</p> <ul style="list-style-type: none"> - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of the visual effects are detailed within Table 13:

MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

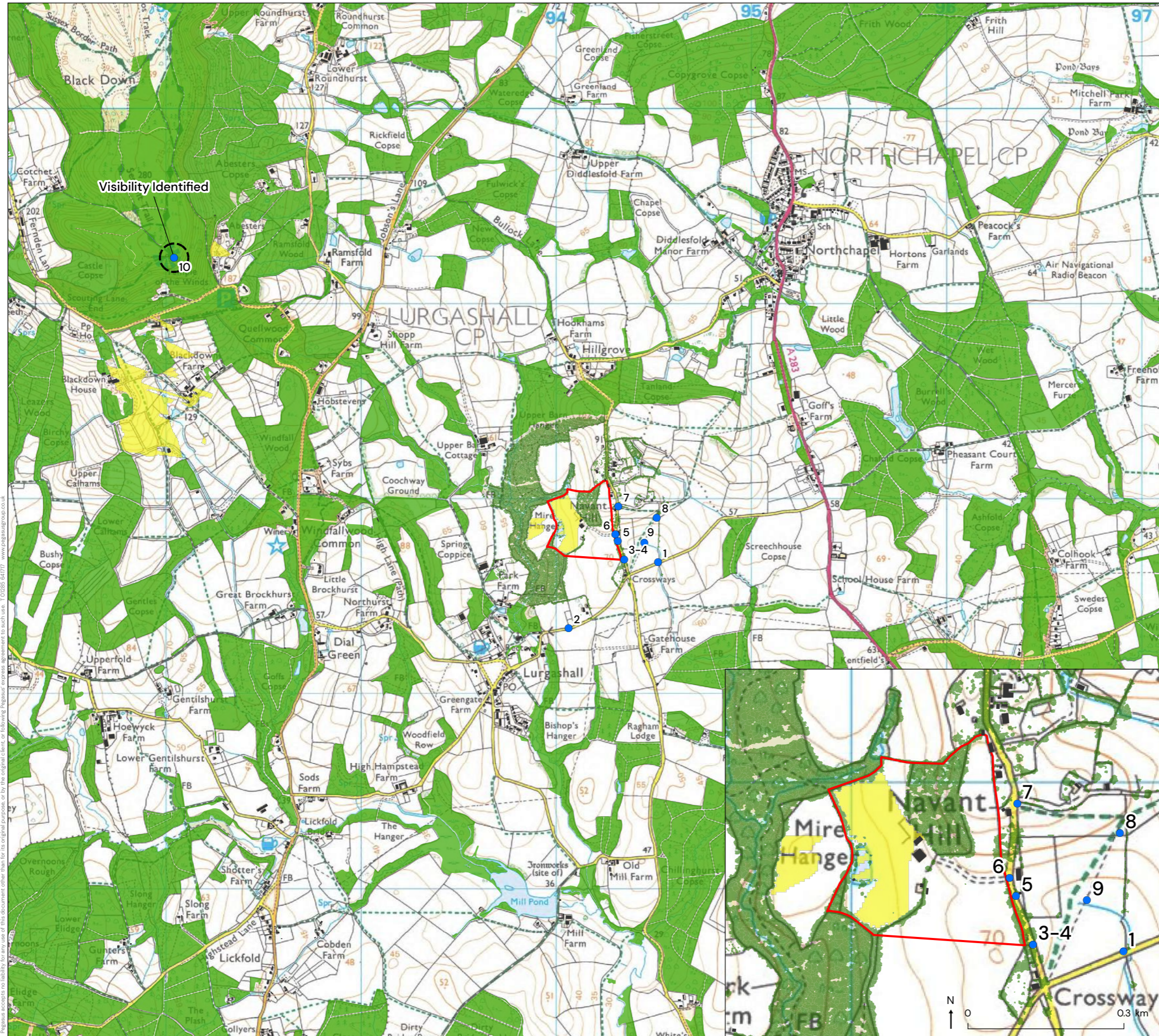
8. NATURE OF EFFECTS

8.1 GLVIA3 includes an entry that states "*effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.*"¹¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

¹¹ Para 6.29, Page 113, GLVIA 3rd Edition



FIGURE 1 – SCREENED ZONE OF THEORETICAL VISIBILITY AND VIEWPOINT LOCATIONS PLAN



KEY

- Site Boundary
- Viewpoint Location
- OS Local Buildings
- OS Local Woodland
- National Tree Map Data (2021)
- Zone of Theoretical Visibility - 6.85m Development Height

Screened ZTV Production Information -
 The ZTV has been produced using multiple datasets to create a DSM (Digital Surface Model). These have been combined together accurately using ESRI GIS software. The following datasets have been used to create the DSM-

- OS Terrain 5 used as the base DTM (digital Terrain Model) This is a 5m grid dataset.
- Bluesky's National Tree Map (NTM) This is a detailed dataset covering England and Wales. It provides a comprehensive database of location, height and canopy spread for every single tree 3m and above in height. This is created from stereo aerial photography. Heights used within the model are the MAXIMUM heights supplied with the dataset.
- OS Open Map Local Woodland - used to model vegetation not covered by the NTM and set to an indicative height of 15m
- OS Open Map Local Buildings - set to indicative 8m height.
- Viewer height set at 1.7m
 (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

NOTES:
 REVISIONS:

SCREENED ZONE OF THEORETICAL VISIBILITY

MILLICENT, HILGROVE LANE, LURGASHALL, PETWORTH, GU28 9EP

MR G AYRTON - GRIME N
↑ 0 0.8 km

DATE	SCALE	TEAM	APPROVED
20/10/2023	1:20,000@A3	MW	RCH

SHEET	REVISION
-	-

DRAWING NUMBER
 P23-1992_EN_01

Town & Country Planning Act 1990 (as amended)
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