

Promotion of land at Tortington, Arundel Landscape & Visual Impact Assessment

Dec 2020

DLA.1972.LVIA.RPT.01.V2

PLANNING SUBMISSION

on behalf of the Norfolk Estate

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Proposed development on land off Ford Road, Arundel

Landscape & Visual Impact Assessment

December 2020

NOTICE

This document has been produced on behalf of Harbik Estate by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title: Proposed development on land off Ford Road, Arundel - Landscape and Visual Impact Assessment

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Revision Description Of Changes

Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of the Norfolk Estate as an evidence base for the proposed application of housing on land at Tortington, to the southwest of Arundel.

1.1.2 The Site was identified within the Arundel Neighbourhood Plan (Policy AR2) as a site for future allocation through plan review. The settlement boundary (AR1) has been redefined to include 3.9ha of development land identified within the Development Framework Plan (Figure 01). Technical assessments undertaken through the initial promotion of the Site identified the potential to provide:

- Up to 90 dwellings;
- Provision/safeguarding of land for a D1/D2 community facility;
- A transitional high quality landscape setting with a net gain in biodiversity value;
- Improvements to the current settlement approach to Arundel and links to the South Downs National Park (SDNP); and
- A range of open space in full compliance with local policy requirements.

1.1.3 These have been considered as part of the Development Framework Plan and Illustrative Layout shown on Figures 01 and 02, and on which the LVIA has been assessed.

1.1.4 This document should be read in conjunction with the Design and Access Statement prepared by Savills and the other technical reports submitted as part of the application.

1.1.5 A landscape led approach, using the evidence base provided through the LVIA process, has been a fundamental tool in shaping the Site masterplan.

1.1.6 The LVIA considers the existing landscape and visual baseline resources to understand the key landscape constraints and opportunities that should be taken into account in the iterative design and masterplanning process. The development effects are subsequently identified, and mitigation measures set out to reduce the adverse impacts that would be caused as well as any enhancement measures to offset any harm identified.

1.1.7 Site visits were carried out during September 2017 and February 2019.

POLICIES MAP INSET A (October 2019)



Figure 01 - Extract from the Arundel Neighbourhood Plan

Arundel Neighbourhood Plan Review 2018 - 2031: Submission Plan (Post Examination)
 October 2019

Key

- Region Boundary
- AR1 Build-up Area Boundary
- AR2 Land off Ford Road
- AR3 Green Infrastructure Network
- AR10 Canalside Gardens - Local Green Space

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Quantification of Developments

	Area (ha)
Net Developable Area	3.82
SuDS	0.67
Allotments	0.10
Green (inc. LEAP)	0.21
Primary Tree Lined Road	0.42
Green Infrastructure	4.95
Site Area	10.18

Developable Area: 3.82 ha

Number of Units: 90

(Affordable Units: 27)

Density: 24dph

- Existing Built Form
- Existing Vegetation
- Proposed Planting
- Primary Tree Lined Road
- SuDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Pedestrian Access
- Proposed Footpath (Hoggin Surface)
- Mown path
- Vehicle Access (new junction)

Figure 02 - Illustrative Masterplan

Urban
Design
Studio
savills

Illustrative Masterplan

Land at Ford Road, Arundel

Drawing no: 00001
 Drawing: 1
 Drawing: 1/2
 Date: 26.11.2020
 Drawing: 1/2
 Date: 26.11.2020
 Drawing: 1/2
 Date: 26.11.2020

Prepared for: The Arundel Society
 Prepared by: Davies Landscape Architects
 Date: 26.11.2020
 Drawing: 1/2
 Date: 26.11.2020

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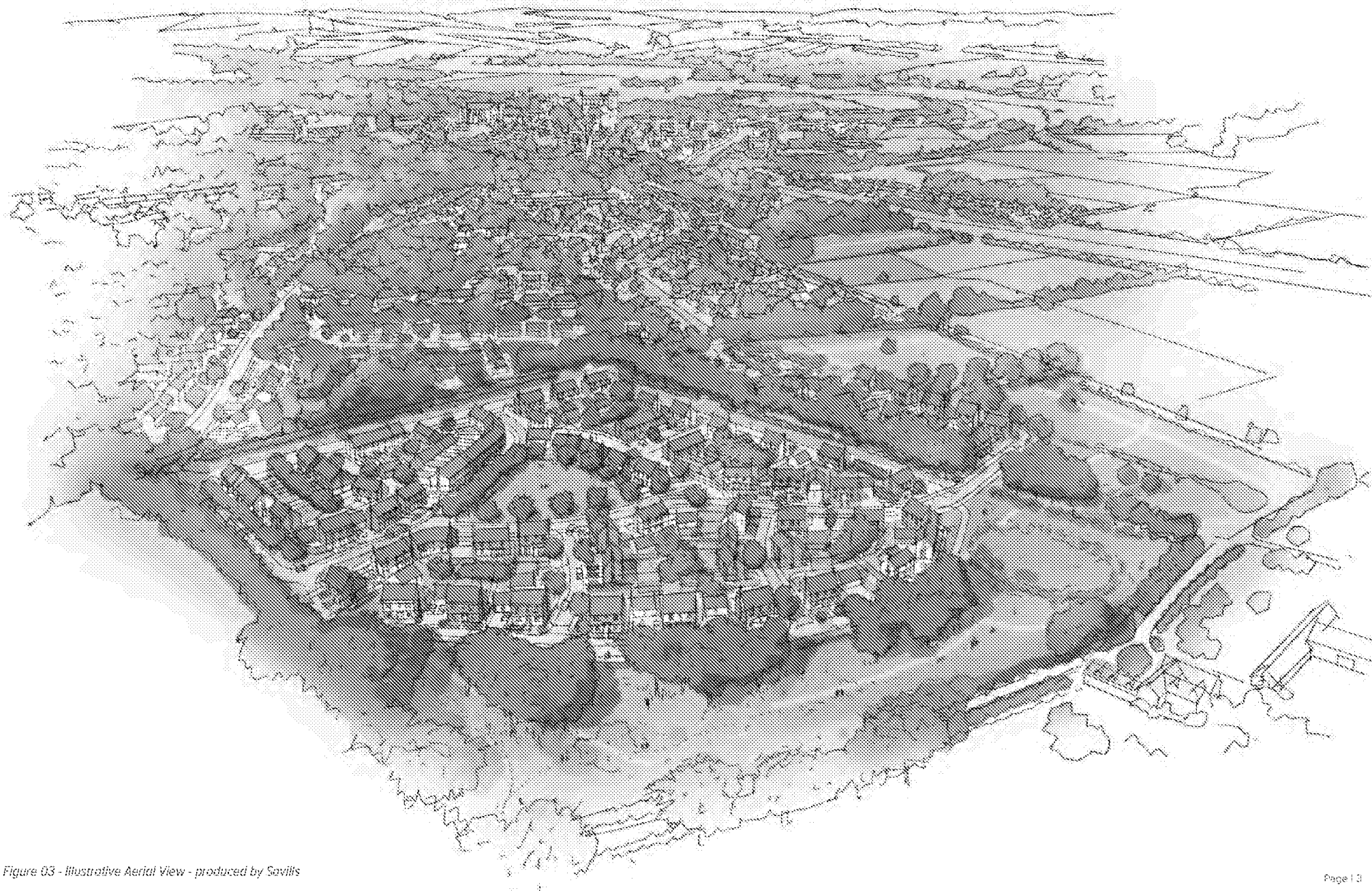


Figure 03 - Illustrative Aerial View - produced by Savills

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1.2 Site Location

- 1.2.1 The Site is located to the southwest of Arundel (OS reference centred TQ 00606 06274) and comprises two fields as illustrated on Figure 04 - Site Location.
- 1.2.2 The fields are bordered to the north by allotments and the existing settlement boundary (Maxwell Road, Priory Road, Stewards Rise, High Ridge Close and Dalloway Road).
- 1.2.3 Ford Road, a main access route between the town and the south coast, forms the eastern boundary to the Site and provides a direct link between the A27 (720m north) and the A259 (4.1km south).
- 1.2.4 Current access to the Site is obtained via field gateways on Priory Lane along the southern boundary of the Site.
- 1.2.5 The western boundary is formed by a ditch and treed hedgerow.
- 1.2.6 The Site lies within the jurisdiction of Arun District Council (ADC). The boundary to the South Downs National Park (SDNP) lies approximately 230m west, defined by Tortington Lane.
- 1.2.7 For policy, Public Rights of Way (PRoWs) and services information, reference has been made to <http://www.westsussex.gov.uk/>, <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>, <http://www.natureonthemap.naturalengland.org.uk> and <https://historicengland.org.uk/listing/the-list>.

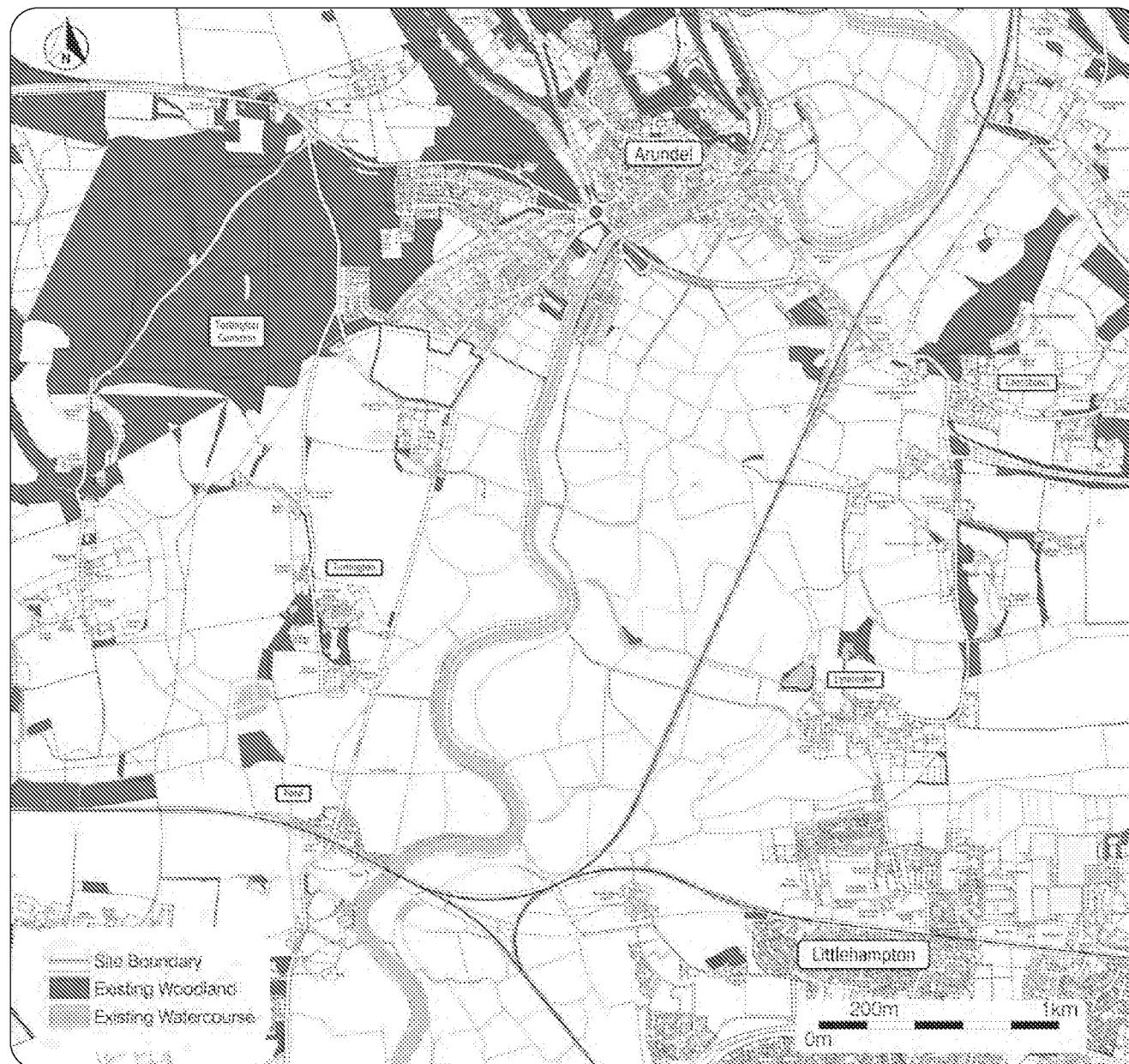


Figure 04 - Site Location

1.3 Study Area

- 1.3.1 The Study Area and potential receptors have derived using GIS Zone of Theoretical Visibility (ZTV) analysis - Figure 05.
- 1.3.2 The ZTV has been prepared using OS Terrain 50 Digital Terrain Model (DTM) which provides an elevation accuracy of $\pm 4m$ and was used to determine an initial Study Area.
- 1.3.3 The Site was tested using an assumed maximum height of development (9m) located within the most elevated part of that parcel, effectively reflecting the worst case scenario. Vegetation (woodland) and buildings have been included to provide a more accurate representation of the potential Study Area at 10m and 8m respectively.
- 1.3.4 The process identifies larger areas of woodland but does not include the screening provided by local features such as boundary treatments, hedgerows and mature trees which can have significant effects on the extent of views. Site visits were subsequently undertaken within the yellow Study Area to identify such features and to determine and refine the visual envelope as well as providing an informed narrative on the potential nature and sensitivity of potential receptors.
- 1.3.5 The resulting refined visual envelope was then used as the study extents (Figure 06) for the baseline assessment.
- 1.3.6 This is discussed further within Section 5.

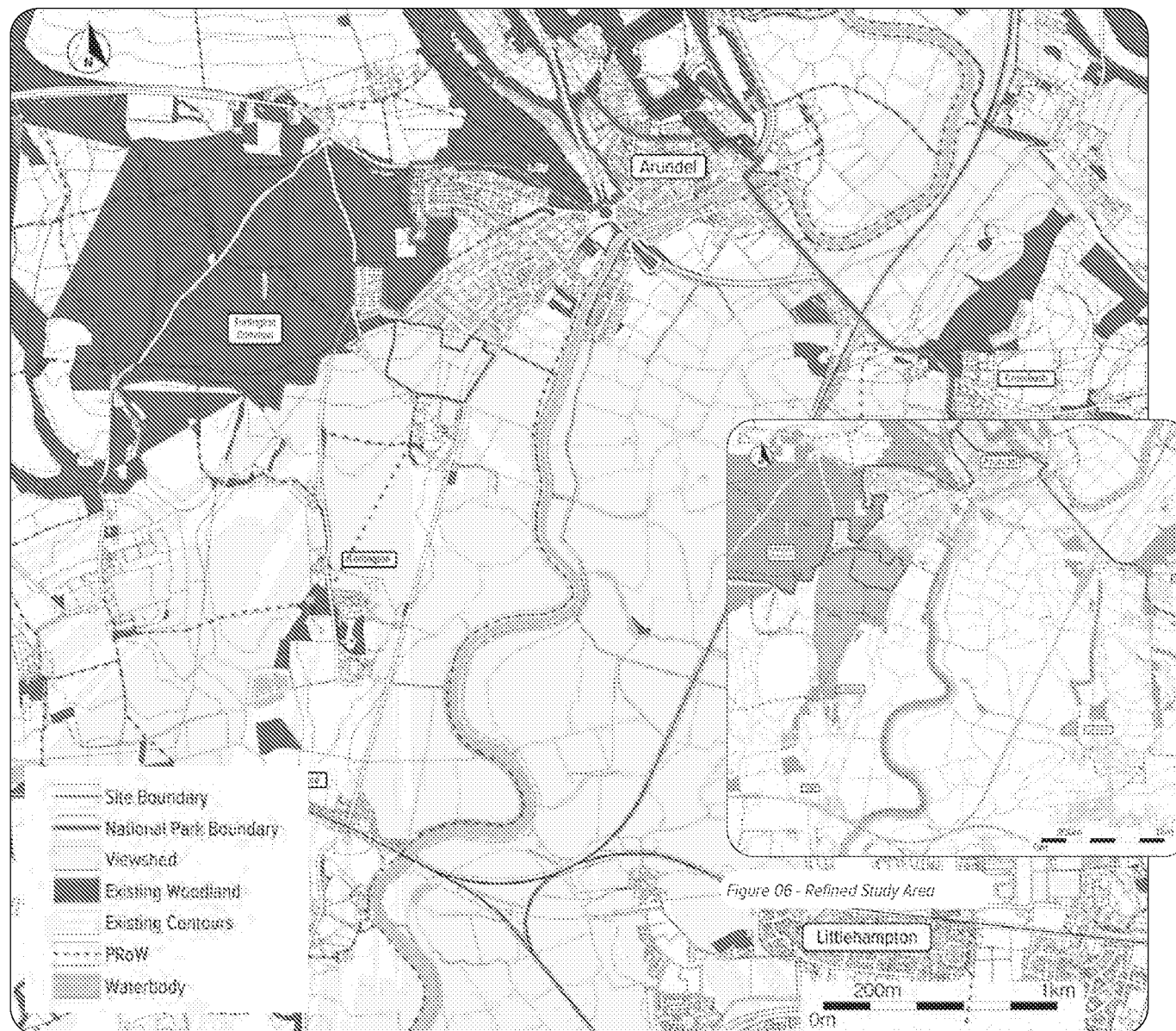


Figure 05 - ZTV Analysis

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1.4 Key Issues

1.4.1 In terms of landscape and visual impacts the key issues relate to:

- Potential impacts on the character of the settlement boundary and the existing setting/character of the town approach;
- Potential impacts on views and experiences from local Public Rights of Way (PROW) (including those within the National Park), residents, local lanes and heritage assets to the south; and
- Impacts on key landscape features such as mature trees and hedgerows.

1.5 Scope

1.5.1 This assessment has been set out as follows:

Guidance & Policy

- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

Baseline

- An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the Site from key vantage points;

- An assessment of key features within the Site, including their quality and influence upon the Site's character; and
- Identification of the extent and range of potential receptors and views.

Technical Resources

1.5.2 The following technical reports have been used as an evidence base for this baseline:

- Flood Risk - Ardent Consulting Engineers (October 2020);
- Access and Highways - Ardent Consulting Engineers (October 2020);
- Heritage Statement - Savills (October 2020);
- Ecological Assessment - Environmental Gain Ltd (October 2020);
- Tree Survey - Land off Ford Road, Arundel, West Sussex - SJA Trees - January 2020.

Photographic Material

2.1.2 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These have been described as:

Representative Viewpoints (RVP)

2.1.3 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

Illustrative Viewpoints (IVP)

2.1.4 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

2.1.5 Methodology relating to the preparation of visual material is set out in detail within Landscape Institute Technical Guidance Note 06/19 - 17th September 2019 - Visual Representation of Development Proposals LI TGN 06/19 and sets out a proportional approach to various scale, purposes, sensitivity and magnitude of changes. These are summarised within the tables at the rear of this document. A full description and technical guidance can be found at <https://www.landscapeinstitute.org/visualisation>.

2.1.6 For the purposes of this report, reduced versions have been included alongside the text with the correctly sized RVP's within DLA.1972.VA.RPT.02.V1 (to be printed at A3).

2.1.7 A full Methodology and glossary is included within **Appendix C**.

2 OVERVIEW

2.1 Methodology

2.1.1 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition) and relevant Landscape Institute Technical Notes and Standards.

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2.2 Policy Context

2.2.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development, and that has been considered as part of the landscape parameters.

2.2.2 Table 1 sets out the policies which are considered relevant to the identification of potential constraints and those which should be considered in order to develop a suitable development framework for the Site. The extracts from the Local Plan and adopted Neighbourhood Plan has been included in Figures 01 and 07 and the full policy is included within **Appendix A**.

Table 1 - Relevant Landscape Policy

Policy	Policy	Policy as it relates to the Landscape & Site
National Planning Policy Framework (NPPF) February 2019	Section 8 - Promoting Healthy Communities	Landscape and visual elements that are considered important when creating healthy and inclusive communities are; • Positive planning for open space • Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces; and • Access to high quality open space and opportunities for sport and recreation.
	Section 12 - Achieving well - designed places	Paragraph 127 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
	Section 15 – Conserving And Enhancing The Natural Environment	The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. Para 001 of the Natural Environment Planning Policy Guidance (NE PPG) identifies LCA's as an important tool within this process. Para 117 and NEPPG paras 009, 015 and 019 reiterate the importance of Biodiversity, Ecosystems and Green Infrastructure on the landscape character and habitat network.
	Section 16 - Conserving and Enhancing the Historic Environment	Plans should allow for the sustainable and viable use of heritage assets. New development should make a positive contribution to the local historical character and distinctiveness.
Adoption Arun Local Plan 2011-2031 (July 2018)	Policy SD SP1a Strategic Approach	Enable development that recognises the sustainable and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs. Retain and enhance natural environment resources, including biodiversity.
	Policy C SP1 Countryside Outside the Built-Up Area	The Site has been included within the Arundel Neighbourhood Plan (Policy AR2 below) and as such will update the Built Up Boundary. Policy C SP1 acknowledges the importance of the rural/urban fringe as a valuable resource contributing to the functions for both landuses. In the case of the Site, the urban fringe is weak, defined by rear gardens and allotments, and does not positively contribute to the character approach to Arundel. These fringes are referenced within the policy as potentially performing a series of functions (LP ref 7.2.14 - Countryside In and Around Towns - Countryside Agency, 2005). There are opportunities for the Site to introduce and improve some of these functions such as providing a gateway to the town, a productive landscape, a cultural legacy, a place for sustainable living and a nature reserve. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.
	Policy GI SP1 Green Infrastructure (GI) and development	The Site does not contain any GI allocations of the Local Plan. However the landscape immediately east is identified as a 'Strategic Gap' both within the Local Plan and The Arun District Green Infrastructure Study (June 2012). Within the latter, the landscape to the west of the Site is considered a GI Asset and a Biodiversity Opportunities Area (BOA) within the Local Plan. The eastern boundary of the Site, along Ford Road, also forms part of the BOA in the Local Plan. The allotments and local informal pocket park to the north of the Site are identified within the Local Plan as 'Existing Open Space'. The Policy sets out a requirement to link and enhance these assets through access, recreation and biodiversity as well as considering the effects of lighting and tranquillity. They should also create a sense of place, respect historical character and provide opportunities for sustainable food and fuel production.

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View	Policy	Policy in relation to this Landscape & Site
Adoption Arun Local Plan 2011-2031 (July 2018) Cont.	Policy LAN DM1 Protection of landscape character	Any development should have regard to the potential impact of development upon the setting of the South Downs National Park. Setting is described as the surroundings from which the Park is experienced including views in and out as well as factors that may alter the experience of the Park's setting such as light pollution and tranquillity. The Site's contribution to the views and experiences upon this approach to the Park will be considered as part of this appraisal. Development should respect the character of settlement and landscape, and provide benefits and enhancements where possible. Reference will be made to the various Landscape Character Assessments and Arundel Village Design Statement.
	Policy LAN DM2 The Setting of Arundel	The Site lies outside of the area identified on the Local Plan as the 'Setting of Arundel' and does not form part of any of the identified views within the policy. However it lies immediately south of the current setting which appears to be defined by the 'Built up Area' boundary rather than its quality or contribution to the character of this approach. The narrative within the policy outlines that views of the town as a whole are also important.
	Policy SO DM1- Soils	The Site contains some Grade 3 to the south of the Site (the northern section is classified as non agricultural). In small scale developments allotments should be included within this ALC to retain some of the agricultural capacity. There is opportunity for the soil to be relocated to the new allotment site currently not graded. The allocation of the Site within the Local Plan and/or Neighbourhood Plan, however, overrides this policy.
	Policy D SP1 - Design	The policy sets out the balance between density and respecting the character of the Site in terms of layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. The layout will be driven by the aspirations of the Estate to create a high quality legacy development reflecting the key character of Arundel. The location of the Site along the rural edge provides a necessity to produce an appropriate transition between the agricultural landscape and the current suburban settlement edge whilst respecting and enhancing the current setting to Arundel and the SDNP.
		This has been a primary driver in the lower density of the development in comparison to other proposed sites. Reference will be made to the various Landscape Character Assessments and Arundel Village Design Statement.
	Policy D DM1- Aspects of form and design quality	The policy reiterates the importance of respecting character and high quality, inclusive design set out within Policy D SP1 - Design. In terms of landscape, the policy sets out the requirement to retain and enhance tree planting as an integral part of the design process. Movement and permeability are key aspects to be considered.
	Policy ECC SP1 - Adapting to climate change	The policy requires, in particular relevance to the framework layout, a consideration of Sustainable urban Drainage Systems (SuDS) and connectivity to the GI network.
	Policy HWB SP1 - Health & Wellbeing	The policy outlines the benefits through the inclusion of accessible open space and safe, well promoted, walking and cycling routes.
	Policy OSR DM1 - Open Space, sport & recreation	The Site currently has no public access or recreation value. Open Space within the layout will be provided in accordance with the 2020 Open Space Study as set out in Table 2 and in consideration with the Site and wider GI strategies.
	Policy OSR SP1- Allotments	The Site does not reach the threshold for allotment provision (Policy OSR DM1) however, responding to public consultations and policies of the Neighbourhood Plan, the development framework plan includes the potential for an extension to the existing Priory Road allotments.
	Policy HER DM1 Listed Buildings	Tortington Priory Barn, a Grade II* listed building) lies 130m south. The policy sets out a requirement for where possible enhancements should be made to the setting of the building.
	Policy ENV SP1 Natural Environment	Encourages the promotion, restoration and enhancement of biodiversity and the natural environment throughout the development process including the creation of new habitat areas.
	Policy ENV DM3 Biodiversity Opportunity Areas (BOA)	The eastern boundary of the Site is designated as a BOA. In accordance with the policy this area will be considered to enhance wildlife corridors and habitats.
	Policy ENV DM4 Protection of trees	The trees running through the middle of the Site are covered by TPO/AB/2116 and, as such, protected by the policy. Other trees that contribute to the local amenity will also be retained. Planting of new trees shall form an integral part of the design in accordance with the policy.
	Policy ENV DM5 Development and biodiversity	In accordance with the policy, the Site will be considered to provide a net gain in habitats and biodiversity as well as strengthen and provide additional wildlife corridors.
	Policy QE DM2 Light pollution	Whilst an important aspect of the final layout at this high level, lighting is not considered in any detail. Any future detailed layouts will however conform with the policy requirements and be appropriate for the settlement edge location.

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View	Policy	Policy in relation to this landscape & Site
Arundel Neighbourhood Plan Review 2018 - 2031 (ANP)	Policy AR2 Land off Ford Road	The Site is identified within the Arundel Neighbourhood Plan as Land off Ford Road.
	Policy AR9 Green Infrastructure Network	The plan within the document (also shown on Fig 06) illustrates a GI link to the northwest corner of the Site linking it to the GI asset (Stewards Copse) and PRoW identified to west of Torton Hill Road. Any proposals should aim to sustain and enhance this link.
Submission Plan		
Oct 2019		

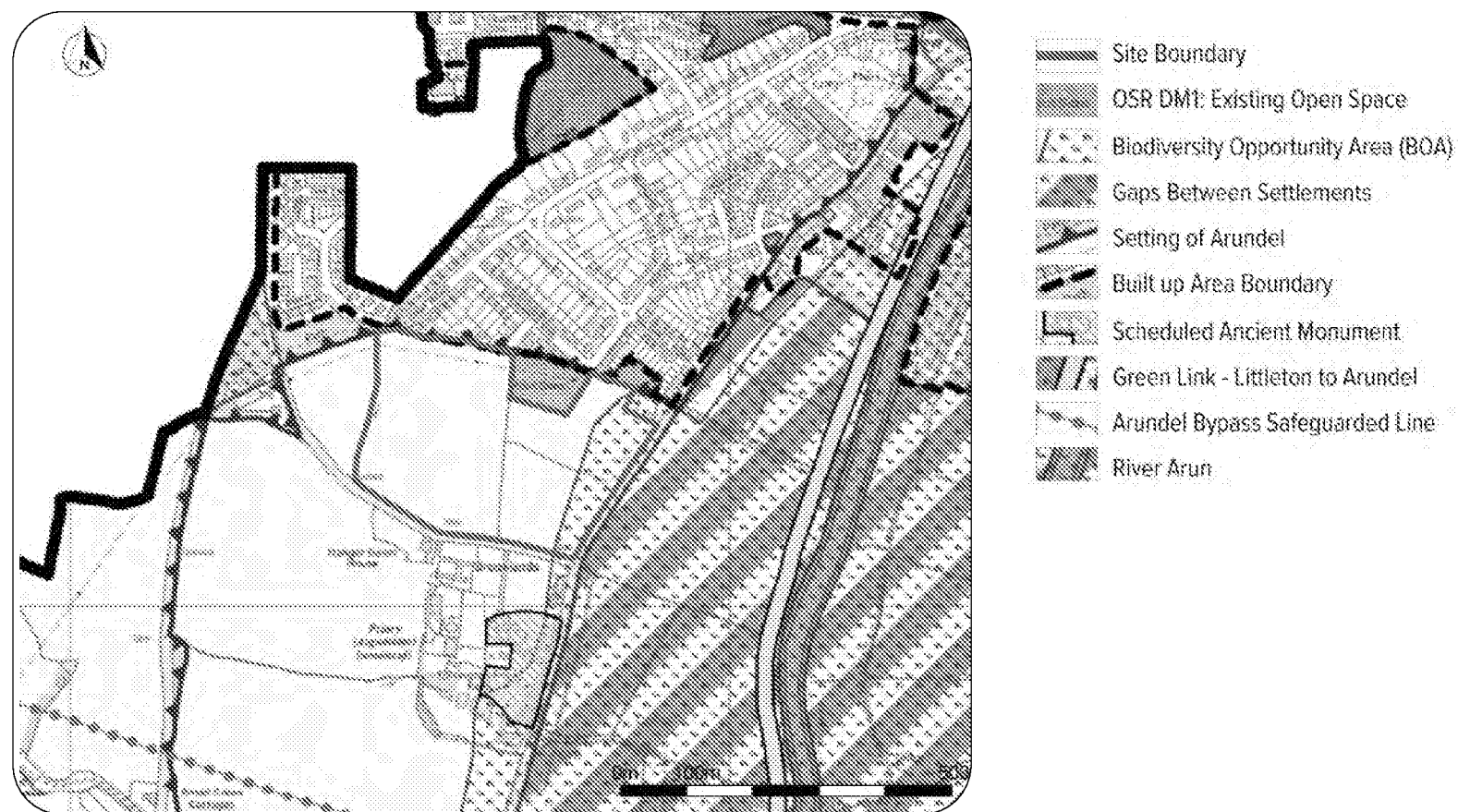


Figure 07 - Extract from the Local Plan Policy Map

2.3 Supplementary Planning Documents (SPD) & ADC Guidance Documents

2.3.1 The following technical resources have been referred to as part of the site investigations:

- ADC Open Space, Playing Pitches, indoor and built sports facilities Jan 2020;
- ADC Green Infrastructure Study 2012;
- ADC Landscape Sensitivity Study 2006; and
- West Sussex A Strategy for the West Sussex Landscape (Landscape Character Assessment) 2005.

Open Space

2.3.2 Within the Local Plan, Policy OSR DM1 requires open space requirements to align with the latest Open Space Study. The current SPD for open space is the 'ADC Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020'.

2.3.3 Table 2 sets out the relevant typologies identified within the SPD and the required quantity for the Site. The online calculator sets the household occupancy rate at 2.2 persons per dwellings which, for 90 dwellings, equates to a population of 198 persons.

2.3.4 The given 'trigger' thresholds (taken from Table A5.4 of the SPD) are also included. The areas required for SUDS will not be included within the final provision calculations.

2.3.5 Table 2 illustrates that the layout affords a significant provision (in excess of 4.4ha) above the SPD and policy requirements and is considered a valuable asset in provide an attractive setting and landscape value to the local area. It should be noted that total in the table does not contain the SUDS' which when included provides an overall 5.4ha of GI.

Table 2 - ADC Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020

Typology & Provision type		Standard requirement per person m ²	Site requirement (based on 198 population)m ² (ha)	Policy req. threshold ('trigger threshold')	Masterplan provision
Public Open Space	Parks & Gardens	8	N/A	143 or more dwellings - on site provision	N/A
	Amenity Green Space	6	1188m ² (0.19ha)	15 or more dwellings - on site provision	12300m ² (1.2ha)
	Natural & Semi-Natural	18	3564m ² (0.19ha)	57 or more dwellings - on site provision	35648m ² (3.5ha) - not including SUDS
Play Space	LAPs	2.5	495m ² (0.05ha)	9 or more dwellings - on site provision	Providing 1 LEAP - 400m ² (0.04ha)
	LEAPs			34 or more dwellings - on site provision	5 LAPS - 500m ² (0.05ha) - see note below re deficiency
	NEAPS & MUGA's	3	594m ² (0.06ha)	83 or more dwellings - on site provision	
Allotments	Allotments	2.5	495m ² (0.05ha)	10-727 dwellings off-site contribution	2078m ² (0.2ha)
Total			6336m² (0.63ha)		Provides a total of 50926m² (5.1ha) not including Suds (0.34ha)

2.3.6 Using the ADC online calculator a provision of 6336m² (0.63ha - excluding allotments) is required. This calculation includes an allowance for 1584m² (0.16ha) of Parks and Gardens which is not required for developments under 143 dwellings however the site still provides a significant excess to any requirements..

Public Open Space

2.3.7 Policy AR2 of the ANP sets out a requirement for formal and informal recreation parkland within the scheme. This will be delivered through the provision of both Amenity Green Space and Natural and Semi Natural Open Space.

Natural and Semi Natural Open Space

2.3.8 Due to the rural edge of the settlement, it is considered that natural and semi-natural landscaping will form an important transition between the rural and town setting. It is not

considered that a formal landscape would be appropriate in this location but it is however this area will incorporate informal recreational routes and links, opportunities for habitat creation, SuDS and orchard planting. The area will form an important GI link between the landscape and PRoW to the east and west, as well as a well defined new settlement boundary and setting.

Amenity Green Space

2.3.9 The Amenity Green Space will be provided in part as a Village Green and along the southern boundary of the housing.

Allotments

2.3.10 There is an opportunity to extend the existing allotments to accommodate the required off-site contribution and aspiration identified within the Neighbourhood Plan consultation process. An area of 0.1ha has been allocated to the northeast corner.

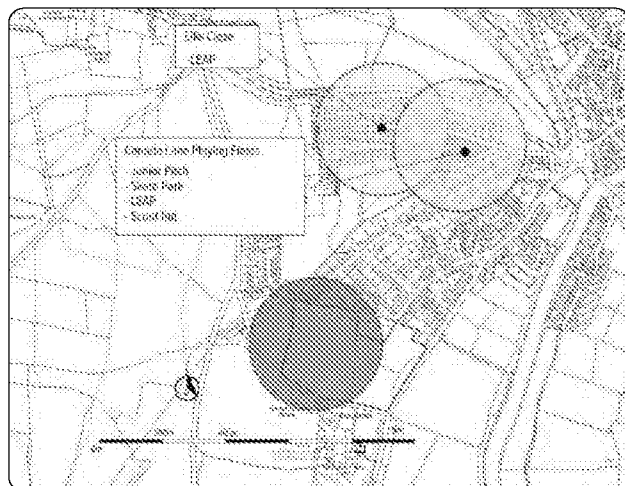
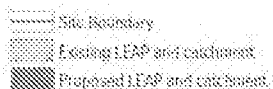


Figure 02 - Existing Open Space



Children and Young People

2.3.11 Figure 08 shows that the Site lies outside of the recommended 400m catchment area of the two existing LEAPs to the north. Policy AR2 sets out the requirement for Local Equipped Area of Play (LEAP) which should be positioned to provide catchment to the wider area as shown. This has been supplemented by a 4 Local Areas of Play (LAP) providing the required catchment walking distances. There is a 400m² deficit in the quantum of provision which would equate to an additional LEAP or enlarging the provision within the central Village Green. It is proposed that if required the additional provision is include elsewhere within the site and allow the wider village Green to provide informal recreation. There is plenty of scope within the site to provide for an additional natural play resource and/or could form part of any future community resource.

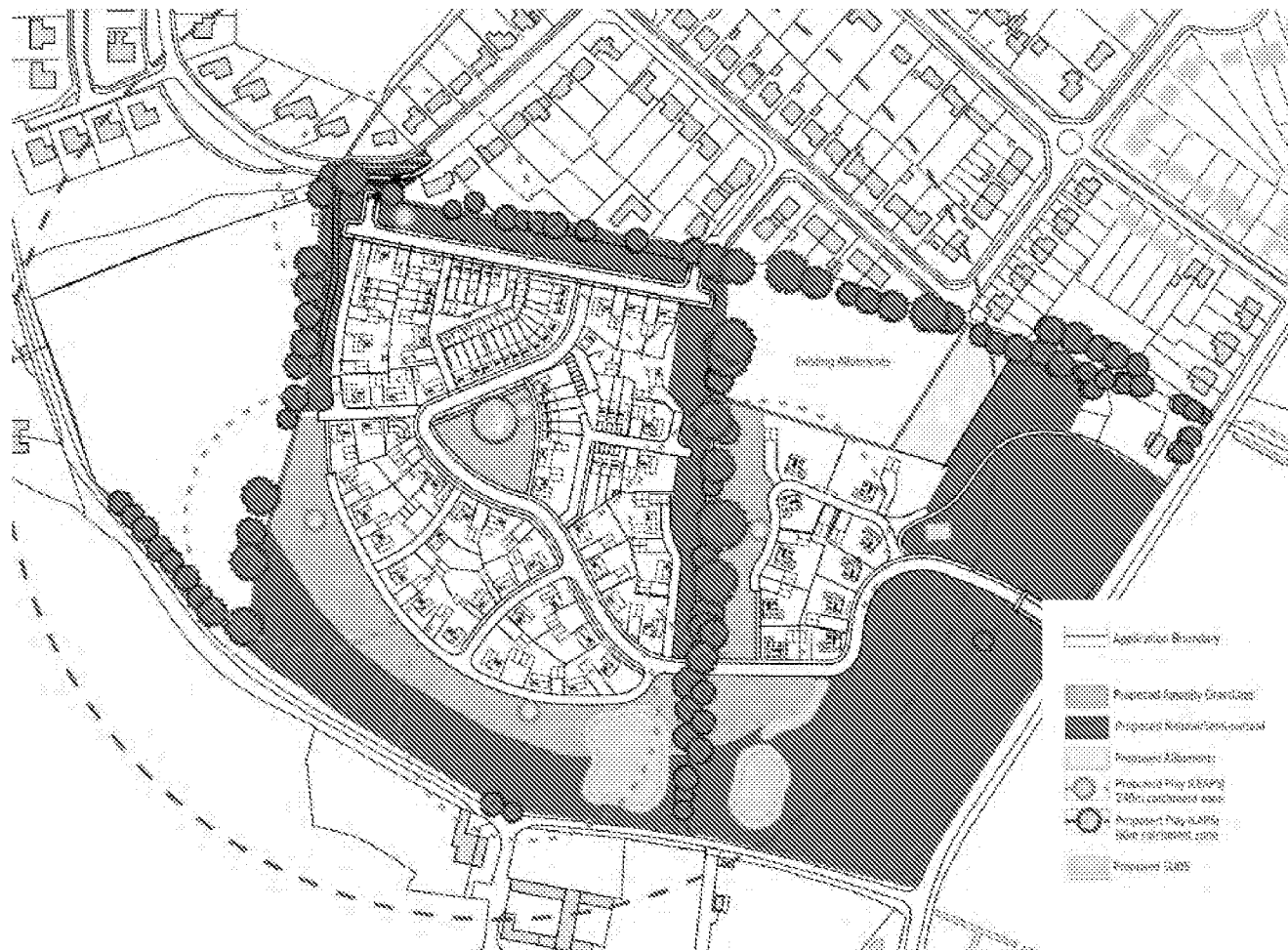


Figure 09 - Proposed Open Space

Playing Pitches

Arun Council's Playing Pitch Strategy, September 2016

2.3.12 The above study indicated that there was a current and future lack of football provision within East Arun. The topography of the Site is not considered suitable for this use, therefore off-site contribution will be considered as part of any ongoing strategy.

2.3.13 The Sports England calculator does not create demand for a whole pitch, therefore in alignment with the ADC SPD contributions to off-site provision will be sought.

Arun Landscape Capacity Study 2006

2.3.14 The report was produced to inform the evidence base for the Arun District Council Local Plan and provides an assessment of the capacity of various landscape parcels outside of the

established settlements to accommodate development.

- 2.3.15 The findings from this assessment and a site based capacity review based on this methodology is outlined within Chapter 7.

Arun District Council Green Infrastructure Study 2012

- 2.3.16 The study was prepared to help inform a regional Green Infrastructure Strategy. It supports planning policy in line with the NPPF and has helped shape the Local Plan.
- 2.3.17 The study identifies the area to the east of Ford Road as a Strategic Gap, this is reiterated within the Local Plan (see Figure 07).
- 2.3.18 This gap is defined as the Arundel to Littlehampton corridor providing a green corridor between the settlements and a programme of upgrading of existing PROWs, which will encourage people to walk or cycle.
- 2.3.19 The landscape to the west of the Site (within the National Park) and the Ancient Woodland between the Site and the SDNP is considered a GI Asset.
- 2.3.20 The allotments and small informal open space to the north of the Site are labelled as Existing Open Space.
- 2.3.21 The development and landscape strategy has derived around the linking of these external GI elements and improvement of connectivity and GI key features.

3 BASELINE ASSESSMENT

3.1 Statutory and Non Statutory Designations

Landscape

- 3.1.1 The Site has a Tree Preservation Order (TPO) covering a number of trees along the central north x south boundary (TPO/ AB/2/16) which are afforded protection (see Site Features).
- 3.1.2 There are no other statutory or non statutory, national, regional or locally designated landscapes or features within the Site, or its boundaries.
- 3.1.3 The South Downs National Park lies approximately 44m north of the northwest corner of the Site. Whilst not in the Park, the setting must be considered.
- 3.1.4 The woodland to the west and northwest of the Site is designated as Ancient and Semi-Natural woodland but will not afford any constraints to development.

Cultural and Historical

- 3.1.5 The Site does not contain any designated or known non-designated heritage assets.
- 3.1.6 To the south of the Site, south of Priory Lane, lies the northern extent of Tortington Augustinian Priory and ponds, a Scheduled Ancient Monument (SAM). It's extents lie approximately 12m south of the Site with Grade II* listed Tortington Priory Barn (130m south) located within the grounds of the monument. For further details on setting, please refer to the Heritage Assessment submitted under separate cover.
- 3.1.7 There are several other listed buildings within the locality. The

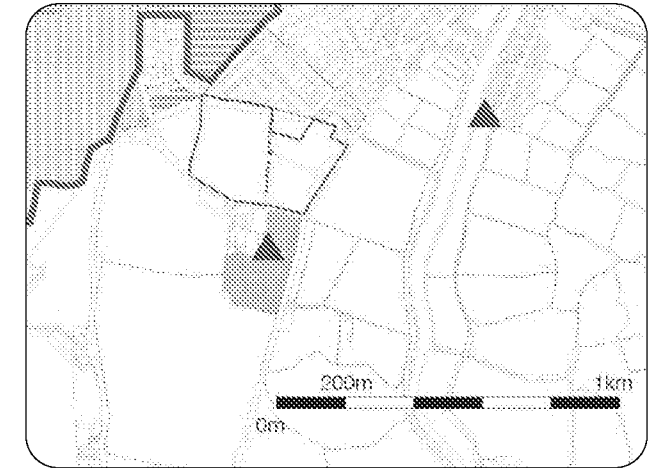
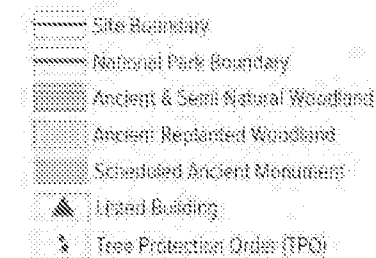


Figure 10 - Landscape Designations



closest is identified as Windmill, a Grade II listed property, located approximately 415m beyond the northeast corner of the Site. There is limited intervisibility between the eastern boundary and the windmill due to distance and intervening vegetation.

- 3.1.8 The Grade I listed Arundel Castle and associated Grade II* listed park and gardens lie 1.3km northeast of the Site. Opportunities for views towards the castle are limited to the eastern most field.
- 3.1.9 There are no further physical, visual, historical or cultural

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links with any protected landscapes or Conservation Areas, including Arundel Conservation Area approximately 800m to the northeast of the Site.

- 3.110 The Heritage assessment undertaken by Savills concluded *'The use of appropriate landscaping and planting to screen the development and soften the built form would be used to further reduce any potential impact on the significance of the heritage assets or their settings. As a result, it is considered that the proposals, with associated mitigation measures, would not result in any harm to the identified heritage assets'*.

Biodiversity

- 3.111 The Site does not form part of any statutory designations, however the eastern boundary along Ford Road is identified as a Biodiversity Opportunity Area (BOA) within the Local Plan.
- 3.112 Tortington Common lies to the west of Tortington Lane, 240m west of the Site, and comprises a mixture of coniferous and deciduous Ancient Woodland and Ancient Replanted Woodland. Steward's Copse, also Ancient Woodland, lies 40m north of the Site. Both lie within the SDNP.
- 3.113 The Environmental Gain assessment identifies the key habitats as the hedgerow and trees around the perimeter with the agricultural land having low value. It concludes that the proposals will provide a net increase and benefit in the habitat potential of the Site.

3.2 Access

Road

- 3.2.1 Access to the Site is obtained from Priory Lane via field

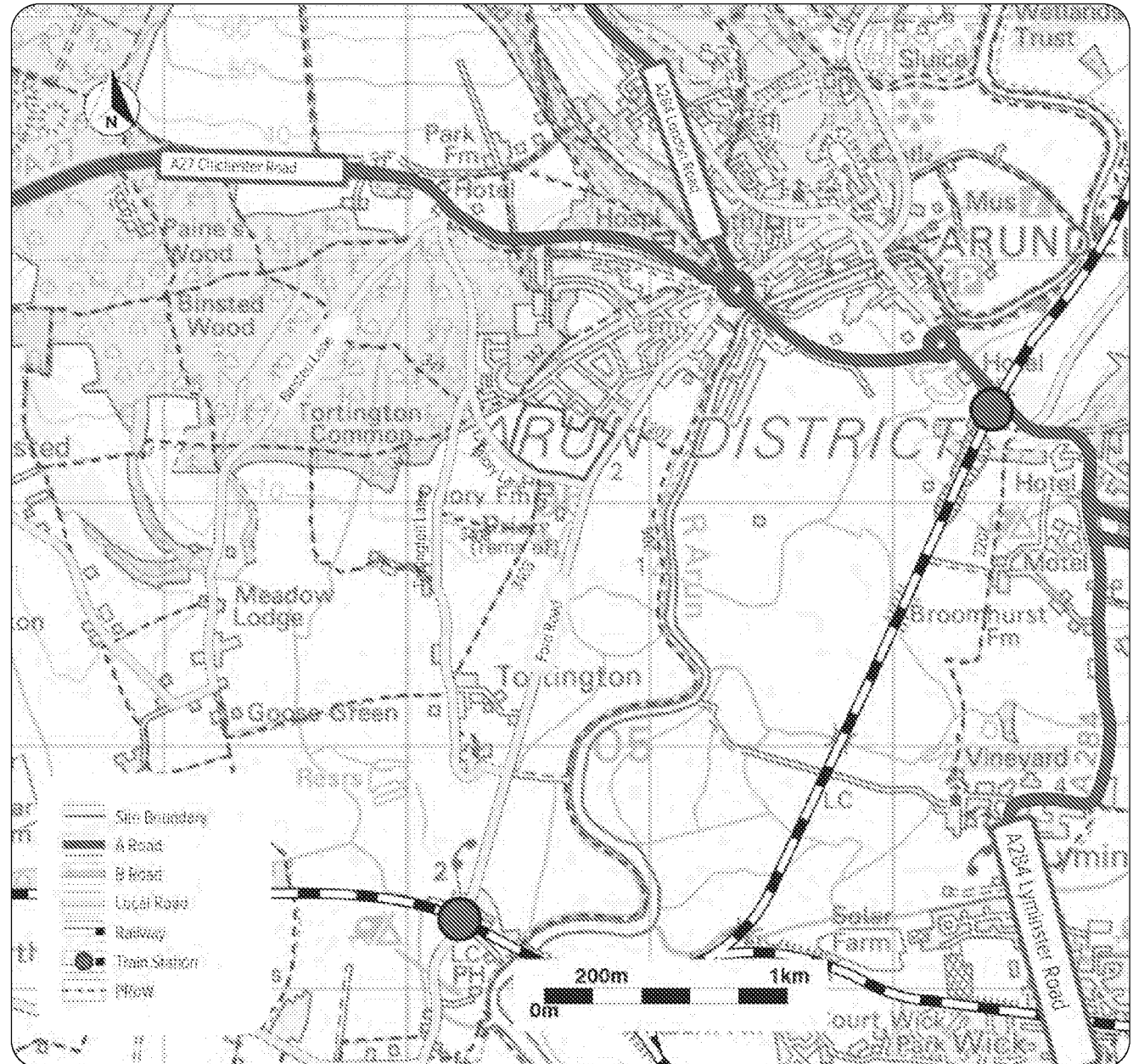


Figure 11 - Access

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- gateways.
- 3.2.2 Priory Lane runs along the southern boundary of the Site and provides a link to the nearby settlement of Arundel to the north.
- 3.2.3 Ford Road runs along the eastern boundary of the Site and provides a link between Arundel to the north and the villages of Tortington and Ford to the south.
- 3.2.4 Both Priory Lane and Ford Road link directly with the A27 (approx 724m north) providing a main arterial route through the wider district.

Bus

- 3.2.5 The nearest bus service is available from the junction of Priory lane and Ford Road at the southeastern corner of the Site whereby the number 228 service provides access to Ormiston Six Villages Academy and Bader Arms. The 615 service provides access to Littlehampton Academy from Poling Corner.

Rail

- 3.2.6 The nearest rail station is located at Arundel 1.6km east. There is also a rail station at Ford 2km south, both of which provide regular key commuting services to London, Gatwick Airport and Bognor Regis.

Public Rights of Way (PRoW) and other Pedestrian Access

- 3.2.7 Reference numbers relate to the definitive statements from West Sussex District Council¹.

¹ <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and->

- 3.2.8 For the purposes of this assessment only PRoW that would have potential views of the Site have been described.
- Footpath 342 runs south-west from the centre of Arundel along Dalloway Road towards Tortington Common. The footpath passes the northwest corner of the Site on Dalloway Road before passing through adjacent Ancient woodland to the west of the Site.
 - Footpath 347 runs north-west from the junction of FP 342 and Priory Lane further west. The path continues towards Tortington Common and Paines Wood within the SDNP and is covered by woodland for its length.
 - Footpath 3403 runs south from Priory Lane, following the access track to Priory Farm to begin with. It then continues towards Tortington Lane and Tortington Manor.
 - Footpath 3404 runs west from the junction with FP 3403 at Priory Farm parallel with the Site until it meets Tortington Lane.
 - Footpath 207 runs southeast from Ford Road, just beyond the north eastern corner of the Site. It provides a link to FP 206 running along the River Arun.
 - Footpath 206 runs south from the centre of Arundel, following the path of the River Arun.
 - Footpath 2207 travels south towards Lyminster from the A27 approximately 1.6km east of the Site.

3.3 Landscape Character

- 3.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to

another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment (LCA) can be undertaken at a number of scales from national level through to local or site level.

- 3.3.2 A desk study revealed that the following Character Assessments were applicable to the Site and the surroundings.

Table 3 - Landscape Character Assessments

National		
National Character Area	126 - South Coast Plain	2014
Regional & Local		
West Sussex County Council - A Strategy for the West Sussex Landscape	LCT: Upper Coastal Plain	October 2005
	LCA: SC8 - Fontwell Upper Coastal Plain	
	LCA: 32 Tortington Arun Valley Sides	August 2006
Arun Landscape Study	LCT:	
	L1a - Large-scale enclosed arable farmland	
	L2 - Medium/small-scale arable	
	L3 - Coastal Plain enclosed pasture	
Arundel Village Design Statement	Character Area (CA) 7	Feb 2008

- 3.3.3 The following summary's give an outline of the key characteristics (for extracts refer to Appendix B)

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NCA 126 South Coast Plain

- 3.3.4 The NCA 126 - South Coast Plain covers a broad swathe stretching westwards from East Sussex to Hampshire along the southern coastline. The area is dominated by urban development interspersed with areas of farmland and coastal heath, with few areas of woodland.
- 3.3.5 The characteristics of the NCA, as included in Appendix B, predominantly relate to the notable more coastal landscape to the south of the Site.
- 3.3.6 In terms of relevant key strategies for the NCA, the main focus for the Site is the protection and enhancement of landscape infrastructure around settlement boundaries and the creation of new areas of multifunctional greenspace within and surrounding identified growth areas.

West Sussex - A Strategy for West Sussex Landscape

- 3.3.7 The West Sussex Strategy was published in 2005. It identifies 42 distinct Landscape Character Types (LCT) throughout the county. The Site is located within LCT Upper Coastal Plain and is further refined into Landscape Character Area (LCA) **SC8 - Fontwell Upper Coastal Plain**.
- 3.3.8 The description identifies the LCA as a transitional landscape between the open lower Coastal Plain to the south and the wooded Downs to the north. A full set of characteristics can be found in **Appendix B**, however the following narrative describes how these relate to the Site and its context.
- 3.3.9 Mature vegetation and topography truncates any intervisibility or association with these landscapes, including the SDNP to the north. This is in contrast with the long views described

within the Arun Landscape Study along the Arun Valley floor between Littlehampton and Arundel to the east. These were confirmed during the site visits.

- 3.3.10 The Site abuts an area to the southwest and west of Arundel that contributes to the LCA's highly wooded characteristic and is heavily influential, along with the settlement boundary to the north, in the enclosure of the parcel.
- 3.3.11 The Site is representative of the medium sized pastures which benefit from some enclosure due to the mature hedgerow boundaries. The retention of these patterns form one of the baseline constraints for the development framework.
- 3.3.12 The suburbs of Arundel are considered characteristic of the leafy or wooded settlements described within the LCA in particular towards the north of the Site where treed horizons are a notable feature.
- 3.3.13 This development is more consistent with the era of housing (1930's onwards) rather than reflecting the traditional vernacular of the rural villages and farmsteads. The cluster of farm buildings to the south of Priory Lane represent a more traditional palate including brick and flint and are notably more associated with the LCA village/farm dwelling characteristics.
- 3.3.14 Priory Lane to the south of the Site is considered a LCA characteristic wooded lane. This has become eroded slightly to the west of the Site affording open views from the lane.
- 3.3.15 The Site has no physical or contextual associations with the large scale gravel workings, small commercial sites, historic parkland or hidden valleys identified elsewhere in the LCA.
- 3.3.16 Of the six key sensitivities² identified for the LCA, only the

pressure from suburban expansion is relevant to the Site.

Arun Landscape Study (ALS)

- 3.3.17 The Arun Landscape Study was undertaken to provide a series of landscape sensitivity and values specific to distinct

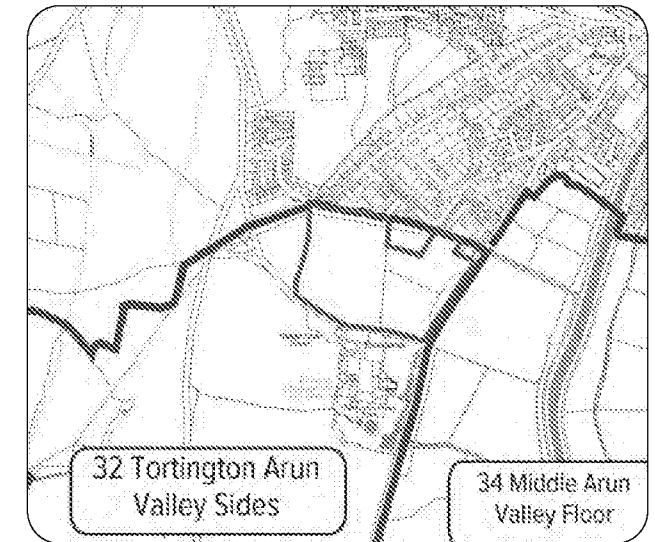


Figure 12 - LCA 32 - Tortington Arun Valley Sides - ALS

landscape character areas. This was then used to produce a landscape 'Capacity' value to accept development.

- 3.3.18 At a district scale the Site lies within LCA 32 Tortington Arun Valley Sides which forms an area between the urban settlements of Arundel and Yapton.

Landscape Character Areas

- 3.3.19 The assessment identifies the following main distinguishing features of the LCA as;

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- 3.3.20 The Site itself comprises medium sized fields used for arable and pasture with larger arable fields to the south.
- 3.3.21 Ford Road creates the eastern boundary of the Site and also forms the boundary between LCA 32 - Tortington Arun Valley Sides and LCA 34 - Middle Arun Valley Floor.
- 3.3.22 Tortington lies to the south of the Site.

Predominately enclosed arable fields of varying size, with pasture and recreation adjacent to Arundel to the north.

Surrounds Tortington in the east and abuts the Arun Valley Floor.

Bisected by minor road.

- 3.3.23 Priory Lane bisects the LCA from northwest to southeast,

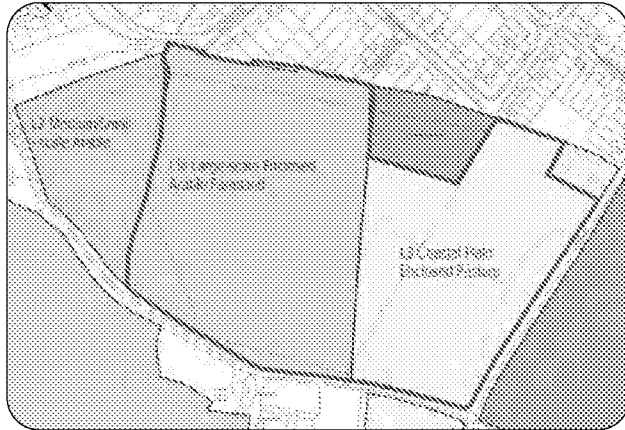


Figure 13 - Local Landscape Types (LCT's) - ALS

separating the Site from the majority of the wider LCA.

Urban influence from adjoining newer parts of Arundel to the north.

- 3.3.24 The Site is separated from housing within Arundel by the vegetation along the northern boundary which afford a minor degree of filtering.

Local Landscape Types

- 3.3.25 The assessment also identified Local Landscape Types (LCT's). The fields within the boundary are identified as two separate typologies as shown of Figure 13:

- **Western parcel:** L1a - Large-scale enclosed arable farmland - Large arable fields (cereals, oil seed rape etc)
 - Intensive arable farmland;
 - Relatively large fields across relatively flat or gently undulating landform;
 - Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure; and
 - Typically found on upper coastal plain, at the foot of the downlands.
- **Eastern parcel:** L3 - Coastal Plain enclosed pasture
 - Pasture bounded by hedgerows, shaws and/or copses;
 - Flat or gently undulating land; and
 - Field sizes vary.

- 3.3.26 The Landscape Capacity for LCA 32 is described in Section 6.0 with a comparative version for the site parcels.

Arundel Village Design Statement

- 3.3.27 The area directly north of the Site is identified as **Character Area (CA) 7 - Stewards Rise, High Ridge Close and Dalloway Road, Birch Close and Oak End Close.**
- 3.3.28 The area is described as being characterised by semi-detached and detached mixed style bungalows. The site visit concluded that these reflected the building characteristics of the post 1940's era rather than reflecting the historic features or vernacular of Arundel, and has a very suburban character.
- 3.3.29 The development pattern within this CA continues to follow the topography with roads directed up and down the slopes (east x west) and the housing and gardens running along slopes. The density is approximately 16-20 dwellings per hectare (Dph) due to the housing being located in large plots.
- 3.3.30 The site visit also concluded that development had street frontage with Dalloway Road and was further defined by a treed avenue.
- 3.3.31 Of particular relevance to this assessment the street frontage has resulted in the settlement boundary being formed by the rear garden and boundaries of properties along Dalloway Road and Stewards Rise. The definition and quality of these boundaries varies and affords some open views into rear gardens resulting in discordant suburban settlement edge.

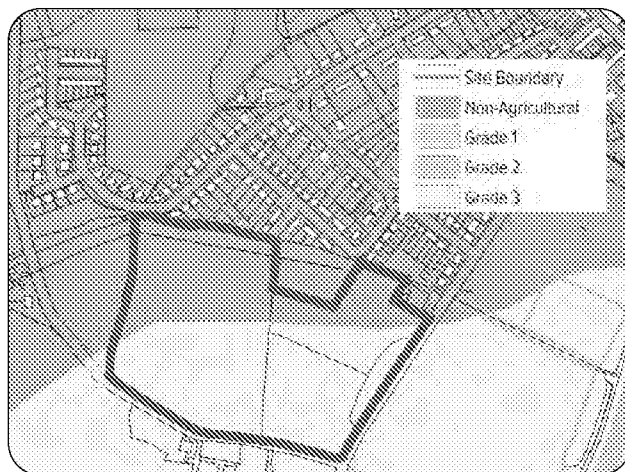


Figure 14 - Agricultural Land Classification

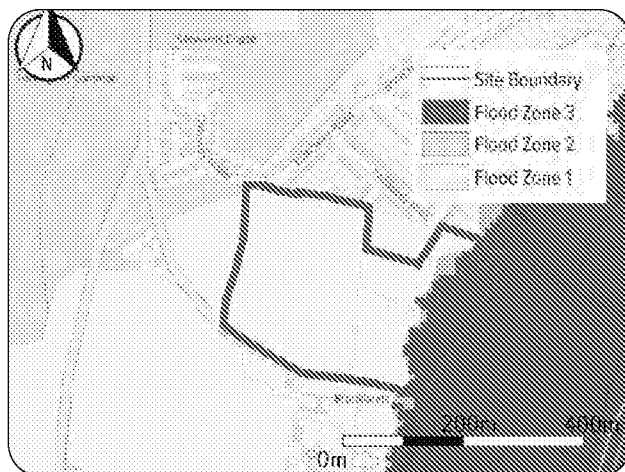


Figure 15 - Extract from Environment Agency Flood Map for Planning

4 SITE ANALYSIS

4.1 Site Topography, Hydrology and Geology

4.1.1 The topography of the Site slopes southeast from 25m AOD in the north western corner to 3m AOD in the south eastern corner.

4.1.2 The topography falls towards the River Arun which lies 300m to the east of the Site. Beyond the eastern boundary the area is low lying towards the river. The eastern edge of the Site lies within Flood Zone 3 and 2 Land affording a 1 in 100 or greater annual probability of flooding³.

4.1.3 There is a drainage ditch along the western Site boundary. Further drainage ditches lie to the south and east of the Site, draining towards the River Arun. The Soilscape⁴ classification identifies that the Site comprises 'Slowly permeable seasonally wet slightly acidic but base-rich loamy and clayey soils'.

4.1.4 The Agricultural Land Classification has identified the northern section of the field as 'Non agricultural'.⁵ The southern section is Grade 3 although the Environment Agency datasets do not distinguish between a or b.

4.2 Land Use

4.2.1 The Site is currently used as arable/pastoral fields, which are irregularly shaped and bordered by mature trees, hedgerows and post and wire fencing.

4.2.2 There are no buildings on Site.

Boundaries & Key Features

4.2.3 The western extent of the northern boundary is defined by the suburban curtilage of the housing directly north and is interspersed with a number of mature trees approximately 11-15m in height (Photo 1). The trees are predominantly Category B Oaks with a limited understorey. Powerlines run along this boundary.

4.2.4 The remainder of the boundary is bordered by an allotment garden, mature trees and a degraded yard area in the northeast corner (Photo 2). The boundary to the allotments and yard area are defined by a post and wire fence and pockets of scrub.

4.2.5 The eastern boundary to the Site is delineated by a 1.8m - 2m high hawthorn hedgerow and post and rail fence which runs parallel to Ford Road (Photo 3). The hedgerow is gappy in places and contains dense bramble. The hedgerow is assessed as Category C and requires some management to improve its connectivity, species diversity and condition. This hedgerow dog-legs around the southeast corner of the Site and provides a boundary between Priory Lane and the eastern parcel.

4.2.6 The boundary between the western parcel and Priory Lane is partially open, marked by ruderal herb and some sections of 4m high elm and hawthorn. This affords an open aspect onto the lane as it passes Brooklands, The Priory and Hangar Down House. Beyond this point and further west along the lane, the boundary is intermittent with short sections of scrub and hedgerow running along a ditch adjacent to the lane. This

3 <https://flood-map-for-planning.service.gov.uk/>

4 <http://www.landis.org.uk/soilscape/index.cfm>

5 <http://www.geostore.com/environment-agency/>

WebStore?xml=environment-agency/xml/ogcDataDownload.xml

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- 4.2.7 section of the boundary is also elevated approximately 0.5m - 1m above the level of the lane (Photo 5). The hedgerow is considered low quality Category C but has a moderate habitat potential. Access to the field from Priory Lane.
- 4.2.8 The western boundary is defined by a native hedgerow approximately 1.5m - 2m in height, separating the Site from a further pastoral field to the west. (Photo 5).
- 4.2.9 The two fields are separated by mature hedgerow trees reaching approximately 12 - 15m in height and comprising species of predominantly oak and some maple. These trees are considered Category B and covered by a TPO. A 3m high shrub layer at the northern section consists of hawthorn, willow, blackthorn and elder as is categorised as C (Photo 6).
- 4.2.10 The boundary to the western field is also bordered by a local watercourse which runs towards Priory Lane.



Photo 1 - View from Priory Lane towards northern boundary of site (western field) and housing along Dulloway Road and High Ridge Close

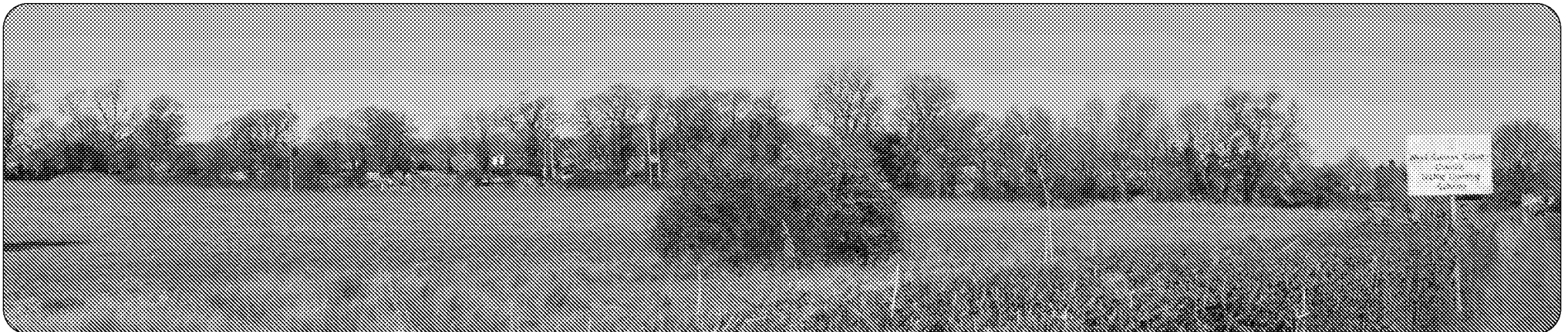


Photo 2 - Existing settlement boundary along the north of the eastern field.

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Photo 3 - Poor quality and gappy hedgerow between the eastern field and Priory Lane.



Photo 4 - Poor quality and gappy hedgerow between the western field and Priory Lane.



Photo 5 - Poor quality and gappy hedgerow between the western field and Priory Lane - looking towards the western Site boundary.

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4.3 Contribution to Setting

4.3.1 The following photographs (RVP's) can be found the visual analysis - Section 5.0.

Arundel

4.3.2 The southern boundary of Arundel is currently formed by the rear garden boundaries of properties along Dalloway Road, High Ridge Close and Stewarts Rise (Photos 1 & 2). The definition and quality of these boundaries varies and affords some open views into rear gardens, suburbanising the settlement boundary. The housing is not characteristic of the vernacular associated with the historic core of Arundel or the Victorian development experienced upon the approach to the town from Ford Road (RVP04 & 05).

4.3.3 There is a cone of view towards the castle and St Nicolas Church from Ford Road and Priory Lane, however these become screened to the west by the mature TPO trees that run through the centre of the Site. Only the eastern extent of the Site is experienced within this view (RVP12).

4.3.4 The landscape within the view, whilst rural, is not considered a high quality landscape setting. The allotments and housing south of Maxwell Road are notable features in the background contrasting with the adjoining rural field. Ford Road, a busy main road into Arundel, also detracts from the rurality of the scene.

4.3.5 To the west, views from Priory Lane are directed towards the rear gardens of housing along the boundary. This lends to a low quality settlement boundary which is weakly defined and has no relationship to the historic vernacular of the town.

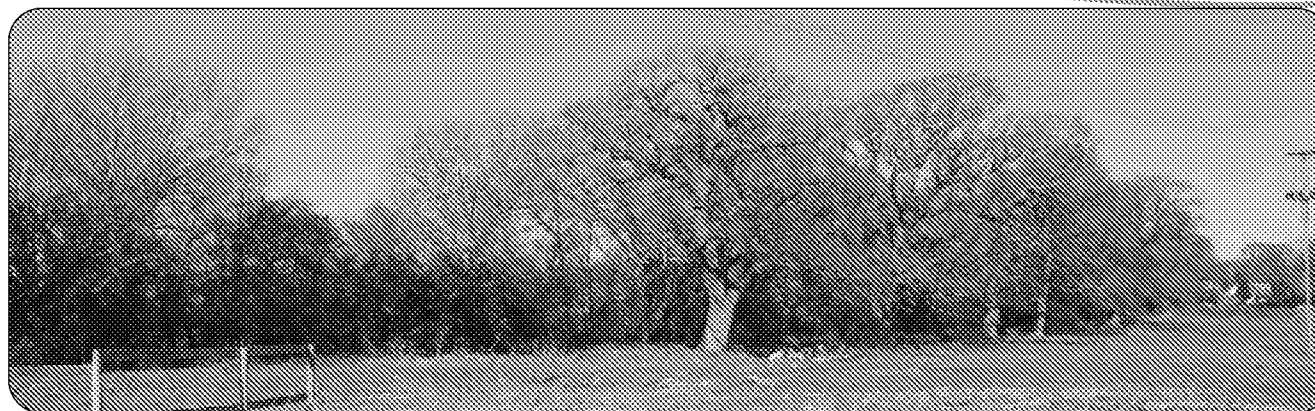


Figure 6 - TPO Trees within the Site

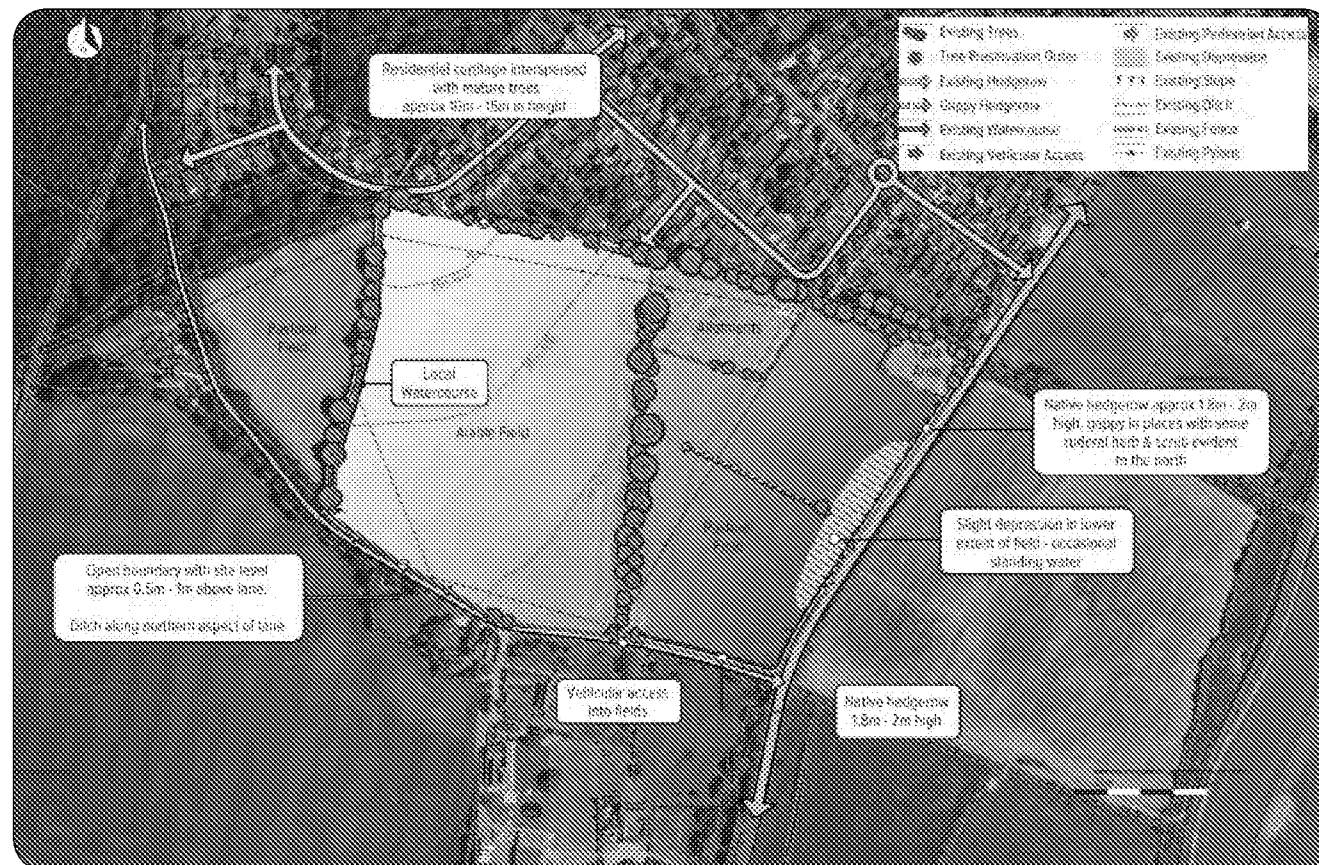


Figure 15 - Site Features

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4.3.6 The appraisal concludes that there are notable opportunities to create a well defined and attractive settlement boundary that successfully transitions from a high quality rural landscape setting to a frontage that reflects the key qualities and aesthetics of the town.

SDNP

4.3.7 The boundary of the SDNP to the west of the Site is defined by mature ancient woodland forming the primary experience of the Park from this approach. There are no views or experiences of the wider SDNP landscape within the Site. The SDNP boundary is not defined and there are no way-markers, information boards or opportunities for parking that emphasise it as a destination.

4.3.8 Due to the lower lying topography the backdrop and horizon to views from the east, including Ford Road and the River Arun, are formed by the Site's western field boundary and the Ancient Woodland that lies between the SDNP and Tortington Road. (RVP's 07, 08, 09, 10 & 11). It is considered that the casual observer would not appreciate the proximity or qualities of the SDNP from these locations and that intervening development would not alter this perception.

4.3.9 Pedestrian access to the SDNP from the west is limited to two PRoW's (342/347), both of which run westwards from Tortington Lane. The footpaths originate from the southwest suburban boundary of Arundel at Dalloway Road. The 280m stretch of footpath between the rear gardens and the SDNP lies within Ancient woodland which screens views towards Tortington Lane and the SDNP boundary until egressing onto the road.

4.3.10 There are limited filtered opportunities eastwards towards the field adjoining the Site's western boundary. Views toward the Site are further filtered by the intervening boundary hedgerow and trees, and are directed away from the SDNP boundary. The current settlement boundary is also visible within these views. The experiences along this pathway are considered to have a negligible effect on the perceptions and expectations of a casual observer approaching the SDNP from a settlement boundary. It does not afford an appreciation of approaching the threshold of the SDNP or experiences of the landscapes associated with the Park

4.3.11 Other potential approaches and opportunities for views and experiences of the SDNP are restricted to Tortington Lane, a local single track road. The views along the road are enclosed by the woodland both sides and there are no opportunities for the setting along this boundary to change through the proposed development.

4.3.12 The assessment has concluded that the proposed development will not impact upon the visual setting or expectations of SDNP. It does however provide an opportunity to positively contribute to additional access and GI links, in particular from the River Arun.

5 VISUAL ANALYSIS

Overall Summary

- 5.3.1 The initial ZTV (Figure 05) identified potential opportunities for public views from within the National Park to the northeast of the Site (1.5 - 2.8km). These were tested on Site and considered to be heavily influenced and restricted by existing development at Arundel, topography and intervening vegetation along the A27 and within the surrounding landscape.
- 5.3.2 The Site visit also confirmed that opportunities for public views from local PRoW's within the National Park to the north and west of the Site were screened by the wooded ridgeline and intervening development.
- 5.3.3 Figure 17 illustrates the extent of the refined visual envelope. Experiences of the Site are contained to within approximately 2km to the east and south, with views directed across the low lying topography and River Arun vale.
- 5.3.4 Within these experiences, views are typically directed towards the eastern field due to its elevated location on the southeast slopes of the ridge.
- 5.3.5 Opportunities for views from the north and west are restricted to the immediate residential properties, PRoW 342 and Priory Lane.
- 5.3.6 The following photographs have been taken to present a record of views that are considered representative of potential receptors.

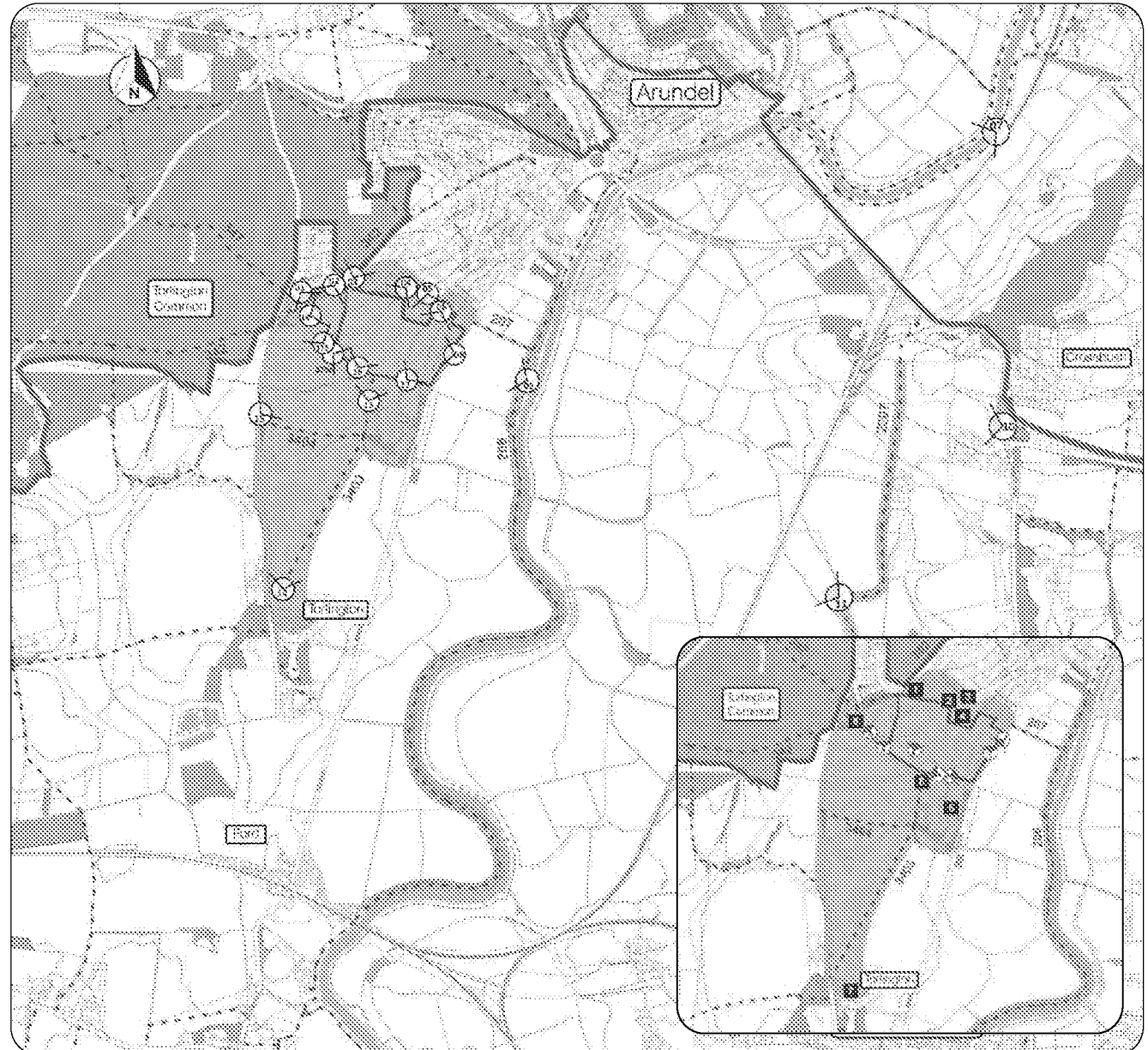
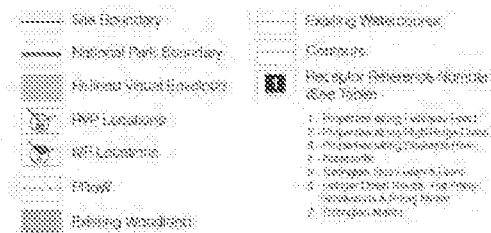


Figure 17 - Refined Visual Envelope and Photograph Locations

Figure 18 - IVP & Receptor Reference Location Plan

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Figure 19 - Visual Analysis

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Views from the North & West

5.3.7 Views from the north are contained to within approximately 200m by the inclining topography, existing development and densely wooded ridgeline.

5.3.8 Views from the west are heavily influenced by the adjacent woodland cover along the ridgeline and enclosure of the lanes which restricts the majority of views, in particular from within the National Park.

5.3.9 Potential receptors are limited to a small number of PRoW (342 & 347), all of which run through the woodland, with the Site screened from view even during winter months.

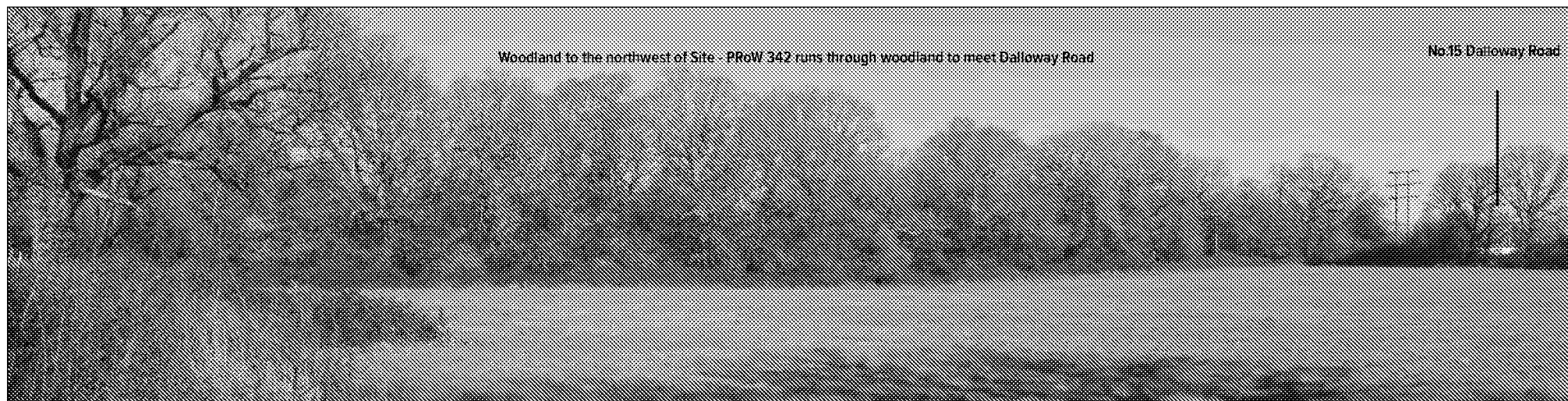
5.3.10 Opportunities for open and filtered winter views into the Site are limited to the properties adjacent to the northern boundary (Dalloway Road, High Ridge Close, Stewards Rise and Maxwell Road IVPB, RVP04 & RVP05).

5.3.11 Views from Birch Close, Hazel Grove, Oak End and National Park further north are screened by the intervening woodland directly northwest of the boundary (IVPA).

5.3.12 There is an opportunity for heavily filtered views towards the northwestern corner of the Site from PRoW 342 as it heads southwest from Dalloway Road. Views towards the Site however become screened as the footpath heads into the woodland (RVP01 & RVP02).

5.3.13 Views from PRoW 342 as it travels northeast from Dalloway Road along the National Park boundary are screened either side by close board fencing (RVP03).

5.3.14 Experiences from the allotments directly north of the eastern field are open for the most part and directed in a wide arc from east to south (RVP06).

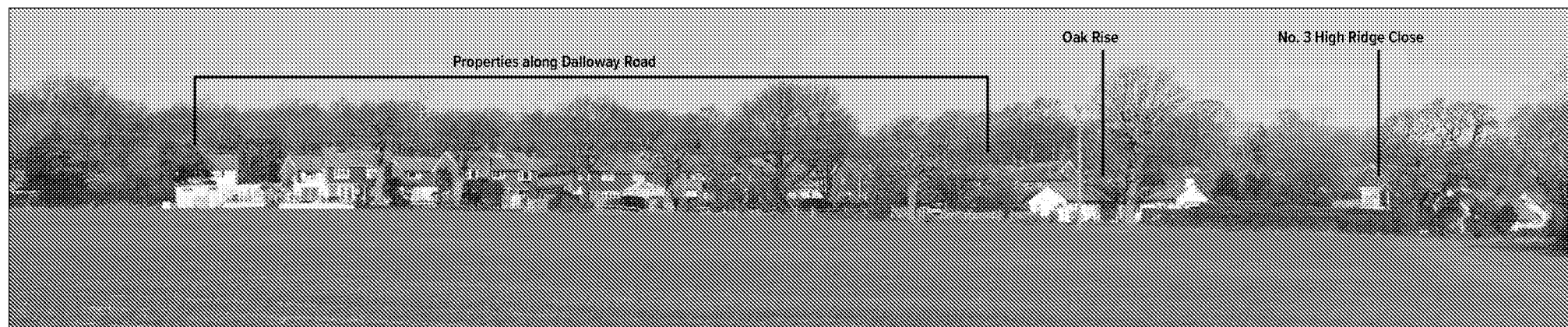


IVP A - View from western extent of Priory Lane looking north - included to show level of screening between Site and properties at Birch Close, Hazel Grove & Oak End

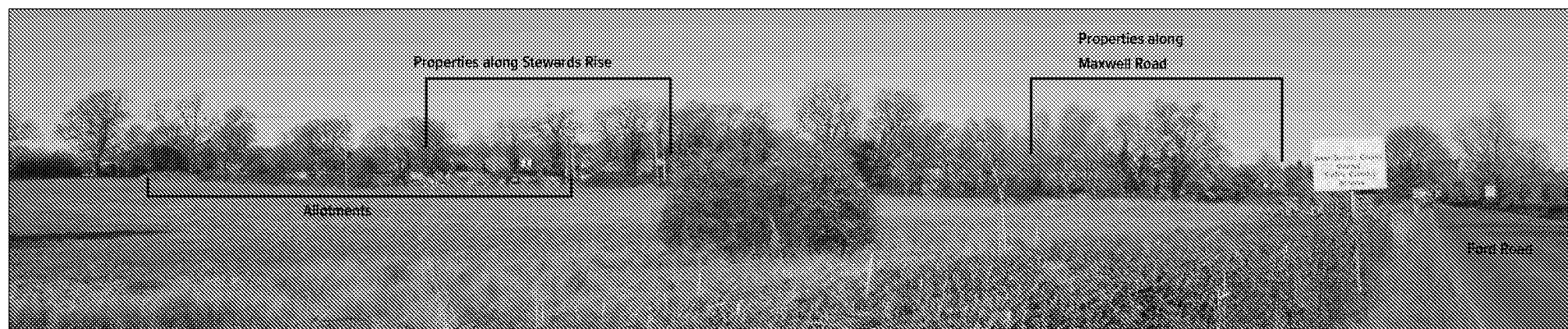
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IVP B - View from within the Site looking towards the northern boundary of the western field - *Included to show the potential for views from properties to the north through open garden boundaries*



IVP C - View towards northern boundary of eastern field - *Included to show the potential for views from Allotments and properties to the north*

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**RVP 01 - View towards Site from PRoW 342 junction with Priory Lane**

Distance From Site:	160m NW	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00305 06382	Bearing at Image Centre:	121°	Viewpoint Altitude:	37.6m AOD

Receptors & Sensitivity:

PRoW 342 : High Sensitivity - The footpath has been afforded High Sensitivity due to its ongoing links into the SDNP, however the quality and sensitivity reduces as it continues northeastward and enters into the settlement boundary.

Priory Lane : Moderate Sensitivity - Due to it providing local access only and with limited opportunities for views.

View Description:

At this juncture, the footpath and lane are flanked by hedgerows and woodland vegetation which screen opportunities for views into the Site. There are opportunities for heavily filtered glimpsed views towards the western boundary but these become predominantly screened during summer months.

PRoW's further west beyond this point travel through dense woodland with views of the Site screened all year round.

Weather Conditions: Sunny, slight haze

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**RVP 02 - View along PRoW 342 as it travels southwest from Dalloway Road**

Distance From Site:	40m NNW	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00434 06418	Bearing at Image Centre:	247°	Viewpoint Altitude:	41.6m AOD

Receptors & Sensitivity:

PRoW 342 : Sensitivity - The footpath has been afforded High Sensitivity due to its ongoing links into the SDNP, however the quality and sensitivity reduces as it continues eastwards and merges into the settlement boundary.

View Description:

The RVP illustrates the extent of enclosure afforded by the surrounding ancient woodland which limits the potential for filtered winter views towards the field to the west of the Site. These views become screened as the vegetation begins to leaf and a number of mature oaks provide additional screening along the boundary between the field and the Site. The oaks range between 10-17m in height affording limited opportunities for views below the canopies, however these predominantly remain filtered by the intervening woodland.

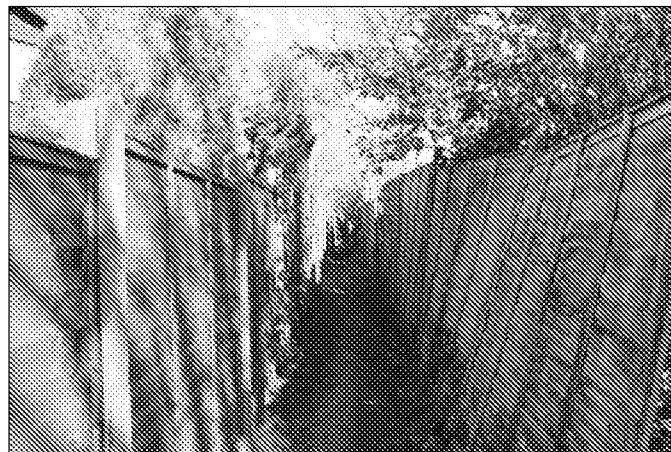
At the Dalloway Road entrance to the footpath an electricity sub station and housing define the urban settlement boundary with the footpath opening out onto a typical 1960/70's suburban street scene.

Weather Conditions: Sunny, slight haze

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**RVP 03 - View along PRow 342 as it continues northeast from Dalloway Road**

Distance From Site:	16m N	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00481 06436	Bearing at Image Centre:	35°	Viewpoint Altitude:	26m AOD

Receptors & Sensitivity:

PRow 342: Low Sensitivity - The sensitivity and quality of view reduces substantially as continues eastwards and enters the settlement boundary.

View Description:

In contrast to the sections of PRow 342 described in RVP's 01 and 02, this section is distinctively suburban in character as it passes between the housing along Dalloway Road.

Views along the path are restricted by low quality garden boundary fencing, as shown, until egressing onto Dalloway Road directly northwest of the Site. From here, there is a limited but direct view towards the vegetated boundary of the northwest Site corner whereby filtered views into this part of the Site are afforded during winter months.

Weather Conditions: Sunny, slight haze

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**RVP 04 - View towards northern boundary from High Ridge Close**

Distance From Site:	72m NE	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00704 06441	Bearing at Image Centre:	222°	Viewpoint Altitude:	17m AOD

Receptors & Sensitivity:

Properties along High Ridge Close: Moderate (No's 2 & 3) - High (Oak View)**High Ridge Close:** Low

View Description:

Properties along High Ridge Close are predominantly orientated away from the Site with only a limited number of dwellings directly adjacent to the northern boundary affording opportunities for views (No's 2, 3 and Oak View). Whilst potential views from No's 2 & 3 are limited to upperstorey gable ends, Oak View (single storey property) affords open winter views into the western field through intermittent boundary treatments. These views have the potential to become filtered during summer months by the adjacent mature trees and hedgerow, however limited views into the site are still available. IVPB shows the extent of view across the northern boundary from these properties.

Views from the road itself are limited to a framed view towards the northern boundary. Mature vegetation along this stretch filters available views into the Site and will become heavily filtered/screened during summer.

Weather Conditions: Sunny, slight haze

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**RVP 05 - View towards northern boundary from southern extent of Stewards Rise**

Distance From Site:	28m N	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00757 06396	Bearing at Image Centre:	151°	Viewpoint Altitude:	11m AOD

Receptors & Sensitivity:

Properties along Stewards Rise: Moderate**Stewards Rise:** Low

View Description:

Where available, views towards the Site from residential properties along the road are predominantly limited to a small number of dwellings along the southern side of the road. Within these experiences, views are characterised by suburban rear gardens where mature intervening vegetation heavily filters and screens views during spring/summer months. Whilst these experiences become more open during winter months, they are still influenced by suburban features which restrict direct views into the site.

Views towards the Site from the road are screened by residential properties and garden boundary treatments for the most part (northern extent of the road). Appreciation of the Site is limited to the northern Site boundary and mature trees along it. Opportunities for close views into the Site are only available from the Allotment entrance further south (See RVP06) and restricted to the eastern field.

Weather Conditions: Sunny, slight haze

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RVP 06 - View towards site from Allotment entrance					
Distance From Site:	Northern Boundary	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00784 06357	Bearing at Image Centre:	212°	Viewpoint Altitude:	9m AOD

Receptors & Sensitivity:

Allotments: Moderate

Properties along Maxwell Road: Moderate

Stewards Rise: Low

Properties along Priory Road: Moderate

View Description:

The allotments are located adjacent to the northern Site boundary and are currently defined by post and wire fencing with some areas of scrub. This results in open views into the eastern field, however intervisibility with the adjoining western field is truncated by a mature tree belt.

Properties along this section of Priory Road are orientated away from the Site and views from the road are restricted to a framed view towards the allotment entrance as illustrated.

Filtered upperstorey views from properties along Maxwell Road further north are directed across the eastern extent of the field but will become heavily filtered/screened during summer.

Weather Conditions: Sunny, slight haze

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Views from the East

5.3.15 Opportunities for long distance views are limited to within approximately 2km by the wooded ridgelines to northeast and the low lying topography to the southeast. Within these experiences, views are directed across the low lying river vale landscape towards the wooded horizon and town of Arundel to the west.

5.3.16 Long distance public views towards the Site from within the National Park (1.5 – 2.8km northeast) are restricted by topography and intervening vegetation. Views from the Monarch's Way PRoW, in particular, are notably influenced by vegetation along the A27 which truncates the majority of views to form a close horizon with Arundel Castle and the River Arun key features within the foreground (RVP07).

5.3.17 Experiences from the limited PRoW network along the elevated ridgelines further northeast within the National Park are screened by their wooded character.

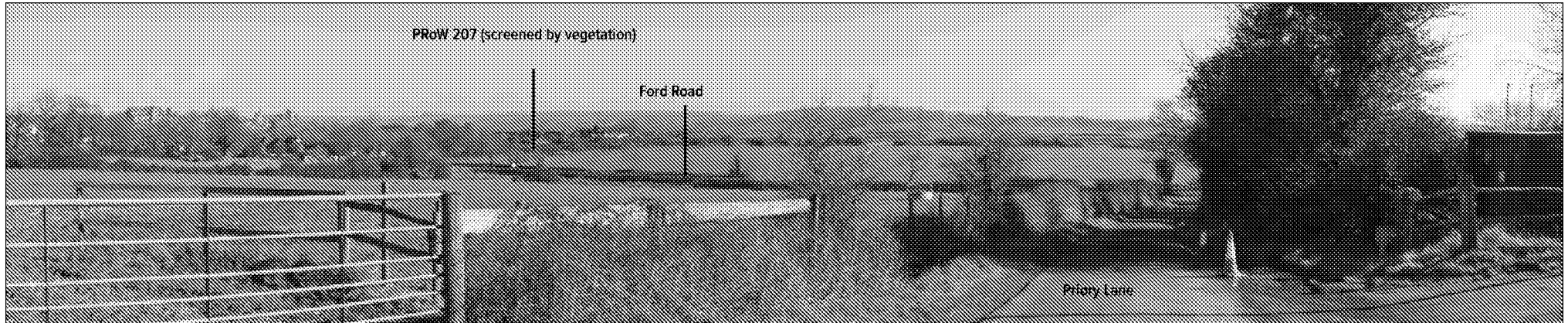
5.3.18 Opportunities for public views towards the Site from further south of the A27 and National Park boundary are afforded from the mid section of PRoW 2207 directly east of the railway line (RVP11) and PRoW 206 along the western bank of the River Arun (RVP09). Views from the A284 Lyminster Road are heavily influenced by intervening vegetation and limited to potential winter views from the A27 junction (RVP10).

5.3.19 Due to the location of the Site on the elevated slopes of the ridgeline, views are directed towards the lower eastern field with glimpsed opportunities into the western field available above the intervening vegetation.

5.3.20 Close views towards the Site are available from Ford Road adjacent to the boundary (RVP08). From this point, experiences are directed over the intervening hedgerow and into the eastern field parcel. Intervisibility between the two fields is limited by the mature tree belt which forms a close horizon.

5.3.21 Views from PRoW 207 to the east of Ford Road are restricted by vegetation (IVPD).

5.3.22 Within these views from the east, the Site is experienced in context with the adjacent suburban edge of Arundel and properties along Priory Lane.



IVP D - View east from Priory Lane - Included to show extent of receptors, topography and wooded horizon to the east of the site

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DAVIESLANDSCAPE
ARCHITECTS**RVP 07 - View southwest from Monarch's Way (Within National Park)**

Distance From Site:	2.16km ENE	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 02870 07235	Bearing at Image Centre:	233°	Viewpoint Altitude:	0m AOD

Receptors & Sensitivity:

Monarch's Way: Very High**National Park:** Very High

View Description:

The Monarch's Way passes through Arundel and along the River Arun to the east of the castle. From here, the topography is low lying with opportunities for open and attractive characteristic views across the river and towards the historic castle setting.

Opportunities for long distance views towards the site from this point within the National Park are restricted by the topography and alignment of the A27 further south. The mature vegetation along its route truncates the majority of views to form a close horizon.

As the path continues northeast, it climbs gently through woodland which screens any further opportunities for views from within the National Park.

Weather Conditions: Sunny, slight haze

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DAVIESLANDSCAPE
ARCHITECTS**RVP 08 - View into Site from Ford Road**

Distance From Site:	Eastern boundary	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00832 06186	Bearing at Image Centre:	324°	Viewpoint Altitude:	2m AOD

Receptors & Sensitivity:

Ford Road: Moderate

View Description:

Ford Road provides a main thoroughfare to Arundel with the majority of views being transient in nature. Views of the Site are restricted in both directions (north and south) by intervening vegetation and existing built form until directly passing the eastern boundary.

Due to the gentle incline of the topography, open views from this section are afforded over the boundary hedgerow and into the eastern field. The mature tree belt between the two field however, forms a close horizon restricting further intervisibility across the Site. The Allotments directly adjoining the site are a notable low quality feature and the suburban fringe of housing at Arundel is also visible through the boundary vegetation.

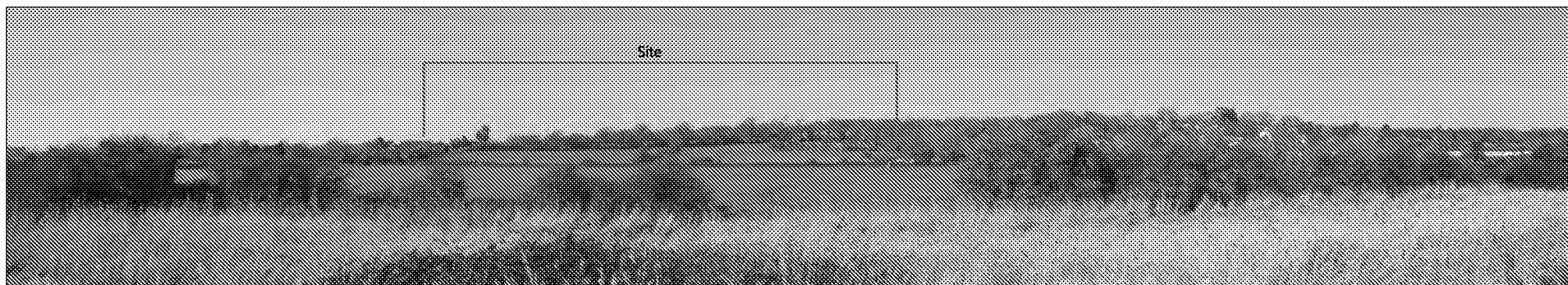
Whilst there are a number of opportunities along Ford Road for attractive rural views, these are typically orientated in a wide arc to the east and across the River Arun. Views of the site, although considered rural due to its nature, are experienced in context with the suburban edge and approach to Arundel.

Weather Conditions: Sunny, slight haze

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ARCHITECTS

RVP 09 - View west towards Site from PRoW 206 along the River Arun					
Distance From Site:	300m SE	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 01144 06144	Bearing at Image Centre:	294°	Viewpoint Altitude:	1m AOD

Receptors & Sensitivity:

PRoW 206: High

View Description:

PRoW 206 runs parallel to the River Arun affording open and attractive rural views across the low lying landscape for the majority of its southern section. The northern extent of the route is however influenced by the built form of Arundel with middle distance and close views towards housing afforded on approach to the town.

Views towards the Site are available when travelling along the path in both directions. Within these views, the eastern field is visible due to its elevated position but the western extent of the Site is heavily filtered by the intervening mature tree belt demarking the two fields. The tree belt forms part of the wider wooded horizon along the elevated slopes which restricts views further west.

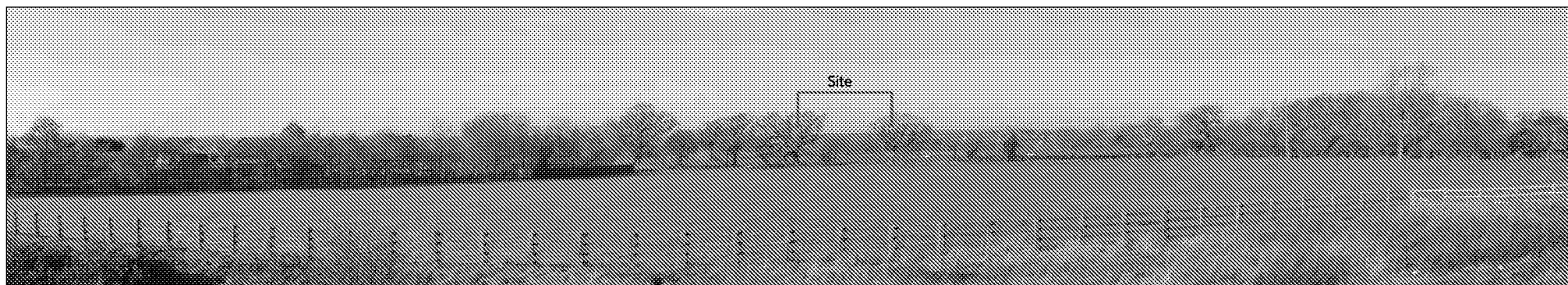
The eastern field is framed by the suburban southern fringe of Arundel, scattered properties along Priory Lane directly south and the busy Ford Road directly east. The allotments are also prominent within these experiences, reducing the overall rural quality and character of the view in comparison to those afforded further south along the river.

Weather Conditions: Sunny, slight haze

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ARCHITECTS**RVP 10 - View towards site from A27 and A284 Lyminster Road junction - Representative of extent of view from National Park further northeast**

Distance From Site:	2km ESE	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 02820 05973	Bearing at Image Centre:	279°	Viewpoint Altitude:	19m AOD

Receptors & Sensitivity:

A27 & A284 Lyminster Road: Low**National Park:** Very High

View Description:

The A27 and A284 Lyminster Road are bordered by mature vegetation which predominantly restricts opportunities for views towards the site from both the immediate road context and wider area to the north and northeast (National Park boundary).

The only available view towards the site is afforded from the junction of the two roads approximately 2km to the east. From this point, a framed and limited heavily filtered winter view is afforded through the foreground vegetation allowing glimpses of the Site on the elevated horizon. The horizon is however characterised by the adjacent built form at Arundel and the wooded backdrop of the SDNP. The Site itself forms a minor component within the wider context and is not appreciated by the casual observer from this point. This view will also become screened during summer months.

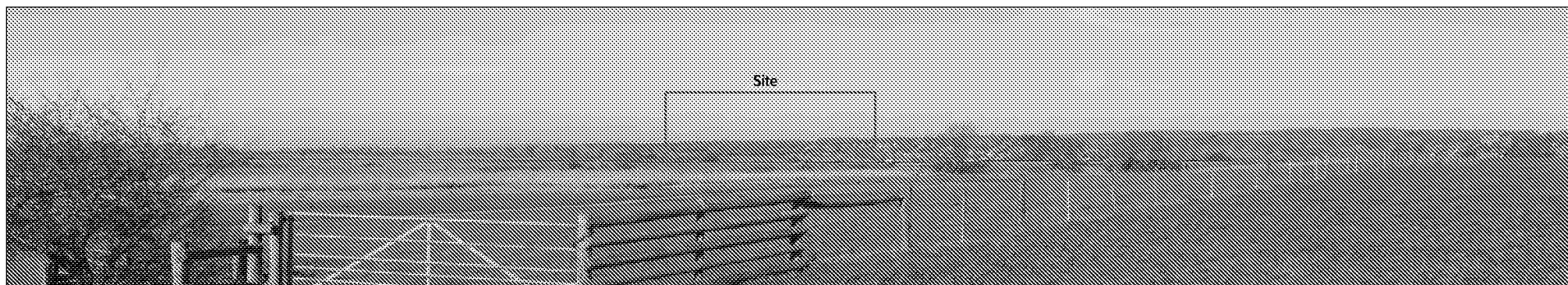
Views further northeast within the National Park boundary are screened by intervening vegetation and topography.

Weather Conditions: Sunny, slight haze

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**RVP 11 - View west towards site from PRoW 2207 to the southwest of Broomhurst Farm**

Distance From Site:	1.6km SE	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 02252 05319	Bearing at Image Centre:	303°	Viewpoint Altitude:	1m AOD

Receptors & Sensitivity:

PRoW 2207: High

View Description:

PRoW 2207 travels south from the A27 towards the village of Lyminster passing through a number of low lying pastoral fields to the east of the railway line and River Arun. Views are typically open along the length of the route with Arundel Castle and the wooded SDNP forming key characteristic features on the elevated horizon to the northwest.

Due to the elevated nature of the Site and minimal vegetation cover along the lower river plain, views towards the site are typically open. Within these experiences however, the Site is framed to the north and south by existing built form and the slightly elevated railway line is a detracting feature that bisects the view.

Weather Conditions: Sunny, slight haze

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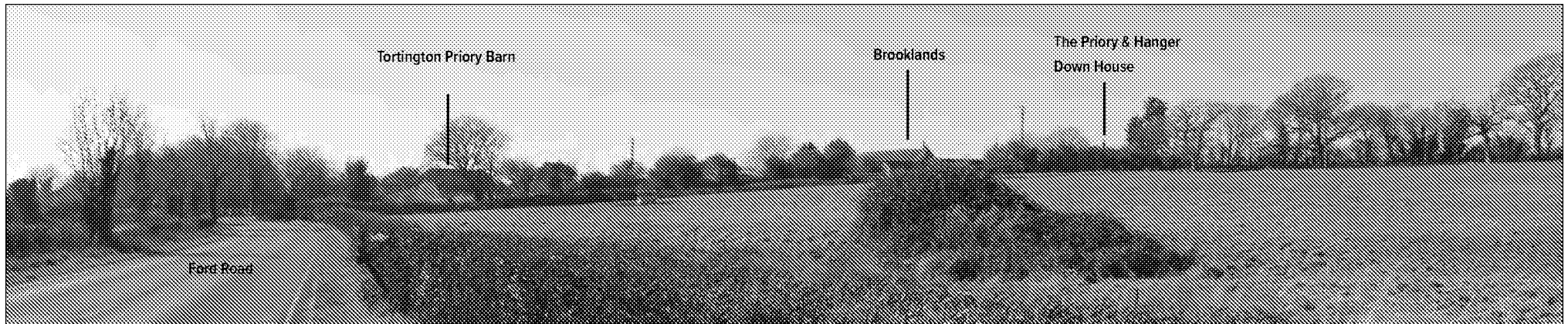
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ARCHITECTS

Views from the South

- 5.3.23 Opportunities for views from the south are contained to within approximately 2.5km by the low lying topography and intervening tree cover.
- 5.3.24 Close views into the Site are limited to a small number of properties along Priory Lane (No.60 & No.61, Hangar Down House, The Priory, Brooklands and Priory Manor) and PRoW 3403 which runs south from the lane between the housing towards the hamlet of Tortington (825m SSW) (RVP13 & RVP14).
- 5.3.25 Opportunities for views from the properties along Priory Lane are predominantly limited to upperstorey experiences with ground floor views filtered by intervening garden curtilage (IVPE).
- 5.3.26 Due to the descending topography and intermittent boundary treatments, experiences towards the Site along Priory Lane

- 5.3.27 Experiences further west along the lane however are notably screened by dense vegetation which results in a typically enclosed character (RVP17 & RVP18 - see Views from the west).
- 5.3.28 Views from the eastern extent of the lane also afford wider views towards Arundel Castle, St Nicholas Church and the river vale landscape experienced further east (RVP12).
- 5.3.29 Opportunities for public views further south are limited to a small number of PRoW (3403 & 3404) and Tortington Lane. Where available, these experiences are primarily glimpsed or heavily filtered views towards the western field (RVP14 & RVP15).
- 5.3.30 On approach to Arundel from the south, the Site is screened from view along Ford Road until passing Tortington Priory Farm.

- 5.3.31 Views from Tortington Priory Farm and Barn are limited by intervening topography and filtered by vegetation (IVPE).
- 5.3.32 Tortington Manor (residential apartments) is located approximately 900m South of the Site. Potential views are directed across the intervening fields and restricted by vegetation and topography (RVP14).



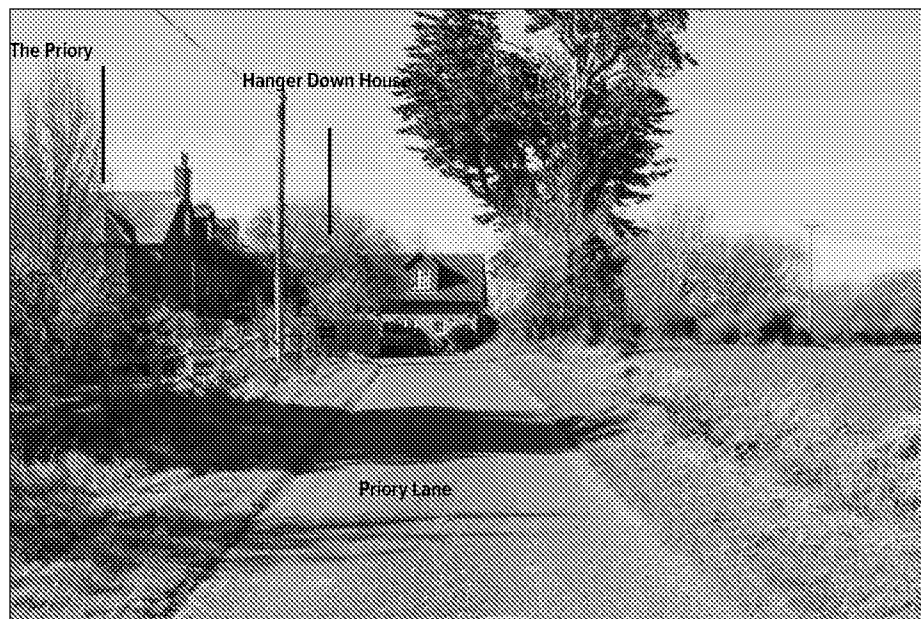
IVP E - View south towards Priory Lane - Included to show extent of view from properties to the south of the lane

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IVP F - View west long Priory Lane - Included to show extent of view from Properties to the south of the lane

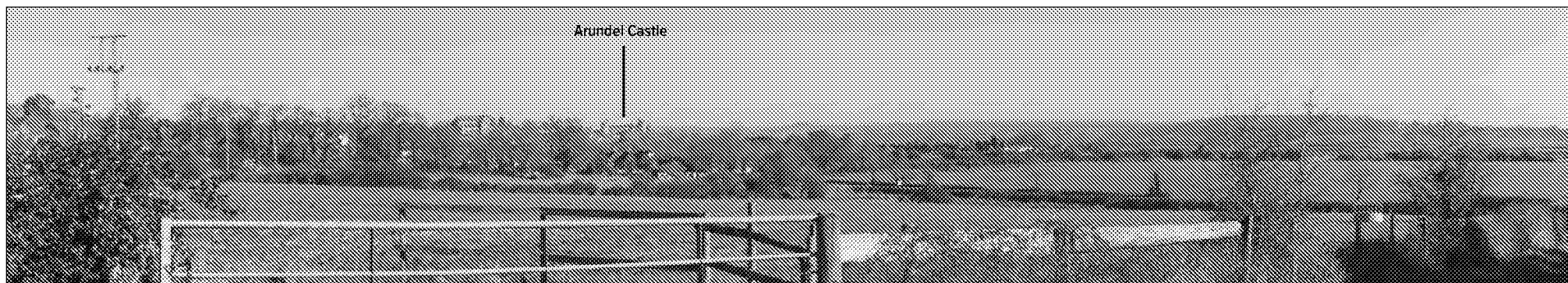


IVP G - View northwest along Priory Lane - Included to show extent of view from No.'s 61 & 62

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DAVIESLANDSCAPE
ARCHITECTS**RVP 12 - Open view across eastern field over hedgerow boundary along Priory Lane - Cone of view to Arundel historic core**

Distance From Site:	Southern Boundary	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00658 06095	Bearing at Image Centre:	57°	Viewpoint Altitude:	9m AOD

Receptors & Sensitivity:

Priory Lane: Moderate**Tortington Priory Farm & Barn:**

View Description:

Direct open views into the eastern field are afforded above the Site boundary from the eastern extent of Priory Lane. From this point, there is an opportunity for longer key views towards Arundel Castle, St Nicholas Church and the SDNP on the horizon, and further east across the rural river vale landscape. This cone of view is however limited to this eastern section of the road and is not available further west beyond this point due to the intervening vegetation between the fields.

Whilst the field is considered relatively rural in character, the suburban housing directly north, neighbouring Allotments and Ford Road reduce the overall quality and rurality of the immediate site and experience.

Tortington Priory Farm & Tortington Priory Barn (Grade II listed) lie approximately 180m south of the Site. They are set within moderate sized grounds bordered by a mature native hedgerow which filters views towards the Site and Ford Road. There are no windows along the northern elevation of the barn and its location within the grounds also restricts opportunities for views into the site from the Farmhouse to the upperstorey.

Weather Conditions: Sunny, slight haze

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**RVP 13 - View towards site from PRoW 3403**

Distance From Site:	55m S	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00551 06057	Bearing at Image Centre:	10°	Viewpoint Altitude:	11m AOD

Receptors & Sensitivity:

PRoW 3403: High**Hanger Down House, The Priory, Priory Manor & Brooklands:** Moderate

View Description:

PRoW 3403 runs south from Priory Lane along the access track to The Priory, Brooklands and Priory Manor. Views towards the site from the northern section of the path are limited to a framed view of the southern Site boundary as shown. Wider appreciation of the site from this point is restricted by the close nature of the existing properties and vegetation along the boundary to Priory Lane. During winter months, there are glimpses of the housing to the north of the site, however these will become screened during summer months. This is also representative of experiences from Priory Manor located to the south of Brooklands where opportunities for views are limited to a small number of windows overlooking the PRoW.

The northern elevation of Brooklands is orientated towards the Site, however it is single storey with only a small number of windows. Whilst existing garden vegetation filters these views to an extent, the boundary to the Site (on the opposite side of the lane) is open affording direct views into the western field from the garden. Additional open upperstorey views across the site are also afforded from a limited section of the adjoining elevation.

Hanger Down House and The Priory border the lane to the left of the image. Whilst the majority of views from Hanger Down House are oblique, there are open ground floor and upperstorey views towards the western field due to the weak boundary in this section. Rear garden views are however screened by a brick wall.

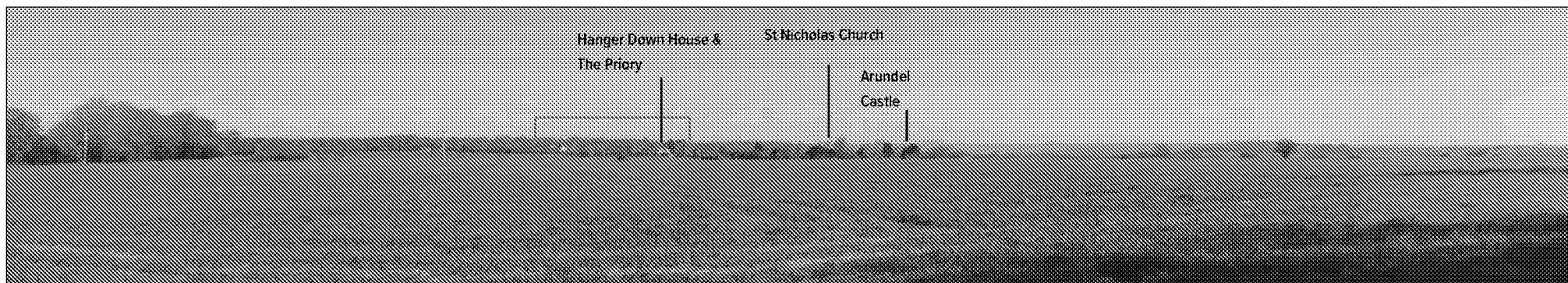
Whilst oblique ground floor and upperstorey experiences of the Site are afforded from the house, The Priory is oriented to the east with the main focus of the view comprising the gardens to Brooklands and the river vale in the distance.

Weather Conditions: Sunny, slight haze

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**RVP 14 - View north towards site from southern extent of PRoW 3403 - also representative of views from Tortington Manor**

Distance From Site:	820m SSW	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00240 05359	Bearing at Image Centre:	32°	Viewpoint Altitude:	6m AOD

Receptors & Sensitivity:

PRoW 3403: High**Tortington Manor:** High

View Description:

Views from the southern extent of PRoW 3403 are long distance with open fields comprising the foreground and the SDNP forming a wooded horizon. From this point, St Nicholas Church and Arundel Castle form notable landmarks within the wider panorama and the housing to the north and south of the Site is evident against the wooded backdrop.

Views towards the site itself are limited to glimpsed views of the western field through intervening vegetation during winter months. The remainder of the Site is screened by the housing to the south of Priory Lane (Brooklands, Hanger Down House etc) vegetation and the gently descending topography. Views into the Site will become screened during summer months.

This view is also representative of those from Tortington Manor further south of the PRoW.

Weather Conditions: Sunny, slight haze

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**RVP 15 - View towards Priory Lane from PRoW 3404 junction with Tortington Lane**

Distance From Site:	360m SW	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00148 05970	Bearing at Image Centre:	40°	Viewpoint Altitude:	10m AOD

Receptors & Sensitivity:

PRoW 3404: High**Tortington Lane:** Moderate

View Description:

PRoW 3404 runs west from PRoW 3403 through an arable field to meet Tortington Lane. Views from the PRoW are open along its length and rural in character. Whilst mature vegetation bordering the site is visible within the view, direct views into the Site itself are truncated by the intervening topography and vegetation along the southern side of Priory Lane which creates a close horizon. These views will become further screened during summer months.

Views further north south along Tortington Lane are restricted by hedgerows either side.

Weather Conditions: Sunny, slight haze

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**RVP 16 - View into western field from Priory Lane directly south**

Distance From Site:	Southern Boundary	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00526 06124	Bearing at Image Centre:	19°	Viewpoint Altitude:	13m AOD

Receptors & Sensitivity:

Priory Lane: Moderate

View Description:

Due to the lack of boundary treatment along this section of the lane, views from this stretch are open and directed across the western extent of the site towards the suburban boundary of Arundel which forms a close horizon directly north.

Views from the rear garden of Hanger Down House directly south of the lane at this point are screened by an intervening brick wall.

There are no views towards the Castle or historic setting of Arundel from this point.

Weather Conditions: Sunny, slight haze

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**RVP 17 - Northwestern extent of Priory Lane (view West & view East respectively)**

Distance From Site:	85m WSW	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00373 06243	Bearing at Image Centre:	323°	Viewpoint Altitude:	31m AOD

Receptors & Sensitivity:

Priory Lane: Moderate

View Description:

This view has been included to illustrate the character and level of screening along the northwestern extent of Priory Lane. In contrast to the eastern extent, this section of the lane is heavily influenced by mature vegetation either side which results in a typically enclosed nature. Views towards the Site are predominantly heavily filtered and screened during both winter and summer months until approaching No.s 60 & 61 (see RVP 18).

Weather Conditions: Sunny, slight haze

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DAVIESLANDSCAPE
ARCHITECTS**RVP 18 - View towards the western boundary from a field access along Priory Lane**

Distance From Site:	90m W	Date & Time:	25.02.19	Camera Focal Length:	50mm
OS Grid Reference	TQ 00340 06294	Bearing at Image Centre:	57°	Viewpoint Altitude:	24m AOD

Receptors & Sensitivity:

Priory Lane: Moderate**No's 60 & 61 Priory Lane:** Moderate

View Description:

Whilst the majority of the northwestern extent of the lane is typically enclosed by vegetation, a short section denoting a field access affords a framed view into the neighbouring field. From this point, there are direct views towards the western boundary, however further views into the Site itself are heavily filtered, even during winter months, by its mature nature. Glimpses of housing along Dalloway Road are available above the boundary during winter months but will become screened during summer. The wooded nature of the lane and immediate boundary treatments limits any opportunities for wider views in contrast to experiences further east along the lane.

Ground floor and garden views from No's 60 & 61 are screened by a well managed native hedge boundary between the properties and the lane. Potential views towards the Site are limited to upperstorey's and directed towards the western boundary as described above (See also IVPG).

Weather Conditions: Sunny, slight haze

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Table 4 - Visual Receptors

Receptor location measured point	Receptor	Receptor	Description	Potential for View	Sensitivity
Residential Properties					
1 - Northern Boundary	IVPB	Properties along Dalloway Road (southwestern extent of the road)	Opportunities for open winter views into the Site. Rear garden views afforded from properties beyond northern boundary.	✓	Moderate
2 - Adjacent to northern boundary	04, IVPB	Properties along High Ridge Close (Oak View, No's 2 & 3 adjacent to northern boundary)	Limited upperstorey gable end views into western field afforded from No's 2 & 3.	✓	Moderate
			Oak View is single storey and affords open winter views through intermittent boundary treatments. These become filtered during summer by mature trees and hedgerow.	✓	High
3 - 72m NE	05, IVPB, IVPC	Properties along Stewards Rise	Limited to occasional filtered winter views from upperstorey's along the southern side of the road. Views are typically directed across intervening rear gardens and become heavily filtered/screened by mature vegetation during summer months.	✓	Moderate
	IVPC	Properties along Maxwell Close & Priory Road	Limited to filtered upperstorey views across eastern field during winter.	✓	Moderate
133m NW	IVPA	Properties at Birch Close and Hazel Grove	Views screened by intervening woodland.	X	Moderate
6 - Opposite southern boundary	IVPE, 13 & 16	Properties along eastern extent of Priory Lane (Hanger Down House, The Priory, Brooklands, Priory Manor)	Brooklands - Single storey northern elevation with few windows. Views filtered to some extent by intervening garden vegetation however site boundary at this point is open with direct views from the garden. Limited open upperstorey views.	✓	Moderate
			Priory Manor - Largely screened by Brooklands with limited views from both upperstorey and ground floors that overlook PRow. Framed view which becomes screened by vegetation during summer.		
			Hanger Down House - Rear garden screened by brick wall. Opportunities for oblique and open views from both upper and lower floors.		
			The Priory - open oblique views however property is orientated east with main views comprising experiences of Brooklands and wider river vale.		
5 - 126m S	IVPE, 12	Tortington Priory Barn & Farm	Properties set within moderated sized ground bordered by mature native hedgerows. No windows along northern elevation of barn. Location of barn restricts views from Farmhouse further south - potential heavily filtered upperstorey views afforded through boundary vegetation during winter months.	✓	Moderate
8 - 127m W	18, IVPG	Properties along northwestern extent of Priory Lane (No's 60 & 61)	Ground floor and garden views screened by intervening well managed hedgerow boundary. Potential open upperstorey views directed towards western site boundary.	✓	Moderate
7 - 890m SSW	14	Tortington Manor	Potential long distance glimpsed views towards western field. Views become further filtered/screened during summer.	✓	High
PRow					
20m NW	IVPA, 01, 02, 03	342	Opportunities for heavily filtered views towards the northwestern corner of the Site as it heads southwest from Dalloway Road.	✓	High
			Potential for heavily filtered/glimpsed views towards the western boundary of the Site during winter as the path continues through the woodland.		
			Views as it travels northeast from Dalloway Road along the National Park boundary are screened either side by close board fencing.		

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Table 4 Continued - Visual Receptors

Ref No. & Location at nearest point	PVP/IVP	Receptor	Description	Potential for View	Sensitivity
300m E	09	206	Open, attractive views across low lying landscape and River Arun afforded along majority of route. Northern section influenced by built form at Arundel. Views towards eastern field afforded due to elevated position but viewed in context with suburban fringe and Priory Lane dwellings. Tree belt between fields forms part of wooded horizon restricting wider views west.	✓	High
35m NE	IVPD	207	Path flanked either side by vegetation	X	Moderate
Opposite southern boundary	13 & 14	3403	Framed view towards western field from northern extent of path between existing housing. Long distance glimpsed views towards western field from southern extent. Views become heavily filtered/screened during summer.	✓	High
216m S	16	3404	Direct views towards site truncated by topography and intervening vegetation along Priory Lane. Glimpsed view of boundary vegetation afforded.	X	High
1.6km NNE	07	Monarch's Way	Long distance views screened by low lying topography, intervening vegetation along the A27 and woodland further northeast.	X	Very High
1.6km SE	11	2207	Open middle distance views towards the site due to its elevated position. Site is framed by built form and railway line bisects available views and is a detracting feature in the mid ground.	✓	High
Roads					
Southern Boundary	01, 12, 15, 17 & 18	Priory Lane	Open views from mid and eastern extents due to lack of boundary treatment. Western section heavily influenced by vegetation resulting in more enclosed nature with restricted views.	✓	Moderate
Adjacent to Northwestern corner		Dalloway Road	Framed view towards northwestern corner of site.	✓	Low
Northern Boundary	04	High Ridge Close	Framed view towards northern boundary. Direct views into the site filtered by vegetation even during winter months	✓	Low
20m N	05	Stewards Rise	Screened by intervening residential properties with exception of framed view of Allotment entrance.	✓	Low
Northern Boundary	05	Priory Road	Framed view from allotment entrance	✓	Moderate
900m NE	10	A27	Vegetation screens majority of route and restricts opportunities for views until junction with A284 (see below)	✓	Low
2km E	10	A284 Lyminster Road	Limited framed and heavily filtered winter view afforded. Site is minor component within wider context of Arundel and wooded SDNP backdrop. View will become screened during summer.	✓	Low
Eastern Boundary	08, IVPD	Ford Road	Transient views afforded into eastern extent of site. Views into western field screened by tree belt.	✓	Moderate
250m W	16	Tortington Lane	Views restricted by topography and intervening vegetation.	X	Moderate
Others					
50m N	07, 10	National Park	Views restricted by distance, intervening topography and vegetation cover.	X	Very High
4 - Adjacent to northern boundary	06, 08, IVPD	Allotments	Open views into eastern field through boundary. Intervisibility with western field restricted by intervening tree belt.	✓	Moderate

6 LANDSCAPE CAPACITY

Arun Landscape Study

- 6.3.1 The ALS assessment tested each LCA against a series of criteria for landscape sensitivity and value, scoring each from 1-5⁶. These were combined to provide a capacity for the LCA to accommodate development.
- 6.3.2 The LCA 32 Tortington Arun Valley Side capacity was assessed as **Low** - *'Intact landscape, hedgerows and woodland, heritage and ecological value, prominent valley sides'*.
- 6.3.3 This resulted from a **Substantial** sensitivity score (19) and a **Moderate** landscape value score (15).
- 6.3.4 A subsequent assessment, based on the initial technical work undertaken for this application, has been used to refine this process and has been applied to each of the parcels as summarised in Tables 6 & 7.
- 6.3.5 The capacity score was interpolated from the capacity matrix used within the ALS (Table 5).
- 6.3.6 This identified the western parcel as having a **Medium/High** capacity (Moderate Sensitivity and Slight Value) for development whereas the eastern parcel was assessed as **Medium** (Moderate Sensitivity and Value) - Figure 19.
- 6.3.7 It should be noted at this stage that these scores have been based on the initial baseline appraisal and will continue to be updated as the assessment and development progresses.
- 6.3.8 The appraisal also identified areas within the parcels that were considered to have a higher sensitivity and would

therefore require specific landscape and design mitigation to successfully accommodate development.

- 6.3.9 The southern boundary of the Site has a higher visual sensitivity both through available receptors (residential properties and Priory Lane) and the potential intervisibility with the SAM to the southeast. This intervisibility has evolved from a weakening of this boundary due to hedgerow loss and management. The western section of the lane approaching Tortington Lane is in keeping with the wooded lane LCA key characteristic.
- 6.3.10 In the case of the eastern parcel, an arc of potential views has been identified. These afford views towards Arundel, St Nicolas Church and Arundel Castle from Priory Lane, as well as forming part of the setting along the southern approach in the directed views towards the historic town core.

6.3.11

It is therefore considered that this area becomes Open Space rather than development. The northwestern and northern section of the Site is affected by views and experiences of a suburban boundary. It is considered that development could be accommodated with the caveat that the design reflects a strongly local character and settlement threshold.

6.3.12

The extension of the built boundary affords an opportunity to create a well defined, characteristic settlement boundary within a strong landscape setting.

Table 5 - ALS Capacity Matrix

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible/ Low	Low	Low/Medium
	Substantial	Negligible	Negligible/ Low	Low	Low/Medium	Medium
	Moderate	Negligible/Low	Low	Medium	Medium/High	High/Medium
	Slight	Low	Low/Medium	Medium/High	High	High/Very High
	Negligible	Low/Medium	Medium	High/Medium	High/Very High	Very High

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Table 5 - Landscape Sensitivity

	Inherent Landscape Qualities (Intactness & Condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form/pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5: Negligible 6-10: Slight 11-15: Moderate 16-20: Substantial 21-25: Major
	Low High					
LCA 32 Taken from ALS	Relatively intact hedgerow structure with woodland	Valley slopes Arundel	North eastern corner consistent with settlement pattern of Arundel Slopes detached from settlement	Prominent rural valley slopes	Arundel and hamlet of Tortington	SUBSTANTIAL 19
						5 10 15 20 25
Western Parcel	The eastern and western boundaries are largely intact with some connectivity. The northern boundary is largely open but interspersed with mature trees which appear in good condition. The southern boundary with Priory Lane is partially contained by sections of native hedgerow, however it lacks connectivity and is largely open and separated from the lane by a ditch. The network of powerlines cross the parcel to the west and north.	The site does not lie within the views identified within Policy Area 3 and Policy Lan DM1. There are open views across the parcel towards the suburban settlement edge but it does not form part of the main vista towards the town or castle. Potential open views towards the rural landscape to the south and river corridor to the east are afforded.	The parcel currently abuts the southern extent of the suburban boundary with intervisibility between the two. The boundary to the residential element is largely open with mature trees and suburban curtilage beyond, defining the northern extent. The parcel has no other major constraints to development.	Due to the elevated nature of the parcel and the lower level of enclosure to the boundaries, it provides some contribution to the surrounding landscape, in particular, from wider experiences to the east. The open nature of the boundary with the housing directly north also reduces the overall rural experience. Powerlines in the field are a notable urban feature.	The closest settlement is the hamlet of Tortington 800m south. The parcel is not considered to contribute to this gap.	MODERATE 11
						5 10 15 20 25
Eastern Parcel	The hedgerows are gappy with varying height and condition - broken connectivity (low/moderate). Western boundary formed by a line of mature hedgerow trees covered by a TPO. Open boundary to the allotments to the north.	The site does not lie within the views identified within Policy Area 3 and Policy Lan DM1. The parcel forms part of the views of the town, church and castle from the southern approach. Potential open views to the rural landscape to the south and river corridor to the east are afforded. Winter views towards the suburban settlement edge. Open views towards allotment.	The parcel currently abuts the southern extent of the suburban boundary including allotments. Open visibility between the two. The boundary to the residential element is defined by a mature tree belt (affords winter views). Northeast corner abuts a small overgrown plot area which appears outside the defined built boundary. Contains flood area but this does not appear to have determined the current development boundary.	The parcel forms a notable feature in the rural approach to the town, providing a transitional zone between the open countryside and the existing settlement edge. The allotment and yard degrade the rurality of the boundary. The rural character of the area is also affected by the movement and noise associated with the busy Ford Road.	The closest settlement is the hamlet of Tortington 830m south. The parcel is not considered to contribute to this gap.	MODERATE 13
						5 10 15 20 25

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Table 7 - Landscape Value

	Landscape Designations					Other Designations: nature conservation, heritage, amenity and Flood.					Contribution to setting of outstanding assets including Arundel Castle					Special cultural and historic associations					Perceptual Aspects (e.g. scenic beauty, tranquillity and wilderness)					Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major				
	Low					High																								
ICA 32 Taken from ALS						Reg Common Land,adjacent to SNCI, PSI, SM, historic parkscape					Proximity to Arundel					Arundel					Moderate scenic beauty					MODERATE 15				
	1									5				4			2						3				5	10	15	20
Western Parcel	The trees along the eastern boundary are protected by a TPO. There are no other landscape designations.					There are no other designations or policy within the parcel. There is no public access					The site does not lie within the views identified within Policy Area 3 and Policy Lan DM1. The parcel does not contribute to the views of the town or castle from the approaches. There is potential intervisibility during winter months between the parcel and the SAM 30m southeast.					There are no known cultural or historical associations.					There are notable views towards the suburban boundary to the north. Wider views of the landscape to the east and south are afforded from within the parcel. Movement is restricted to Priory Lane.					SLIGHT 9				
		2				1						2				1						3				5	10	15	20	25
Eastern Parcel	The trees along the western boundary are protected by a TPO. There are no other landscape designations.					The eastern boundary is covered by Flood Zone 2 & 3 and a BOA. There is no public access					The site does not lie within the views identified within Policy Area 3 and Policy Lan DM1 The parcel forms part of the views of the town, church and castle from the southern approach. There is intervisibility between the parcel and the SAM, south of Priory Lane.					There are no known cultural or historical associations. Potential heritage setting to the Priory.					There are open views onto the busy Ford road which notably affect the tranquillity and rural perception of the parcel. The rurality is also reduced by the visual effect of the allotments and storage yard to the north.					MODERATE 12				
		2					2							4			2					2				5	10	15	20	25

7 CONSTRAINTS AND OPPORTUNITIES

7.1 Constraints

7.1.1 The assessment has identified the following landscape and visual constraints that have been carefully considered in the initial development framework - Figure 20.

Physical

- Protective buffers for key landscape features
 - Ancient Woodland and TPO trees 15m;
 - Other trees – 10m; and
 - Hedgerows – 5m from the centre of the hedgerow.

7.1.2 The above buffer distances will be confirmed and refined through an Arboricultural Survey;

- 5m buffer either side of the brook; and
- Flood Zones 2 and 3.

7.1.3 Whilst there are power lines on Site it is considered that these could potentially be relocated and are therefore not considered a significant constraint.

Policy

- Biodiversity Opportunity Area (BOA).

Visual

- Open boundary along Priory Lane - potential views from residents, road users and users of Footpath 3403;
- Retaining natural surveillance of any proposed open

spaces;

- Heavily filtered views from Footpath 342 through the ancient woodland;
- Overhead electricity wires and allotments are detracting features in views;
- Upperstorey views towards the western parcel from 61 and 62 Priory Lane; and
- Filtered and open views from the existing settlement boundary.

Character and setting

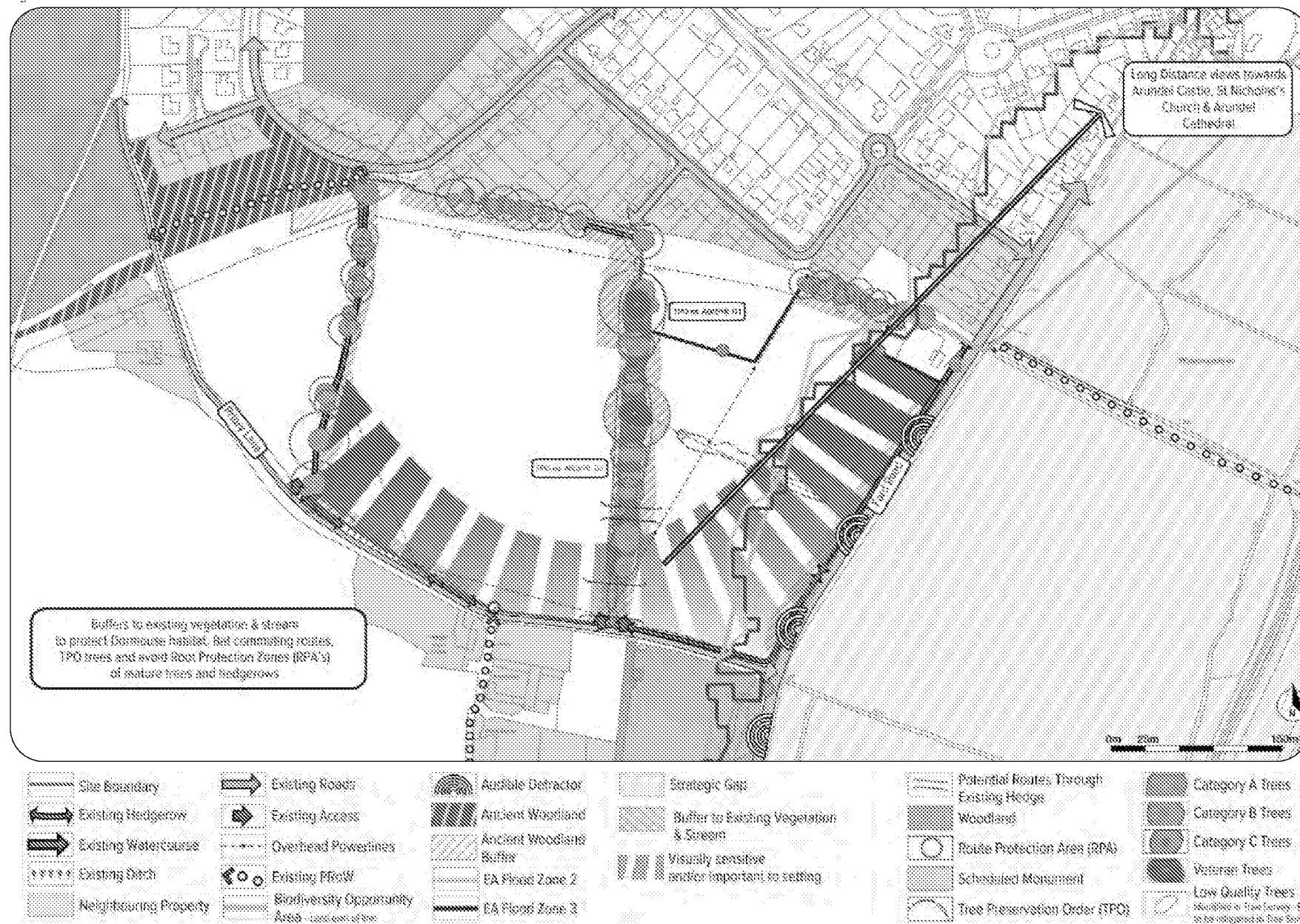
- Wooded field boundaries and settlement boundary, important in screening views of the settlement built form;
- Arc of view across the eastern section of the eastern parcel towards the historic core of Arundel from Priory Land and Ford Road - allotments and yard currently detract from the quality of this view;
- Potential setting of the SAM to the south;
- Cumulative effect of proposed development and existing development from the Arun river corridor; and
- Effects on the perceived settlement boundary and town threshold.

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Figure 17 - Site Constraints



7.2 Opportunities & Strategy

7.2.1 The strategy and objectives have derived from the identification of various technical and perceptual constraints. It incorporates the opportunities identified both through assessment but also within the aims and management guidelines set out within the Local Plan, the Arundel Neighbourhood Plan, The Landscape Character Assessments and the Arundel Village Design Statement .

Objective 1 – Green Infrastructure

7.2.2 A strong landscape framework is important for the connectivity of habitats and Green Infrastructure as well as the assimilation of the proposals into the existing settlement. It also provides opportunities to mitigate and enhance effects on the baseline views and experiences - Table 8 - Figure 21.

Objective 2 - Character and Pattern & Setting

7.2.3 Provide a layout that can be assimilated into the legibility of the existing settlement pattern and appear as a natural extension to the town. Character will form a fundamental aspect of the layout and will reflect the aspirations of the Estate to create a 'legacy' development reflecting a high quality and typically vernacular approach to Arundel .

7.2.4 Provide a high quality and considered settlement boundary that improves and enhances the current gateway of Arundel and responds to the setting of the SAM to the south of Priory Lane. The development is considered to have a negligible impact upon the current visual and perceptual experiences of the SDNP, however offers potential to improve links into the park from the River Arun - Table 9 - Figure 22

Objective 3 - Biodiversity And Habitats

7.2.5 Protect and enhance all existing key landscape and biodiversity features. Ensure an overall net gain in species diversity, habitat types, biodiversity opportunities as well as improved connectivity and longevity - Table 10 - Figure 23.

7.2.6 A combined strategy is illustrated on Figure 24.

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Table 8 - Objective 1

OBJECTIVE 1 - GREEN INFRASTRUCTURE		
Rationale	Design Measures	Relevant Policies/Guidance
1. To provide access and links between the existing settlement and the proposed to areas for recreation.	- Create a new link between PRoW FP207 (and River Arun FP206) and FP's 342 and 347 which provide access into the SDNP network. - Create additional footpaths within the GI to deliver circular routes for new and existing residents. - Provide access links between the Strategic Gap and GI Assets. - Provide in excess of the required Policy Open Space requirements. A LEAP located within the western extent of the site will be available for use by existing residents to the north.	Local Plan Policies - Policy G1 SP1, D DM1, HWB SP1, OSR DM1 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2 & AR9
2. Conserve and Enhance Biodiversity	See Objective 4	
3. Sense of Place - creating an attractive setting and high quality development.	- Retain all existing key trees and hedgerows to ensure a setting in which to locate the new development. - Deliver aspirations of the Estate to provide a 'legacy' development that will reflect the historic character of the town. - Provide an attractive setting for new residents and ensure assimilation into the adjoining community. - Provide a well defined and successful transition between the rural landscape and settlement boundary. - Provide an attractive circular route linking to the existing settlement boundary and wider landscape. - Create attractive tree-lined streets and routes. - Ensure a new 'gateway' to Arundel.	Local Plan Policies - Policy C SP1, Policy G1 SP1, , LAN DM1, LAN DM2, D SP1, D DM1 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2 & AR9 Arundel Village Design Statement
4. Reflect and enhance the setting of the Historic town and SDNP.	See Objective 3	Local Plan Policies - Policy SD SP1a, Policy C SP1, Policy G1 SP1, LAN DM1, LAN DM2, D SP1, D DM1, HER DM1, QE DM2
5. Provide opportunities for local sustainable food production - Productive Green Environment.	Provide opportunities to extend the existing Priory Lane allotments as an allotment or community garden (min 0.5ha) - although the development does not meet the threshold it is identified as a requirement within the Neighbourhood Plan - AR6. Potential for nut and fruit trees within the semi-natural/natural open space areas.	Local Plan Policies - Policy C SP1, Policy G1 SP1, SO DM1, OSR SP1, Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2 & AR6
6. Provision of 'space for water', Sustainable Urban Drainage Systems (SUDS) .	Locate SUDS within the eastern and south east areas - size and type to be determined by further technical studies but space to accommodate within the landscape buffer should be provided.	Local Plan Policies - Policy G1 SP1, ECC SP1 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2
7. Provide flexible multi-functional landscape.	- Provide a variety of accessible Public Open Space Types, interlinked with footpaths - Ensure accessibility to both existing and the new community. - Provide strong GI links between the Strategic Gap and GI Assets.	Local Plan Policies - Policy G1 SP1, D DM1, HWB SP1, OSR DM1 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2

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Figure 18 - Objective 1 - GI Strategy

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Table 9 - Objective 2

OBJECTIVE 2 - CHARACTER, PATTERN & SETTING		
Rationale	Design Measures	Relevant Policies/Guidance
1. Create an attractive and well considered gateway/threshold to the town - reflect the historic vernacular of Arundel	- Pull back development out of the cone of view towards the historic Arundel Core from Ford Road and Priory Lane to form a new informal parkland setting. - Replace the existing suburban back gardens with an outward facing settlement boundary. - Retain the existing tree cover within the Site to provide scale. - Avoid the introduction of suburban styles - careful use of architecture to provide an appropriate vernacular. - Utilise detailed studies and the Arundel Village Design Statement in the architectural detailing. - Ensure tree planting forms a prominent part of the streetscape to reflect the existing skylines visible from the approaches and be in keeping with the LCA 'leafy' settlement character. - Ensure the new built development line is set into a well treed framework to assimilate into the wider perceived wooded landscape setting to the west and north. - Consider of the effects of lighting along the rural edge. - Ensure planting of key semi-mature trees as features, in particular to the east, where they will have the space to mature and provide instant scale. - Reflect the grid patterns of Torton Hill with roads running east x west across the topography with development running along the slopes. - Ensure development does not exceed 2 storeys. - Create an appropriate transition between the suburban boundary and rural edge.	Local Plan Policies - Policy SD SP1a, LAN DM1, LAN DM2, D SP1, D DM1, ENV DM4, QE DM2 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2 & AR9 WSLMG (West Sussex Land Management Guidelines) Arundel Village Design Statement
2. To protect the setting and experiences of the SDNP	- Views towards the SDNP are limited to the approach from Tortington Lane and directed towards a heavily treed boundary. The current settlement boundary is visible to the east. The western boundary of the site will be considered to reflect a high quality vernacular frontage within a treed landscape. - Create a new link between PRoW 207 (and River Arun FP206) and FP's 342 and 347 which provide access into the SDNP network from the River Arun through the landscape corridors within the site. - Consider the effects of lighting along the rural edge.	Local Plan Policies - LAN DM1, D SP1, D DM1, QE DM2 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2
3. To provide enhancements to the Fontwell Upper Coastal Plan.	- Create a well defined and appropriate transition between built form and the rural edge through density, architecture and landscape. - Create of a 'leafy' setting. - Consider introduction of species rich meadow/grassland. (Objective 3) - Enhance and improve connectivity of hedgerow boundaries and allow growth of hedgerow trees. (Objective 3) - Maintain the historic field patterns.(Objective 1) - Protect existing tree planting as part of the development framework. (Objective 1)	Local Plan Policies - LAN DM1, LAN DM2, D SP1, D DM1, ENV DM4, ENV DM5 WSLMG

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OBJECTIVE 2 - CHARACTER, PATTERN & SETTING

Rationale	Design Measures	Relevant Policies/Guidance
3. To reinstate the country and enclosed character of Priory Lane.	- Reinstate hedgerows and boundaries which have been eroded or lost. - Re establish a native hedgerow boundary with trees along Priory Lane - this will assist in providing a visual screen between the development and the existing dwellings to the south of the lane. - Maintain a landscape buffer between the land and the development edge. - Ensure that any development facing onto the lane is of low density and reflects a rural character, interspersed with trees. - Consider the effects of lighting along the rural edge.	Local Plan Policies - LAN DM1, D SP1, ENV SP1, ENV DM5, QE DM2. WSLMG
4. Avoid impacts upon the setting of the SAM and Listed building.	- Pull back development and enhance native boundary to the north of Priory Lane to retain country lane frontage to the SAM, Listed building and local road access to the SDNP. - Provide a development free landscape buffer to the north of the monument, retaining the visual links with Arundel Castle and St Nicolas Church.	Local Plan Policies - Policy HER DM1, LAN DM2 Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2

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Figure 20 - Objective 2 - Setting

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Table 10 – Objective 3

OBJECTIVE 43 – BIODIVERSITY AND HABITATS		
Rationale	Design Measures	Relevant Policies/Guidance
1. Provide a net gain in habitats and biodiversity over the Site	- Ensure protection and retention of all existing trees, quality hedgerow and corridors. - Locate key features within Green Corridors in POS to protect the management and longevity. - TPO trees have been afforded a 15m buffer within the initial development framework. A 10m offset has been afforded to the western boundary hedgerow and along the southern boundary to protect existing features and afford introduction of new features - these will be confirmed as part of the BS5837 Tree Survey. - Ensure no development within the BOA. - Create semi-natural/natural parkland setting, BOA to form part of a wider semi natural/natural landscape buffer. - A min of 5.4ha set aside for GI. Improve connectivity and strength of existing hedgerow, tree corridors and features for their longevity. Introduce key features such as native tree planting, fruit and nut tree planting, hedgerows, and species rich grassland. - Create a network of hedgerows and trees in and around the site to provide a well vegetated setting and permanent corridors - all located within Public Open Space. - Increase species diversity and connectivity within existing and new hedgerows including introduction of hedgerow trees that can mature to large specimens.	Local Plan Policies - Policy G1 SP1, ENV SP1, ENV DM3, ENV DM4, ENV DM5. Arundel Neighbourhood Plan Review 2018-2031 Submission Plan (Post Examination) - AR2 & AR9 WSLMG (West Sussex Land Management Guidelines)
2. Improve connectivity with GI assets outside of the Site	- Provide improved wildlife corridors between the Strategic Gaps to the east and the Ancient woodland GI assets to the west. - Strengthen GI corridor along Priory Lane. - Link allotments linked to semi natural/natural open space.	Local Plan Policies - GI SP1
3. Enhance Key character landscape features	- Increase of locally relevant tree species across the Site including Oak, Beech, Elm and Sweet chestnut. - Introduce areas of semi-improved neutral grassland and species rich grassland. - Improve connectivity and quality of hedgerows for species diversity and longevity.	Local Plan Policies - ENV SP1, ENV DM3, ENV DM4, ENV DM5. WSLMG

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Figure 21 - Objective 3 - Biodiversity and Habitat

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ARCHITECTS

Figure 22 - Landscape Strategy

- | | | | | |
|--|----------------------------------|--|--|--|
| Site Boundary | Existing Roads | Retained views to Arundel & setting to SAM | Potential Green Infrastructure
Existing green infrastructure to be retained or enhanced where possible. New green infrastructure to be created where possible. Retained green infrastructure to be enhanced where possible. | Parkland |
| Existing Trees | Existing Pathway | Potential Development Area | Potential Boundary Enhancements
New elements to provide structure for the landscape. | Potential SUDS to be created where possible and enhanced where possible. |
| Existing TPO
Provisional boundary of TPO (2016/2017)
Provisional boundary of TPO (2016/2017) | Ancient Woodland | Potential Play Area | Potential Permeable Access | Floodplain Meadow & Birch Restoration |
| Existing Watercourse | Scheduled Ancient Monument (SAM) | Potential Allotments | | |

8 POTENTIAL EFFECTS

8.1 Policy and Designations

8.1.1 The development framework has been considered to reflect the aims and aspirations of the Arun Local Plan 2011-2031 and the Arundel Neighbourhood Plan Submission Plan Oct 2019. These have formed the fundamental principles of the layout:

- Protect and enhance key views towards the Arundel Historic Core and reflect its special character within the setting of the town;
- Protect the setting and experiences of the South Downs National Park (SDNP), the latter two are discussed further below;
- Protect, enhance and reconnect existing natural features such as trees and hedgerows ensuring their longevity and value (see Site Features);
- Increase opportunities for biodiversity through connectivity and habitat creation as part of a wider Biodiversity Opportunities Area (BOA) and Green Infrastructure network (GI); and
- Provide open space in accordance with policy requirements, including a Local Equipped Area of Play (LEAP) and potential allotments as part of a wider public open space.
- The development framework will provide a significant excess of the 0.6ha open space required by policy. The masterplan currently shows approximately 5.4ha (including 0.3ha of SuDS) of open space and Green Infrastructure - 4.4ha above the

8.1.2

requirement. The Site does not reach the required threshold for allotments however there is an opportunity to extend existing plots to create a community food garden/orchard within the emerging neighbourhood policy.

8.1.3

The topography of the Site is not practical for pitch sports, however the required land budget has been retained and will form part of an informal parkland area to the east.

8.1.4

There are no Statutory Designations covering the Site or adjoining features.

8.1.5

The boundary to the SDNP lies approximately 230m west, defined by Tortington Lane. The assessment has concluded there will be a **Negligible change** to the experiences and expectations of the National Park – see Landscape Character and Setting.

8.1.6

To the south of Priory Lane, and eastern section of the Site, lies the northern extents of Tortington Augustinian Priory and pond which is designated as a Scheduled Ancient Monument (SAM). There are no physical features visible from the Site. The eastern section of the Site has remained undeveloped to protect the setting. The Heritage assessment has concluded that the proposed layout and GI will mitigate any effects - **Negligible**.

Protected features that may be affected by development are limited to the tree belt which separates the field and is protected by a Tree Preservation Order (TPO). The protection and enhancement of this has formed one of the main constraints to the development framework and the potential

for change considered **Negligible** – see Site Features.

8.2 Landscape Character & Setting

8.2.1 The study identified the Site as lying within the following Landscape Character Areas:

- West Sussex County Council - A Strategy for the West Sussex Landscape LCT: Upper Coastal Plain & LCA: SC8 - Fontwell Upper Coastal Plain
- Arun Landscape Study LCA: 32 Tortington Arun Valley Sides
- Arundel Village Design Statement Character Area (CA)7

8.2.2 The first two assessments describe the wider rural undeveloped landscapes with minimal focus on the landscapes adjoining settlements. With the exception of references to transitional landscapes and leafy settlements the Site's contribution to the key features is limited to the wooded and hedgerow framework around the field boundaries and its setting to the west.

8.2.3 These features are important in characterising the enclosed character in comparison to the open Arun valley floor which lies to the east of Ford Road. They are also influential in negating the visual effects of the proposals upon the experiences of the SDNP and surrounding landscape.

8.2.4 The condition and connectivity of these features varies across the Site but afford notable opportunities for enhancement and improvement of the current suburbanised settlement boundary. The potential change to these are described within Site Features but overall are considered to be significant in providing a long term improvement to the settlement edge character and town setting.

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- 8.2.5 Both assessments identify the potential influence of the settlement boundary on the setting to Arundel (See below). It is considered that through careful design and landscape there is potential to improve the current baseline.
- 8.2.6 The Arundel Village Design Statement describes the character of the urban development to the north. Whilst the built vernacular is predominantly characteristic of the era (1940s onwards) rather than the historic town, it does identify development patterns that should be considered in the successful assimilation of the new settlement to the current boundary.
- 8.2.7 The current settlement boundary does not provide the transitional landscape or setting described within the LCA's. Neither does it convey a well-defined or character approach that would be reasonably associated with the setting of an historic town and its architectural vernacular. It is considered that the proposed locally distinctive architectural narrative and landscape objectives will provide a **positive Minor magnitude of change** to the current approach to the town and a well-defined new settlement boundary.
- 8.2.8 The east x west alignment of roads and development block to the typography has been continued into the masterplan layout with permeability between the Site and the existing settlement.
- 8.2.9 Tree planting in and around the development will create a wooded leafy setting and street scene.
- 8.2.10 The settlement boundary will be formed by house frontages utilising front gardens boundary walls and high quality detailing to reinforce character. This will be complimented by the semi-natural parkland to the south and east.

Setting of Arundel

- 8.2.11 There is a cone of view towards the castle and St Nicolas Church from Ford Road and Priory Lane. These become screened to the west by the mature TPO trees that run through the centre of the Site. Only the eastern extent of the Site is experienced within this view.
- 8.2.12 The current landscape within the view, whilst rural, is not considered a high-quality landscape setting. The allotments and housing south of Maxwell Road are notable features in the background, contrasting with the adjoining rural field. Ford Road, a busy main road into Arundel, also detracts from the rurality of the scene. This view line will be kept clear of development and form part of the informal native public open space. The existing boundaries with Maxwell Road and the allotments will be enhanced to reduce the existing suburban influence. The proposed development to the west of the view will be considered to provide a low density frontage that reflect the higher quality local vernacular. As described within Landscape Character the design approach is considered to have the potential to provide **positive Minor magnitude of change** to the current baseline.

Setting to the SDNP

- 8.2.13 The boundary of the SDNP to the west of the Site runs along Tortington Lane and is defined by dense mature Ancient Woodland. Further woodland and tree belts east of the boundary truncates intervisibility between the Site or the wider Arun valley landscape to the east or south. In terms of potential experiences of visitors to the park, the SDNP boundary is not defined and there are no way-

markers, information boards or opportunities for parking that emphasise it as a destination. The Site is visible along a limited section of Priory Lane and the local footpath between the lane and Dalloway Road, both of which provide access to the footpaths within the SDNP. Within these views the existing settlement boundary is already a notable feature and in parts a notable detractor. The assessment has concluded that the proposed development will not materially alter the visual setting or expectations of the SDNP. It does however provide an opportunity to positively contribute to additional access and GI links, in particular from the River Arun valley. Overall the magnitude of change to the experiences and expectations of the SDNP is considered **Negligible with Minor positive benefits** through the additional links.

Site Condition & Features

- 8.2.14 The landuse within the Site is low/moderate quality arable/pastoral and does not represent a rare or diminishing landuse within the character assessments or technical studies. The northern boundary of the Site is formed by the rear garden boundaries of properties along Dalloway Road and Stewarts Rise and allotments.
- 8.2.15 The proposed GI strategy has retained all of the existing good/moderate quality trees and hedgerows and has allowed appropriate buffer zones to the TPO and veteran trees. These features have been retained within landscape corridors to form part of the framework and amenity space. There will be a substantial increase in the connectivity of these feature through the reintroduction of the boundary hedgerows and native treeplanting within the semi-natural parkland.
- 8.2.16 The trees survey has identified two potential routes through

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- the TPO trees that have been utilised as part of the layout.
- 8.2.17 The layout incurs the potential loss of the scrubby hedgerow dividing the eastern parcel. The loss will be compensated by the replacement of the hedgerow boundary along Priory Lane and enhancement planting to improve connectivity along the northern and western boundaries. The Ford Road boundary will be replaced by new species rich hedgerow, ditches and hedge banks with hedgerow trees. There will be significant increase in trees within the semi-natural parkland.
- 8.2.18 The Management of the grassland within this parkland will also provide a biodiversity and habitat benefit.
- 8.2.19 Overall it is considered that there will be a **positive Moderate magnitude of change** to the current baseline.

8.3 Changes to Views

- 8.3.1 Site visits confirmed that opportunities for views towards the Site and potential development were heavily restricted by existing development along the settlement edge of Arundel, low lying topography and intervening vegetation within the surrounding landscape.
- 8.3.2 Views from the north are limited to properties and the allotments immediately adjoining the Site, with limited framed views along High Ridge Close. Views from these properties will be towards a landscape buffer that will form an open space between the proposed active street frontage and the existing settlement boundary.
- 8.3.3 The ZTV show potential for views from the south and east within a 2-2.5km arc due to the low-lying topography and intervening treed field boundaries. The site visit has

concluded that due to intervening planting views beyond Ford Road and Priory Lane become restricted to predominantly glimpsed winter views. Where such views become available, the current settlement boundary is also visible but is of such a scale in the wider views that it does not detract from the overriding experience of the landscape in the foreground or the elevated focal point of the historic core of Arundel.

- 8.3.4 Open views towards the development will be available from Ford Road and Priory Road, however the landscape and settlement frontage has been considered to provide a high-quality setting to the town, reflecting a traditional vernacular and destiny appropriate for a settlement/rural edge. Tree planting in and around the development will create a wooded leafy setting and street scene.

- 8.3.5 Views from the properties along Priory Lane are limited to upperstorey views with gardens views screened by garden boundaries.

- 8.3.6 Views from the west are limited to a Public Footpath which provides access to Priory Lane and Dalloway Road. The views are heavily filtered by intervening trees with glimpses towards the current settlement boundary. Views further west, including from the SDNP are screened by dense woodland.

- 8.3.7 The following table sets out the potential change in the views (magnitude) views and the mitigation measures that have been considered.

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Table 12 - Potential Visual Effects

IVPB/IVP	Receptor	Description of visual impacts	Sensitivity	Magnitude of Change
Residential Properties				
IVPB	Properties along Dalloway Road (southwestern extent of the road)	Open winter views across the western field will be replaced by housing in the foreground. Whilst vegetation along the northern boundary will continue to provide a degree of filtering to summer views, the proposals will result in a permanent new feature within experiences and a change in character to the current outlook. Mitigation Measures: The illustrative layout has been designed to retain a landscape buffer between the rear boundaries of the existing properties and the proposed new frontage - this will afford opportunities for reinforcing the northern boundary through native planting and a further min 20m undeveloped zone between the building boundaries. This frontage will reflect the traditional and historic vernacular of the town and present a high quality and active frontage.	Moderate	Major Adverse reducing to Moderate/Low
04, IVPB	Properties along High Ridge Close (Oak View, No's 2 & 3 adjacent to northern boundary)		Moderate High	
05, IVPB, IVPC	Properties along Stewards Rise & No.41 Priory Road	North western extent of the road - Immediate foreground experiences from upperstorey's will remain characterised by the allotments, existing suburban development and garden paraphernalia. Whilst the proposals will change the current outlook of the view from an open field to housing, they are not considered to detract from the current residential context or character and are limited in availability. South eastern extent of the road - The allotments adjacent to the Site, and the proposed extension, will continue to form the main focus of available close views from properties along this section of the road (including No.41). The limited housing within the eastern field will be visible however development within the western extents of the Site will be screened by the mature tree belt. Boundary vegetation will provide additional filtering to views during summer. Mitigation Measures: The boundary to the allotment is to be enhanced with further tree planting within the landscape buffer between the allotment boundary and new housing. Where views will be visible through the intervening housing and maturing tree planting they will afford glimpses of a strongly characteristic, high quality and active frontage.	Moderate	Minor Adverse reducing to Negligible Moderate/ Minor Adverse reducing to Minor/Negligible
IVPC	Properties along Maxwell Close	Views will be filtered by the existing vegetation with potential for limited winter views of traffic accessing the site. The potential community facility will be located between the development and this view at a later date.	Moderate	Negligible
IVPE, IVPF, 13 & 16	Properties along eastern extent of Priory Lane (Hanger Down House, The Priory, Brooklands, Priory Manor)	There will be opportunities for limited views towards the southern boundary of the development within the western parcel. These will replace the existing views of the settlement boundary but will however be more prominent in the foreground. Mitigation Measures: The southern boundary is to be enhanced with native hedgerow and hedgerow trees which will mature to filter the views towards the upperstoreys of the new development. The properties will also benefit from landscape buffer/country park setting the development a min of 60m away from their boundaries. Further strategically placed tree and copse planting would provide screening as it matures.	Moderate	Major/Moderate Adverse reducing to Minor/Negligible
IVPE, 12	Tortington Priory Barn & Farm		Moderate	
18, IVPG	Properties along northwestern extent of Priory Lane (No's 60 & 61)	Views towards the proposals will continue to be restricted by the dense existing foreground vegetation along Priory Lane and the western site boundary. During winter months however, filtered and glimpsed views towards the proposed housing within the southwestern corner of the site will be available through the boundary from the upperstorey's of No's 60 & 61. Whilst the proposals will form a new feature on the horizon, they will be viewed as an extension the existing suburban boundary directly north of the site. It is also considered that the mature vegetation along the site boundaries and lane will easily assimilate the built form into the landscape and that the proposals will not detract from the main focus of the view across the adjacent open field. Ground floor views will remain screened by intervening garden vegetation. Mitigation Measures: N/A	Moderate	Minor Adverse

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RVP/VR	Receptor	Description of visual impacts	Sensitivity	Magnitude of Change
14	Tortington Manor	Views towards the site are predominantly screened by existing vegetation along Priory Lane. Any potential views towards the proposals will be limited to minor glimpsed rooftop views of the development within the western field which will not form a notable feature within the immediate or wider context. Mitigation Measures: N/A	High	Negligible
PRoW's				
IVPA, 01, 02, 03	342	Views will continue to be screened during summer as the path travels through woodland to the northwest of the Site. During winter months however, potential glimpsed and heavily filtered experiences of the proposed housing along the western boundary may be afforded through the intervening vegetation. These views are however considered negligible due to the densely wooded character of the path forming a notably enclosed experience with limited appreciation of the wider landscape context. Mitigation Measures: Enhancement of the western boundary will further filter these views.	High	Negligible
09	206	Due to the elevated and open nature of the eastern field, the proposed housing within this section will form a notable extension to the current residential edge of Arundel directly north. The proposed housing within the western field will however be largely screened/heavily filtered from view by the intervening tree belt and proposed built form in the eastern field. The proposals will continue to be viewed against the current wooded skyline and will not break the horizon. Whilst a notable new addition to the view, the proposed housing is not considered to be out of character or expectation of current experiences along the path as it transitions from countryside to the town. Mitigation Measures: The eastern boundary will be reinforced with native planting. Where visible the proposed settlement frontage will reflect the traditional and historic vernacular of the town and present a high quality and active frontage. The provision of open space parallel to Ford Road will retain a semi rural character, and the looser grain of the proposed housing within this field will soften the current harsh/discordant allotment edge. Once mature, tree planting within the open space will also provide additional filtering towards the proposals and provide some positive benefits to the current discordant approach. The proposed allotment extension will also be bordered by a native hedgerow to further assimilate into the wider vegetated context.	High	Moderate Adverse reducing to Minor Adverse once vegetation matures.
13 & 14	3403	Views towards the Site are predominantly screened by existing vegetation along Priory Lane. Any potential views towards the proposals will be limited to minor glimpsed rooftop views of the development within the western field and will not form a notable feature within the wider context. Mitigation Measures: N/A	High	Negligible
11	2207	Long distance views towards housing within both the eastern and western fields will be afforded due to the elevated nature of the site. Whilst open views will be directed towards housing within the eastern field, the retention of the mature tree belt will restrict experiences of the western field to glimpsed views of the proposed rooftops particularly during summer months. The proposals will form an extension to the current residential boundary directly north however, the proposed open space along Ford Road and Priory Lane will retain the semi rural character and separation between the existing properties to the south. It is considered that the proposals will form a new feature within the view but will not break the skyline and will easily assimilate into the wider wooded context. Mitigation Measures: The eastern boundary will be reinforced with native planting. Where visible the proposed settlement frontage will reflect the traditional and historic vernacular of the town and present a high quality and active frontage. The provision of open space parallel to Ford Road will retain a semi rural character, and the looser grain of the proposed housing and once mature, tree planting within the open space will also provide additional filtering towards the proposals.	High	Moderate Adverse reducing to Minor.

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Ref/Type	Background	Description of visual impacts	Sensitivity	Magnitude of Change
Roads				
01, 12, 15, 17 & 18	Priory Lane	There will be opportunities for open views towards the southern boundary of the development within both parcels. However within these views the proposals will replace the existing views of the settlement boundary but will however be more prominent in the foreground. Mitigation Measures: The southern boundary is to be enhanced with native hedgerow and hedgerow trees which will mature to filter the views. An intervening landscape buffer/ country park setting the development approximately 60m back will provide a further buffer to these views. Further strategically placed tree and copse planting would provide screening as it matures. Where views will be visible they will afford glimpses of a strongly characteristic, high quality and active frontage.	Moderate	Major Adverse reducing to Minor.
	Dalloway Road	Experiences along the road will remain characterised by suburban housing with a negligible appreciation of the wider Site beyond the existing housing in the immediate foreground. Glimpsed views towards the rooftops of the proposed housing in this corner may be afforded through gaps between properties along the road, however they will not be notable or detract from the current outlook.	Moderate	Negligible
04	High Ridge Close		Moderate	
05	Stewards Rise	Mitigation Measures: Whilst filtered views through the northwest boundary will be replaced with housing, the experience is limited and the proposals will be set back approximately to appear as a continuation of the current line of development experienced along the road. Planting along the northern boundary will further filter views,	Moderate	
10	A27	There will be glimpsed views towards the proposed housing within both fields. However, due to the distance, intervening vegetation and limited extent of view, the proposals are not considered to form a notable new feature within the current experience.	Low	Negligible
10	A284 Lyminster Road		Low	
08, IVPD	Ford Road	Due to the elevated and open nature of the eastern field, the proposed housing within this section will form a notable extension to the current residential edge of Arundel directly north. The proposed housing within the western field will however be largely screened/heavily filtered from view by the intervening tree belt and proposed built form in the eastern field. The proposals will continue to be viewed against the current wooded skyline and will not break the horizon. Whilst a notable new addition to the view, the proposed housing is not considered to be out of character or expectation of current experiences along the path as it transitions from countryside to the town. Mitigation Measures: The eastern boundary will be reinforced with native planting. Where visible the proposed settlement frontage will reflect the traditional and historic vernacular of the town and present a high quality and active frontage. The provision of open space parallel to Ford Road will retain a semi rural character, and the looser grain of the proposed housing within this field will soften the current harsh/discordant allotment edge. Once mature, tree planting within the open space will also provide additional filtering towards the proposals and provide some positive benefits to the current discordant approach. The proposed allotment extension will also be bordered by a native hedgerow to further assimilate into the wider vegetated context.	Moderate	Moderate Adverse reducing to Minor

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RVP/IVP	Receptor	Description of visual impacts	Sensitivity	Magnitude of Change
Others				
06, 08, IVPC	Allotments	Views into the Site from the allotments will be filtered by the proposed hedgerow enhancements along the current boundary and a new native hedgerow de-marking the allotment extension. Once mature, the hedgerow will heavily filter the majority of views into the eastern extent of the site during summer months with filtered views of the proposed housing directly south afforded during winter. Whilst the proposals will form a new feature within the immediate foreground, the discordant character and appearance of the allotments will continue to be the main component of these views which are experienced on a casual basis. Views towards the proposed housing is also considered to be reflective of the residential character and experiences to the north. Views to the south east will continue to be directed across the open space and towards Ford Road. Intervisibility between the allotments and western field will remain heavily filtered/screened by the retained tree belt. Potential glimpsed and filtered winter views of the proposed housing within this field will appear as an extension of the residential boundary and is not considered out of character or expectation. Mitigation Measures: The boundary will be reinforced with native planting. Where visible the proposed settlement frontage will reflect the traditional and historic vernacular of the town and present a high quality and active frontage.	Moderate	Moderate Adverse reducing to Minor

9 SUMMARY

9.1 Policy

9.1.1 The proposed layout has been designed in accordance with the policy aspirations set out within both the Local Plan and the Neighbourhood Plan Policy AR2. The architectural and landscape design will be detailed to provide the high quality setting and reflection of Arundel's character set out within policy.

9.2 Landscape

9.2.1 The Site lies on the current suburban boundary/approach to Arundel from the south. It has been promoted as an opportunity to extend this boundary to provide benefits to the existing quality of the character and setting to the town.

9.2.2 The proposals have been designed to provide an architectural narrative that is highly reflective of the traditional and distinctive Arundel vernacular. The density, orientation and road alignments have been considered to create a low density settlement boundary that is well defined, identifiable and creates a transition between the countryside edge and town.

9.2.3 The location of the development has been determined by this landscape appraisal which identifies key landscape features and views that currently contribute to the setting and wider landscape character. The existing landscape framework and views towards the historic core were identified as positive features to be retained and enhanced within the scheme. This included keeping all the mature trees and hedgerows within open space to protect their longevity and to ensure a mature

setting, and reinstating lost and weakened boundaries for connectivity, habitat potential and screening.

9.2.4 The appraisal also identified some negative aspects to the current baseline such as the weak and urbanising effects of rear gardens and allotments as the settlement boundary. The boundaries to the east, south and north were also identified as weak in places and lacked species diversity and connectivity.

9.2.5 The proposals also deliver large landscape buffers to preserve the cone of view towards the castle and to ensure a strong landscape edge to the development. These buffers interlink with several green corridors across the site to enhance connectivity with the adjoining neighbourhood and habitats.

9.2.6 The buffers will include increases in species rich grassland, native hedgerow, individual mature trees and wetland features.

9.2.7 Overall, this is considered to provide a positive improvement to the current setting, landscape quality, value and longevity of the Site.

9.2.8 There will be no effects upon the experiences or setting of the SDNP.

9.3 Visual Amenity

9.3.1 Notable changes to the visual experiences and character are limited to receptors immediately abutting the site boundary to the north and receptors directly of Priory Lane. Within these views, the proposals will replace views of the existing visually low/moderate quality settlement boundary. Beyond this, the changes to the views are not considered to be significantly

out of character or expectation of a casual observer upon the approach to a town boundary.

9.3.2 Development has been excluded from the identified cone of view towards the historic core. These views will be retained and opportunities to experience the view extended as part of the proposed public open space/parkland.

9.3.3 The most significant changes will be experienced from the residential dwellings immediately abutting the Site's northern boundary. Due to some open and low boundaries there will be open close distance views towards the northern perimeter of the proposed development. Mitigation measures within the landscape strategy and framework have afforded a wide landscape offset and buffer with additional reinforcement of the northern boundary with native planting. In addition, the visible built line of the development will be designed to afford visual breaks through built form (medium/low density) and a high quality frontage reflecting the architectural vernacular associated with the historic town.

9.3.4 In views from the south and east the development will replace the views of the current settlement boundary, albeit bringing the builtform closer to Priory Lane. The reinstatement and enhancement of the hedgerow and planting along Priory Lane, and the parkland setting buffer afforded to the south, will be used to compliment a new high quality setting and settlement boundary. This will be reinforced by the architectural vernacular of the town and countryside edge density.

9.3.5 This is considered a positive enhancement to the approach to the town from the south along Ford Road.

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- 9.3.6 Views from properties along Priory Lane will become limited to upperstorey views and further filtered by strategically placed tree/copse planting.
- 9.3.7 To the west, views will remain screened by intervening and enhanced planting.
- 9.3.8 Overall the proposals provide an opportunity to improve the visual quality and setting and provide a new well defined, attractive and transitional boundary to the town.

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APPENDIX A

Relevant Policy Extracts

ADOPTION ARUN LOCAL PLAN 2011-2031 (JULY 2018)

Policy SD SP1a Strategic Approach

To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;

a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres including;

i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and

ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.

b. enable development that recognises the sustainable and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.

c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.

d. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.

e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.

f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.

g. encourage the effective use of previously developed land in accordance

with the strategy, provided that it is not of high environmental value.

h. support development which protects, conserves and enhances built heritage.

i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.

j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.

k. Retain and enhance natural environment resources, including biodiversity.

Policy C SP1 Countryside Outside the Built-Up Area

Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or

b. for quiet, informal recreation; or

c. for green infrastructure; or

d. for the diversification of the rural economy; or

e. for road and/or cycle schemes; or

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Policy GI SP1 Green Infrastructure and development

The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

Policy LAN DM1 Protection of landscape character

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.

Policy LAN DM2 The Setting of Arundel

Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its Castle, Cathedral and its special setting. Any development, including the

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proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:

1. London Road, in the vicinity of 9 and 11 London Road (north westerly views)
2. London Road, in the vicinity of the Roman Catholic cemetery (southerly views)
3. The northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views)
4. London Road, in the vicinity of Tower House (easterly views)
5. The northern end of High Street (southerly views)
6. Bakers Arms Hill and its junction with Maltravers Street (southerly views)
7. Kings Arm Hill and its junction with Maltravers Street (southerly views)
8. Mount Pleasant, in the vicinity of the Old Poor House (southerly views)
9. The Arundel river bridge, in Queen Street (easterly views) Developments shall also be consistent with all other Local Plan policies

Policy SO DM1 - Soils

Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.

The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that:

- a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity);
- b. That any site preferred for development is demonstrated to be

the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and

- c. The proposed development meets the requirements of the countryside policy and/or equine development policy.

Where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless:

- d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site;
- e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England (29);
- f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (30); and
- g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.

Developments shall also be consistent with all other Local Plan policies.

Policy D SP1 - Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

Policy D DM1 - Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer

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Places - The Planning System and Crime Prevention'

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

Policy ECC SP1 - Adapting to climate change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

- Location (in relation to flood risk and vulnerability to coastal erosion);
- Water efficiency;
- Shade, cooling, ventilation, solar gain;
- Connectivity to the green infrastructure network;
- Layout and massing;
- Resilience of buildings and building materials to extreme weather events; and
- Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy HWB SP1 - Health & Wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
- Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

Policy OSR DM1 - Open Space, sport & recreation

1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

2. Open space, sport and recreation in new developments

Housing and, where viable, commercial development will be required to

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contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
- d. Strategic projects identified in the Leisure and Cultural Strategy.

Policy OSR SP1 - Allotments

The Council will encourage the development of sites as allotments subject to all of the following criteria:

- a.- The land shall be situated within or immediately adjacent to the built-up area boundary or adjacent to community facilities or on appropriate sites close to residential areas;
- b. - The land shall be suitable (i.e. having regard to flooding and gradient) and be easily accessible;
- c. - Adequate water supply and parking facilities shall be provided on site;
- d. - Located so that natural surveillance can be maximised; and
- e. - Secure boundaries should surround the area of the allotment.

The loss of allotment sites to development shall only be permitted where a site of a similar scale can be provided that is as, if not more, conveniently located to the local community as the existing allotment site, subject to the above criteria.

Policy HER DM1 Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. - Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. - Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. - Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. - Protect the special interest of buildings of architectural or historic interest; and
- e. - Protect, and where possible enhance the setting of the building.

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. - Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;
- g. - The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and
- h. - The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its

appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

it will materially harm the significance of the heritage asset or its setting;

it will avoid detrimental fragmentation of management of the heritage asset;

it will secure the long-term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;

it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;

there is a source of funding that might support the heritage asset without the need for enabling development; and

the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

Policy ENV SP1 - Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

Policy ENV DM3 – Biodiversity Opportunity Areas

Development shall:

- a. - Retain and sympathetically incorporate locally valued and important

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habitats, including wildlife corridors and stepping stones

b. - Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

Policy ENV DM4 - Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. - Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. - Would enhance the survival and growth prospects of other protected trees;
- c. - The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

- d. Land and tree surveys
- e. A tree constraints plan
- f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Policy ENV DM5 Development and biodiversity

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate,

suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

Policy QE DM2 Light pollution

Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

- a. - No adverse impact on neighbouring uses or the wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation;
- b. - Light levels being the minimum required for security and working purposes;
- c. - Minimising the potential glare and spillage; and
- d. - The degree to which outdoor lighting can be powered by on-site renewable sources.

Where appropriate, the Local Planning Authority will seek to control the times of illumination.

ARUNDEL NEIGHBOURHOOD PLAN REVIEW 2018 - 2031

SUBMISSION PLAN (POST EXAMINATION) OCTOBER 2019

Policy AR2 Land off Ford Road

The Neighbourhood Plan allocates 8.97 Ha of Land Off Ford Road for a mix of residential, community facility and green infrastructure uses as shown on the Policies Map. Development proposals will be supported, provided the following key requirements are met:

- a. The developable land for residential uses comprises no more than 3.9 Ha lying within the Built Up Area Boundary of Policy AR1;
- b. The residential scheme delivers approx. 90 dwellings comprising a mix of open market, affordable and Community Land Trust homes in accordance with Local Plan policies with an emphasis on homes suitable for first time buyers or those looking to rent their first home;

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c. Development proposals incorporate and safeguard land for the future provision of a D1 and/or D2 community use(s) to be agreed with the Town Council;

d. The layout and heights of buildings have full regard to the Local Plan policy requirements in relation to the location of the land within the setting of:

- the South Downs National Park;
- of Arundel; and
- of the heritage assets at Tortington Priory;

e. A biodiversity strategy is prepared and approved by the local planning authority to incorporate measures that ensure no net loss of effective foraging and roosting habitat for the Bewick's Swan population of the Arun Valley Special Protection Area in accordance with Local Plan policies and deliver a net gain in general biodiversity value, where possible, on site;

f. The road access to the developable land is made from a new junction on Ford Road in a location and of a type to be agreed with the highways authority, but with an emergency vehicle access to Dalloway Road;

g. Pedestrian and cycling access points are provided off Ford Road, Priory Lane, Dalloway Road, High Ridge Close and Priory Road of a specification to be agreed with the highways authority;

h. Provision is made within the scheme layout to secure public footpath connectivity through the site between Dalloway Road and Ford Road as part of the wider Green Infrastructure Network defined by Policy AR9;

i. All trees subject to a Tree Preservation Order are retained and protected and all other mature trees and hedgerows within the site are retained unless their removal is essential, and the minimum required to facilitate an efficient development layout;

j. The remaining non-developable land within the gross site area is set out as a combination of formal and informal recreation parkland and incorporates a Local Equipped Area for Play that is conveniently located for all the new residential uses and that is accessible to children from the Torton Hill area;

k. A sustainable drainage strategy is prepared and approved by the local planning authority to address the effects of surface water run-off within and

adjoining the land;

l. The layout enables the scheme to connect and integrate with the existing community at Torton Hill and also reflects the common grid street pattern and profile of Torton Hill, notably the use of front gardens, boundary walls and street trees, with an emphasis of east-west streets to encourage optimum design for passive solar design;

m. The building materials reflect those common to the neighbourhood area; and

n. The layout has regard to the need for utility providers to access infrastructure on the land for future maintenance and upgrading.

5.10 This policy allocates land mixed use scheme at land off Ford Road that has been made available by the owner, the Norfolk Estate, for these purposes. The scheme will be primarily residential led on approximately half of the total site area that adjoins the existing edge of the town. Plan D below shows an illustrative masterplan for the site, which defines the developable area and the Built Up Area Boundary of Policy AR1 has been modified accordingly. The remaining half of the and will be used for green infrastructure improvements and the provision of a future community facility.

5.11 The developable area and the key development principles have been derived from a combination of the technical evidence base provided by the Estate and of the iterative analysis of the SEA and HRA respectively (as detailed in the separate Site Assessments Report). The land is constrained in a number of ways – landscape, heritage, flooding, ecology and access – but the evidence shows that it is possible to avoid or mitigate any significant adverse environmental effects by making a series of requirements in this allocation policy. Specific attention is drawn to the need for proposals to consider within the biodiversity strategy how that part of the site adjoining Ford Road (and outside the defined developable area) may provide a habitat for Bewick's Swans, as recommended by the HRA technical report.

5.12 The total housing capacity of the developable area (at a density of approx. 23 dwellings/Ha) is also a key means of mitigating these effects and is not dissimilar to the density of the adjoining residential area. However, the capacity will still result in almost double the number of new homes being delivered in the plan period than the figure indicated by ADC. As the land is available now, all of these new homes will be delivered within the next five years, thereby making an important contribution to meeting the

District's housing land supply from one of its most constrained settlements.

5.13 The policy requires an emphasis (i.e. greater than two-thirds) on the provision of homes that are suited by their smaller size, lower cost and tenure mix to first time buyers and renters to help correct the increasing imbalance of the town's housing stock. Using ADC's 'Updated Housing Needs Evidence' report of September 2016 and data held on homes confined to occupation by older households in Arun and Arundel, it is shown that the town has a considerably higher proportion of this type (4.3%) than the District (2.6%). Given the relatively high number of second homes and homes available on short term lets (e.g. AirBnB) in the town, this difference is likely to be even greater in practice. As the largest, suitable housing site available, it provides an important opportunity to begin to correct this balance in favour of

younger people to halt the trend of an aging population, with its consequences for the long-term sustainability of the town and its community facilities. This is very similar in its intent to the Government's new 'Entry-Level' homes product (NPPF §71).

5.14 The policy encourages the Estate and its future development partner to give full consideration to the strong desire of the local community to see a proportion of the new homes on this site delivered by the new Arundel Community Land Trust (CLT). This cannot be made a policy requirement, but the Estate was keen to support the initiative during the earlier consultations on the Review and this was a decisive factor in the local community supporting the allocation of the land. The Estate has confirmed that the provisions of the policy as a whole will lead to a viable scheme.

Policy AR6 Community Facilities

The Neighbourhood Plan identifies community facilities in the town, which are listed in Appendix A.

In addition to the provisions of relevant Local Plan policies, proposals to change the established use of a facility and its ancillary land must demonstrate that the land is no longer suited to any other D1 community use. Proposals to change the use of part of a facility that is shown to be surplus to requirements will be supported, provided the change will not undermine the viability of the primary community use. Proposals to extend a facility will be supported, provided they are consistent with the relevant policies of the development plan.

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5.25 This policy replaces Policy 10 of the made Plan and supplements a number of its other policies (that relate to specific community facilities) and Policy OSR DM1 of the Arun Local Plan by seeking to ensure that the long-term potential value of land in community use is not lost without good reason. It also encourages the improvement of facilities to ensure they remain viable, but other planning policies will still need to be addressed, e.g. heritage. The list of facilities included in Appendix A of the Plan updates and replaces the equivalent list in Appendix B of the made Plan.

5.26 The list of facilities includes all those that serve to justify the status of the town in the hierarchy of settlements in the District and that remain valued by the local community (see Plan F). On occasions, some facilities will struggle, but this will more often be related to the economic viability of the use, rather than the limitations of the premises, land or location. As finding new land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable.

5.27 The policy allows for a partial change of use of a facility, if this is intended to help secure its longer term viability. This may be an important way of putting to economic use floorspace that is no longer needed, but which can make a financial contribution to sustaining the community facility. However, such changes must be shown not to undermine the community functions of the use.

Policy AR9 Green Infrastructure Network

The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map. It comprises a sequence of public and private open spaces and natural green spaces connected by the network of public rights of way and other footpaths.

Development proposals on land that lies within or adjacent to the Network should sustain and, where practicable, enhance the functionality of the Network by virtue of their layout, means of access and landscape treatment. Proposals that will harm the functioning or connectivity of the Network will not be supported.

5.32 This policy is designed to implement an element of the 'Wayfaring in Arundel' Streetscene Project, which identified a network of green infrastructure assets through and around the town that it recommended should be protected and enhanced by the Neighbourhood Plan. This work builds on the Green Network Maps used by the District Council to show

some of those assets and the policy translates Policy GI SP1 of the new Arun Local Plan, so it has specific meaning in Arundel.

5.33 An important feature of the defined Network is the extensive network of public rights of way and other footpaths in and around the town connecting it to the wider network in the National Park and along the coast. These paths will become more valuable over time, providing local residents with enhanced recreational opportunities and benefitting visitors and local tourism.

5.34 The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

Planning Guidelines

Arundel Village Design Statement

New Buildings, Townscape/Street Scene and Gardens

Townscape includes the form and nature of the spaces created by the buildings and landscape and also the details found within those spaces, the street furniture etc. An understanding of the townscape of a place provides an important base from which to assess future development and how changes of use or new additions should or should not be fitted into the town

In the non-conservation area the pattern of building has been largely determined by development occurring at various times throughout the 20th century. The buildings are mainly linear, following existing and new road patterns; however there are many mixed clusters and groups of buildings.

- A feature of these streets is that, with few exceptions, buildings, gardens and walls are set back from the roads and pavement. The spacious feeling is further enhanced by space all around the majority of structures. The feeling of space is a major characteristic of the nonconservation area.

- It is important that new development recognises the character of the particular locality and is sympathetic to the scale, types of existing

development, use of materials and public amenity of individual areas.

- Whilst falling outside planning control rear garden outbuildings, because of the configuration of land, are often visible. Therefore special care needs to be given to style and design of structures, to reduce their visual impact.

In many of the character areas in the non-conservation area especially Torton Hill Area, there is important space in front of, around and behind houses. This space should be maintained where possible as it is a feature of the character of this area. Where development does occur in these areas, its size and impact on the street scene should be minimal, existing trees protected and new tree planting encouraged.

- Any new development must also meet the general policies of the Local Plan, three of these policies that are relevant to new development in Arundel are found below. Arun District Council has set sustainability at the heart of the Local Plan. This is considered as, "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

1 Control of the scale, location and form of new development, whilst ensuring that the future economic and housing needs of the District are met and addressed.

2 Ensuring that adequate infrastructure provision is secured to serve new development

3 The protection, conservation and enhancement of the natural and built environment.

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APPENDIX B

Relevant LCA Extracts

Proposed development on land off Ford Road, Arundel

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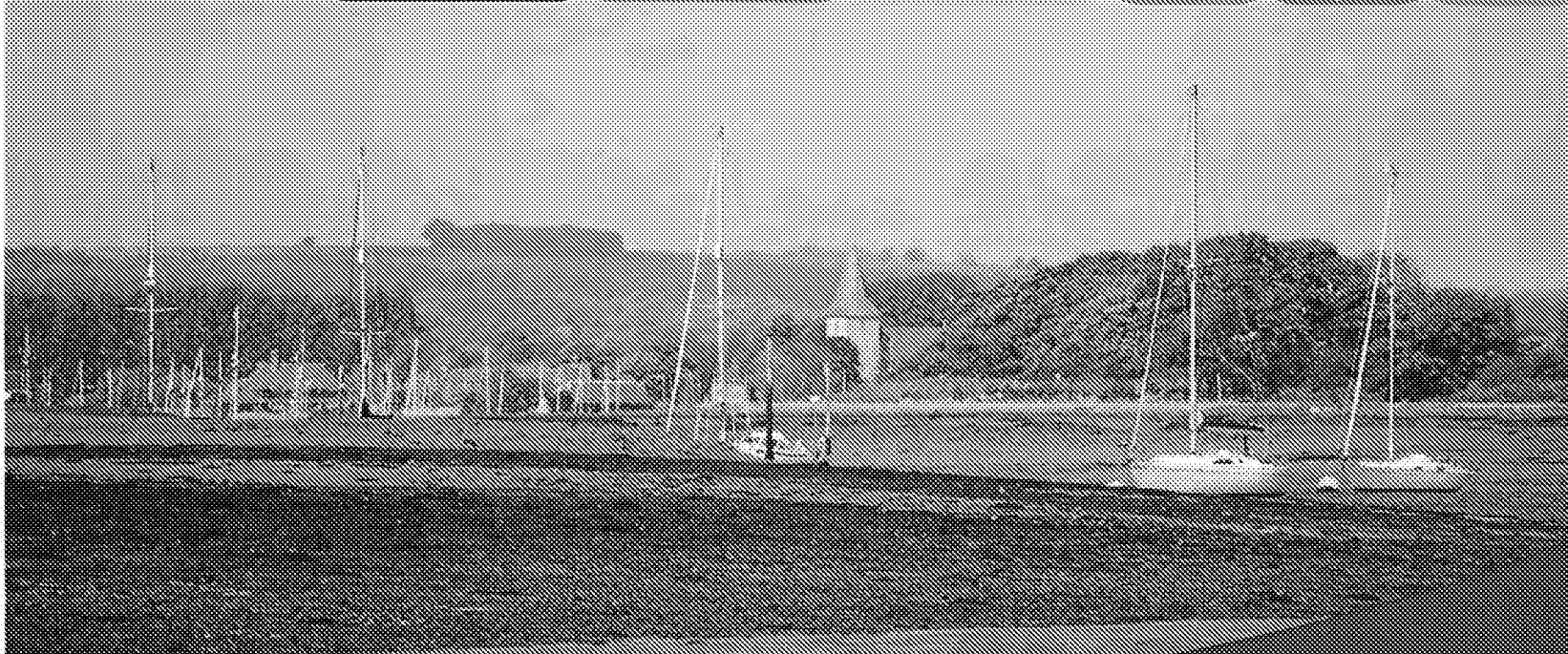
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National Character Area profile:

126. South Coast Plain

Introduction & Summary Description Opportunities Key facts and data Supporting documents Landscape change Analysis



www.naturalengland.org.uk

NATURAL ENGLAND

Toggle full screen

1 Next >

National Character
Area profile:

126. South Coast Plain

Introduction & Summary

Description

Opportunities

Key facts
and data

Supporting documents

Landscape
change

Appendix

Key characteristics

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.

- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.



Catamaran departing Portsmouth Harbour.

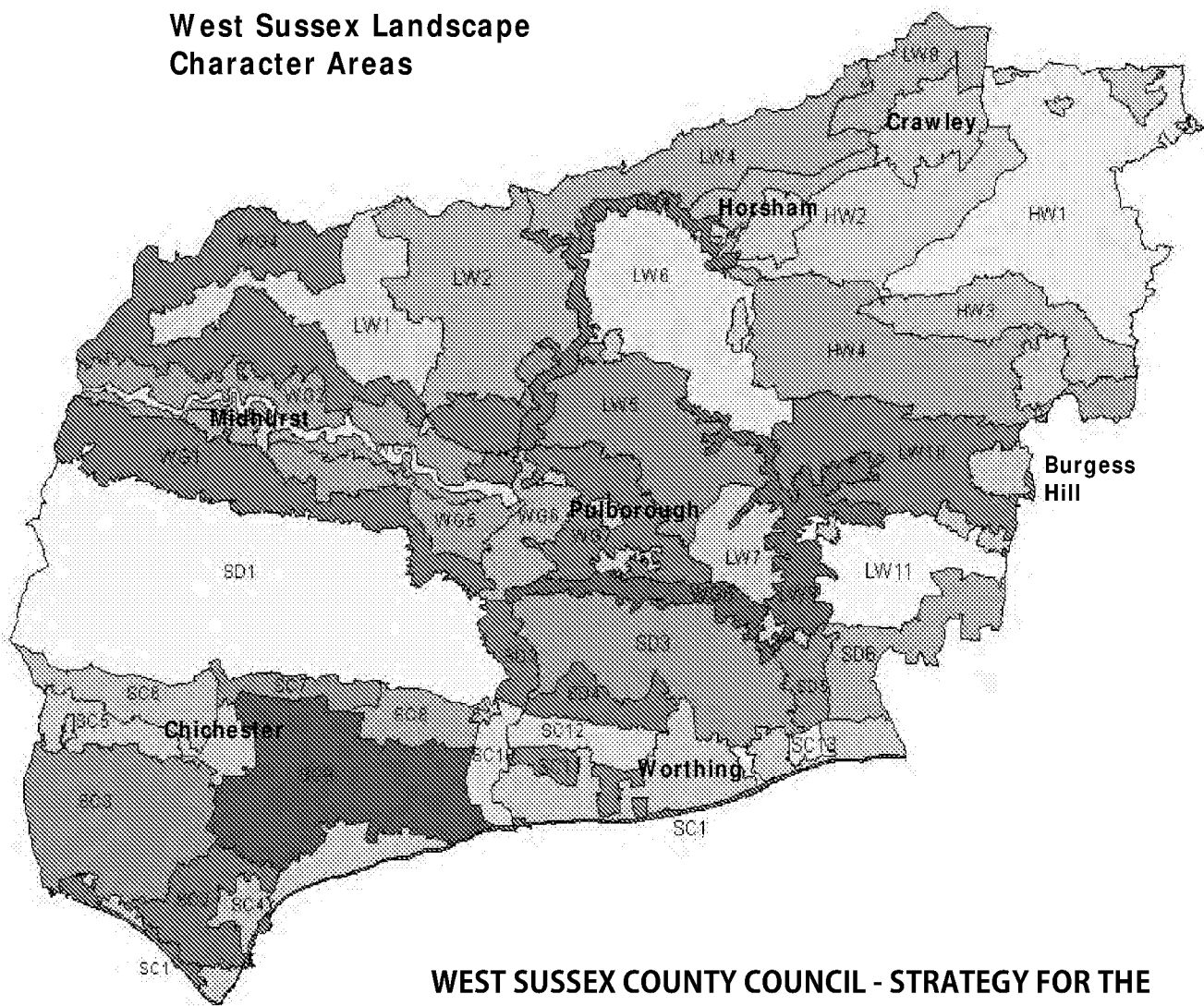
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West Sussex Landscape Character Areas



SD4	Angmering Park
SC12	Angmering Upper Coastal Plain
WG6	Arun Wildbrooks
SC6	Ashlings Upper Coastal Plain
	Back Up Areas
SD3	Central Downs
LW6	Central Low Weald
WG8	Central Scarp Footslopes
SC3	Chichester Harbour
SC9	Chichester to Yapton Coastal Plain
SD5	Downland Arun Valley
SD2	Downland Arun Valley
SD6	Eastern Downs
LW10	Eastern Low Weald
LW11	Eastern Scarp Footslopes
SC8	Fontwell Upper Coastal Plain
SC7	Halnaker Upper Coastal Plain
HW1	High Weald
HW2	High Weald Forests
HW4	High Weald Fringes
SC11	Littlehampton & Worthing Fringes
LW4	Low Weald Hills
SC10	Lower Arun Valley
SC2	Marhodd Peninsula
LW2	North Western Low Weald
LW1	North Western Ridges
WG4	North Western Valleys
LW8	Northern Vales
HW3	Ouse Valley
SC4	Pagham Harbour
WG2	Rother Farmlands
WG3	Rother Valley
WG5	Rother Woods and Heaths
SC1	South Coast Shoreline
SC5	Southbourne Coastal Plain
LW5	Southern Low Weald
WG7	Storrington Woods & Heaths
LW9	Upper Arun Valley
LW3	Upper Arun Valley
SD1	Western Downs
WG1	Western Scarp Footslopes
LW7	Wiston Low Weald
SC13	Worthing & Adur Fringes

WEST SUSSEX COUNTY COUNCIL - STRATEGY FOR THE
WEST SUSSEX LANDSCAPE 2005 - LCA SC8 - FONTWELL
UPPER COASTAL PLAIN

Proposed development on land off Ford Road, Arundel

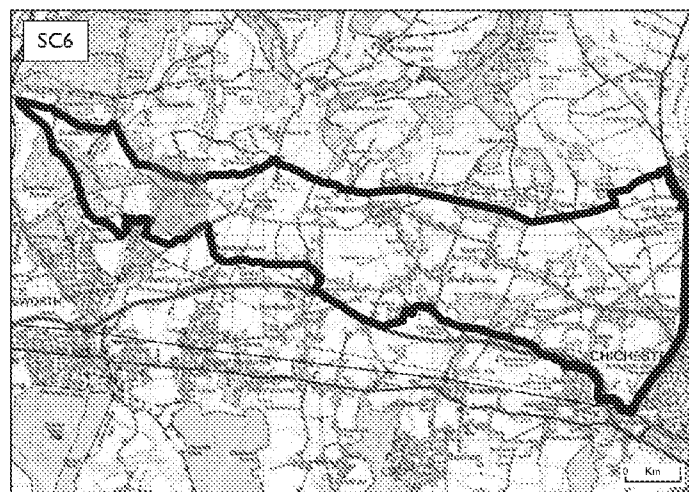
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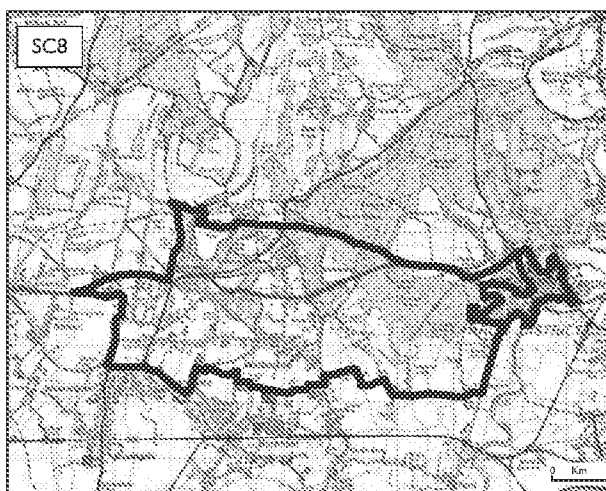
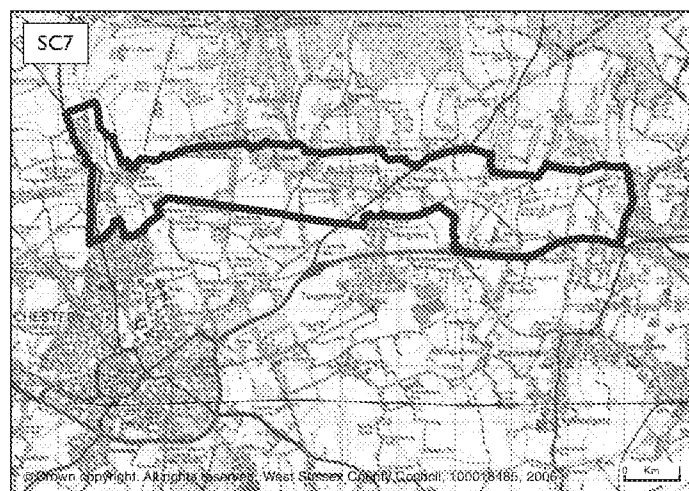
Overall Character

These Character Areas lie in a line between Funtington in the west and Arundel in the east. They form a transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The landform is very gently undulating in the west, more intricate in the east, encompassing the distinctive landscapes of Binsted valley. Over much of the area, strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium-sized fields. At the northern edge, larger woodlands and forests merge with those on the gently dipping slopes of the western Downs, where historic parklands are distinctive features. Whilst the busy A27 trunk road briefly cuts across the southern edge, there are few urban influences in much of the area. As a result, it retains a mostly undeveloped, rural character.



Key Characteristics

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium-sized pastures, arable fields, livestock farming and market gardening.
- Wimarbourne chalk streams emerge from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Parkland is concentrated in the southern areas of Goodwood and around the Ashlings.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint edge centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Hainaker.
- Lowly or wooded settlements.
- Inimate hidden valleys at Binsted.
- Winding hedged or wooded lanes.
- Large scale gravel workings.



THE WEST SUSSEX LANDSCAPE

Land Management Guidelines

Sheet SC6, SC7, SC8

Ashlings, Hainaker and Fontwell Upper Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

Funtington to Highdown Coastal Plain (D1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003)



SC6 SC7,
SC8

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Historic Features

- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Evidence of humanoid existence (Boxgrove Man) some 500,000 years ago, recently uncovered in sediments at Earham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Iron Age and Roman earthworks in Gobblestubs Copse.
- Historic parklands at Salhill, Goodwood, and Aldingbourne.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.

Biodiversity

- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Pockets of remnant heathland in glades and woodland rides associated with Tortington Common and Binsted Woods (SNCI).
- Steep-sided stream valleys add variety, for example in the Binsted area.
- The "disturbed" gravel working environment has considerable nature conservation potential.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.
- Near the Hampshire border, the two Brick Kiln Ponds and Aldsworth Pond are rich in wildlife.

Change - Key Issues

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Landscape and Visual Sensitivities:

Key sensitivities are:

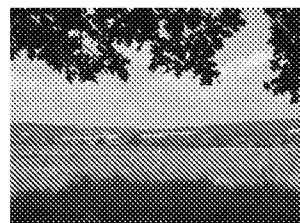
- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs Area of Outstanding Natural Beauty to the north and to Arundel.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.



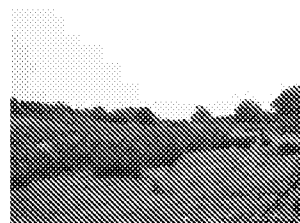
St Mary's Church - Binsted



Horse paddocks - Arundel



View to the South Downs



Binsted Valley

Land Management Guidelines

Conserve hedgerows and allow for the growth of hedgerow trees

Encourage restoration of gravel workings to grassland, woodland or scrub habitats

Maintain and enhance the historic character, including historic parks

Encourage good management of existing woodland and tree groups

Conserve and enhance the character and settings of small villages and hamlets

Conserve the undeveloped rural character of the area.

- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Conserve and enhance the stream side vegetation along the River Ems in the west.
- Conserve the rural character of the Binsted valley to the east. Conserve and enhance historic features of Binsted, especially in the vicinity of the golf course. Conserve and manage the streams and their sides in the Binsted valley.
- Plant small tree groups on the eastern boundary of Binsted valley to screen glasshouses and traffic movement on its margins.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the Interim South Downs Management Plan (March 2004) published by the Sussex Downs Conservation Board.

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APPENDIX C

Assessment Methodology & Glossary

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METHODOLOGY

There are two levels of Landscape and Visual Assessment.

LVIA as part of a standalone Landscape 'appraisal' and LVIA as part of an Environmental Impact Assessment (EIA). This methodology has been set out to define the processes involved in the first procedure - an LVIA as part of a standalone landscape 'appraisal'.

Whilst the processes and principles are fundamentally the same LVIA as part of an 'appraisal' is not required to establish the significance of the effects. GLVIA3 Statement of Clarification 1/13 10-06-13 states *'The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.'*

The level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. These are:

Project Description;

A description of the proposed development, main features of the proposals and any established parameters. can include a description of any alternative considered.

Baseline Studies;

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely independently of the development. Includes information of the **condition, value** and **sensitivity** of the baseline. These are described in further detail on the following pages).

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes

cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (study area/visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

The GLVIA3 sets out a series of different visual receptor groups that may be considered;

- Public viewpoints, including buildings, open access land and PRoW;
- Transport Routes; and
- Places of work.

The guidance sets out that in some cases it may be appropriate to consider private views points such as residential properties. The extent and range of receptors should be agreed with the LPA where possible. For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/appraisal **not** as part of an residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then relayed to the architects as key constraints and opportunities plan and used to develop the masterplan.

Identification and Description of Effects;

The assessment clearly and systematically set out the evaluates the possible effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial.

Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed.

A further narrative as to the types of impacts is given on the following page.

Mitigation

Table 3.1 of the GLVIA3 sets out that mitigation is only a requirement of the EIA process, however it may appropriate to consider mitigation of adverse effects to inform and contribute to a holistic design approach.

For the purposes of this assessment this has included investigating measures to avoid, remove or reduce adverse effects. It is considered that avoidance mitigation for any significant effects should be the pre-requisite to any scheme design.

Most development will inevitably result in some landscape or visual impacts which cannot be avoided. It is how these effects are dealt with in the design response that normally determines the acceptability or not of the development. These will be identified through the assessment of predicted effects and additional measures recommended.

Offset or compensatory mitigation are the measures to be undertaken in order to compensate for effects that cannot be satisfactorily mitigated by design alone.

Enhancement

Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors.

Enhancement is not a requirement of the EIA regulations but is often included as best practice and to provide a holistic approach to the development framework and landscape setting.

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the application site and walking all footpaths and roads in the vicinity.

It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site and cross

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checking the view through section analysis. This process can limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgement are crucial and where doubts exist, are checked by cross sectional analysis.

Photographs

Representative viewpoints (RVP's) are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to 35mm film camera).

The full methodology is set out within the Landscape Institute Technical Guidance Note 06/19 - 17th September 2019 - Visual Representation of Development Proposals LI TGN 06/19 and sets out a proportional approach to various scale, purposes, sensitivity and magnitude of changes. A full description and technical guidance can be found at <https://www.landscapeinstitute.org/visualisation/>. For the purposes of this appraisal the methodology for Type 1 annotated viewpoint photographs have been used. The criteria is summarised below.

Locations of the photograph are recorded using a GPS.

Suitable photographic / print formats (Type 1): Annotated Viewpoint Photograph		
Camera / lens	FFS + 50mm lens	Cropped frame + 28 or 35mm lens
Sheet size	A3	
Image size (mm)	390 x 260	
Presented Field of View (H x V)	39.6° x 27°	Either 35mm = slightly narrower than FFS+50mm, or crop 28mm image to match FFS+50mm
Sheet size	Cylindrical Panoramic image @ A1 width	
Presented Field of View (H x V)	90° x 27° (V FoV as appropriate)	
Image size (mm)	820 x 250 minimum (height as appropriate)	
Type 1 Summary		
Type 1 visualisations are simple, annotated photographic illustrations which often accompany LVAs.		
Use a Full Frame Sensor camera with 50mm lens, or cropped frame sensor camera with 35mm or 28mm fixed lens.		
Images will typically be presented with a single frame on an A3 sheet.		

Technical Assumptions

- For the purposes of the assessment the following assumption have been made:
- For human receptors, views are assessed at 1.8m, assuming adult standing height.
- For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Appendix A - Table 1- Average Planting Heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

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Landscape Sensitivity

Landscape sensitivity relates to the extent that a landscape feature or area can 'accept change of a particular type and scale without unacceptable adverse effects on its character.'

The GLVIA identifies sensitivity as a combination of the 'susceptibility of the receptor to a specific type of change or development' and the '*value related to that receptor*'.

The susceptibility to change relates to the ability of the Application Site to '*accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy*'.

Potential landscape receptors have been identified as the various LCA's as well as criteria identified through the site visits and technical assessments.

Visual Sensitivity

Visual sensitivity relates to:

- The location and context of the viewpoint;
- The amount of use;
- The expectations and activity of the receptor, and
- The importance of the view.

In determining the sensitivity there is the potential for a significant difference between well used footpaths that offer extensive panoramas of attractive countryside, and footpaths that show minimal signs of usage or are heavily influenced by urban form, major detractors or busy transport routes.

The sensitivity of landscape character features and visual receptors are assessed using the two following tables:

Appendix A - Table B Landscape Sensitivity Criteria

Landscape	
Very High	An international or nationally recognised landscape or feature afforded the highest level of protection through policy and designation. A landscape that will not accept any adverse effects on the physical and perceived qualities or features that contributes to the overall distinctiveness, experience and character.
High	A locally recognised landscape or feature afforded protection through local or regional policy and designation. A landscape particularly sensitive to change that would only accept minor and not easily recognisable adverse effects on the physical and perceived qualities of a landscape or townscape character, feature or elements.
Moderate	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape capable of accepting limited change resulting in an easily recognisable new element within the landscape or townscape character, or impact on a feature that would not be perceived as out of context with the overall quality and experience.
Low	A landscape capable of accommodating considerable proposed change without significant effects on landscape or townscape character, features or elements. A degraded or low quality landscape with poor structure, condition and value.
Negligible	A derelict or landscape devoid of features, quality or value. Distinctly degrading or detracting character.

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Appendix A - Table 9 Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
Places of Work	External areas	Outdoor seating areas	Low
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs & Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low
All		Where no views are available	Negligible

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IMPACTS - MAGNITUDE OF CHANGE

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived.

Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Direct effects include the quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.

Indirect effects include:

- Changes to the perception of the landscape;
- Changes in the character of an area;
- Changes to the experience of being in a particular space or designed landscape; and
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes. The views are assessed

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. They may also be direct or indirect, cumulative, permanent or temporary (short, medium or long term).

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Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect.' The criteria for levels of magnitude are outlined in the following two tables:

Appendix A - Table 10 Landscape Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Total loss of or major alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape
	Moderate	Partial loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
	Minor	Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Negligible	Very Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change.
Beneficial	Minor	Minor improvement or removal of key elements/features/characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape.
	Moderate	Moderate improvement or removal of key elements/features/characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and Moderately enhance the baseline character of the landscape/townscape.
	Major	Major improvement or removal of several notable key elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape.

Appendix A - Table 11 Visual Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
	Moderate	Moderate changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on an occasional basis.
	Minor	Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
Negligible	Negligible	No perceived change in view where the development would be scarcely appreciated and, on balance, would have little effect on the scene.
Beneficial	Minor	Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
	Moderate	Moderate enhancement of views and or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer.
	Major	Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer.

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GLOSSARY

Taken from the GLVIA3 the following provide definitions to terminology used within the LVIA process.

Access land - Land where the public have access either by legal right or by informal agreement.

Baseline studies - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Characterisation - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Compensation Measures - devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.

Designated landscape - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Development - Any proposal that results in a change to the landscape and/or visual environment.

Direct effect - An effect that is directly attributable to the proposed development.

Elements - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Enhancement - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA) - The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.

Environmental Statement - A statement that includes the information that is

reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI) - Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA) - Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects - Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land use - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

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

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

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Landscape Character Areas (LCAs) These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA) - The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification - A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape effects - Effects on the landscape as a resource in its own right.

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.

Landscape receptors - Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape strategy - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape value - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect) - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Parameters - A limit or boundary which defines the scope of a particular process

or activity.

Perception - Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).

Photomontage - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors - See Landscape receptors and Visual receptors.

Sensitivity - 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.

Significance - A measure, the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

Stakeholders - The whole constituency of individuals and groups who have an interest in a subject or place.

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Townscape - The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity - 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.

Visual effects - Effects on specific views and on the general visual amenity experienced by people.

Visual receptors - Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation - A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence)

- A map usually digitally produced, showing areas of land within which a development is theoretically visible.

