

## **Response to Inspector's Question 3 relating to "What is the landscape impact of this allocation and how does the reduction now lead to an acceptable impact on long distance views?"**

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- 1.1 The starting point from the site owner's perspective is that the Regulation 14 stage allocation does not give rise to unacceptable impacts on long distant views. It is therefore my Client's position that there is no reduction to acceptable impacts as a result of the changes to the allocation. Given the wording of the question and limited submissions, this summary only deals with the visual effects of the allocation.
- 1.2 The approach to considering effects using in the Landscape and Visual Impact Assessment (LVIA) process is contained with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), published by the LI and IEMA.
- 1.3 The LVIA would be a component of the planning application<sup>1</sup> but in advance of the detailed scheme proposals the following key issues are highlighted (and accord with the matters to be considered in the GLVIA):

**Understanding the baseline situation** - the key distant viewpoint identified by the SDNPA is the view from Chantry Hill Cross Dyke. The current visual composition is characterised by the contrast in the immediately rural foreground and backdrop and the presence of the settlement in the middle distance<sup>2</sup>. Housing and allotments are components of the view, and where appropriately designed and integrated within a vegetative framework, is neither prominent nor harmful.

**Description of the Proposals** - The allocation will provide new housing of a type and size consistent with the immediate setting, relocated allotments and new tree and hedgerow planting immediately abutting the settlement edge. The scale of the development would not require phased implementation or an abnormal construction programme. There are no incongruent or uncharacteristic features introduced to this landscape/visual composition as a result of the allocation.

**Visual Change/Effects** - The physical change relates to a limited geographic area, albeit the visual effects will be experienced beyond the site. Through engagement with design process between the site owner's agents, the LPA and local community the delivery of new housing can be sensitively designed to avoid the less appealing qualities of the more visual significant housing in Storrington, particularly in respect of the massing and building materials.

- 1.4 On the basis that the collaborative design process will result in appropriate architectural and landscape mitigation measures (it is anticipated that it is in the interest of all parties to do so), the following judgements can be made in respect of the visual effects on long distant views, in the context of the visual baseline situation:

- There will be no new viewpoints that will experience visual change;
- The elevated vantage point allows a wider appreciation of the landscape and is not focussed on the edge of settlement;
- The view of the development will be partial after the maturation of new tree and hedgerow planting;
- The scale of the change is such that it will only affect a very minor proportion of the overall panoramic view<sup>3</sup>;
- The change will have no effect on the skyline profile of the view;
- The change will have no effect on the focus, contrast and emphasis within the view and visual experience;
- The change will have no effect on the complexity of the view; and
- The components which currently characterise and dominate the view will continue to do so.

- 1.5 Whilst the visitors to the viewpoint maybe considered sensitive to visual change, the magnitude of that change is slight.

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<sup>1</sup> Neame Sutton Representations, Appendix 1, para 1.3

<sup>2</sup> Neame Sutton Representations, Appendix 1, para 4.24 - 4.25 and Photoviewpoint 1

<sup>3</sup> Neame Sutton Representations, Appendix 1, Paragraph 4.32