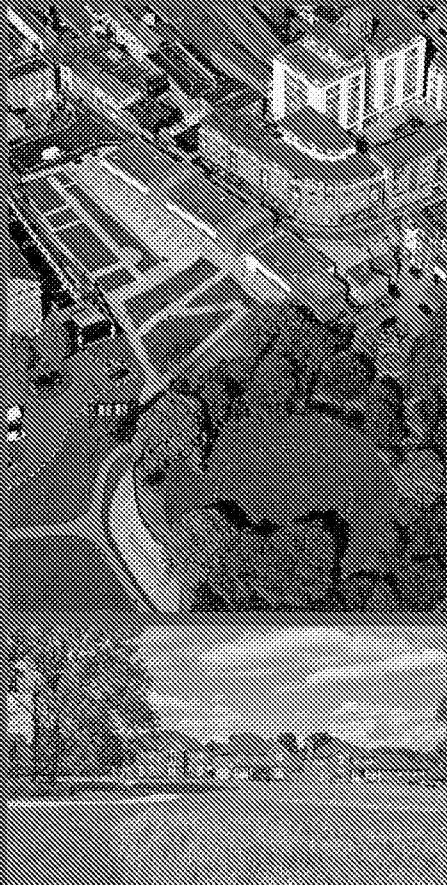




Former Gas Works,
Ford Road, Arundel

Landscape and Visual Impact Assessment

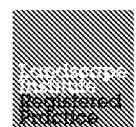
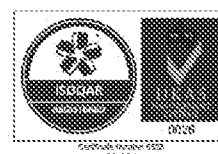
Prepared by
CSA Environmental

on behalf of
Oakford Homes

Report No: CSA/4163/01

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CONTENTS	Page
1.0 Introduction	2
2.0 Landscape Policy Context	3
3.0 Site Context	8
4.0 Site Description and Visibility	11
5.0 Suitability of the Site to Accommodate Development	16
6.0 Conclusion	22

Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: MAGIC Map and Heritage Information

Appendix E: Proposed Site Plan & Elevations

Appendix F: Landscape Strategy

Appendix G: Methodology and Summary Landscape and Visual Effects

1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Oakford Homes to undertake a landscape and visual impact assessment of land at the former Gas Works site on Ford Road, Arundel ('the Site'). The report accompanies a full planning application for residential development with associated parking and landscaping.
- 1.2 The Site is in the jurisdiction of Arun District Council. It is situated close to the centre of Arundel, on the southern edge of Ford Road. The location and extent of the Site is shown on the Location Plan at Appendix A and on the Aerial Photograph at Appendix B.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.4 This assessment is based on a Site visit undertaken by a suitably qualified and experienced Landscape Architect in January 2019. The weather conditions at the time of the visit were fine and visibility was good.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility.
- 1.6 Photographs contained within this document (Appendix C) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs perform two functions, the first to show the character of the Site and its surroundings and the second to show the visibility of the Site.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (February 2019)

- 2.1 National policy is set out in the Revised National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraph 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 2.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the '(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'
- 2.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that '... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'
- 2.5 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'
- 2.6 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '... (in a manner

commensurate with their statutory status or identified quality in the development plan)'. The paragraph also outlines that the planning system should recognise the, '...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

- 2.7 Paragraph 172 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.

Planning Practice Guidance

- 2.8 As set out on the Planning Practice Guidance ('PPG') website, the PPG will in due course be updated to reflect the changes following the publication of the Revised NPPF, and any hyperlinks to NPPF 2012 should be disregarded. The PPG paragraphs as set out on the website will therefore remain relevant until they are updated, insofar as they are consistent with the Revised NPPF February 2019. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.

- 2.9 The Design section of the guidance describes the importance of good design as an integral part of providing sustainable development. Paragraph 6 (ID: 26-006-20140306) states:

'Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives.'

- 2.10 The following issues should be considered:

- local character (including landscape setting)
- safe, connected and efficient streets
- a network of greenspaces (including parks) and public places

- crime prevention
- security measures
- access and inclusion
- efficient use of natural resources
- cohesive and vibrant neighbourhoods.

2.11 Paragraph 7 of the Design section notes that the successful integration of all forms of development with their surrounding context is an important consideration.

2.12 Paragraph 001 of the Natural Environment Section of the Guidance states, among other things that, ‘Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.’

Local Policy Context

2.13 The Arun District Local Plan was adopted in July 2018 and sets out Arun District Council’s planning policies for the period up to 2031 (excluding the area covered by the South Downs National Park). The policies that are of relevance to the Site and this assessment are listed below.

2.14 Policy SD SP2 Built-Up Area Boundary states that development should be focused within the built up area boundaries as defined on the proposals map and will generally be permitted, as long as it conforms with other Local Plan policies. The Site lies within the defined built-Up area boundary.

2.15 Policy GI SP1 Green Infrastructure and Development, states that all major development must consider, at an early stage of the design process, the need to protect and enhance existing Green Infrastructure assets, and the connections between them. The Plan identifies opportunities to strengthen the network, including the promotion of walking and cycling routes and creation of links to recreation facilities, the South Downs National Park and the District’s inland villages.

2.16 Policy LAN DM1 Protection of Landscape Character, states that development should respect the characteristics and natural features of the relevant landscape character area, seeking where possible to reinforce or repair the character of the area. Development within the setting of the South Downs National Park must have special regard to the conservation of its setting, including views into and out of the park.

- 2.17 Policy LAN DM2 The Setting of Arundel states that development will not be permitted within the identified area, where it would affect the views of the town, its Castle, Cathedral and special setting. Any development will be of a high quality design, reflecting the quality of the landscape and setting of Arundel. The policy goes on to list a series of 9 locations in and around Arundel which are stated as being particularly sensitive. Neither the Site nor Ford Road are listed here.
- 2.18 Policy D SP1 Design states that all development proposals should be of good quality and demonstrate a high standard of design, and should have been derived from; a thorough site analysis and context appraisal; adherence to objectives informing sustainable design; and the influence these objectives have on the form of the development.
- 2.19 Policy D DM1 Aspects of Form and Design Quality sets out a number of aspects the Council will have regard to when considering any application for development. Those relevant to this assessment are listed below;
- 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, landscaping and design features;
 - Appearance / attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area;
 - Trees and woodland. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals;
 - 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;
 - Layout – movement. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept;
 - Layout – legibility. Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points, and/or a variety of detail within the public realm; and
 - Public Art. Public Art should be incorporated into schemes where there is capacity to do so.

- 2.20 Policy ENV SP1 Natural Environment states that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 2.21 Policy ENV DM4 Protection of Trees states that trees covered by a TPO or identified as Ancient Woodland, lying within a Conservation Area or contributing to local amenity should be protected within new development unless their removal is, in the interests of good arboricultural practice (to be informed by a tree survey); would enhance the survival of other protected trees; or the benefits of the development would outweigh the loss of trees.
- 2.22 Policy ENV DM5 Development and Biodiversity states that 'Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.' 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.
- 2.23 Policy T SP2 Littlehampton to Arundel Green Link states that a new strategic Green Link is proposed along the River Arun as identified on the Policies Map. Informal recreation is stated as being encouraged along this route, including access to the water, as well as good landscape management practices.

Arundel Neighbourhood Plan 2014

- 2.24 The Arundel Neighbourhood Plan 2014 was formally made and covers the period between 2014 and 2029. The Plan sets out the future for the parish, including setting out how much new housing should be built in the period up to 2029.
- 2.25 The accompanying Neighbourhood Plan Proposals Map identifies the Site as a housing site allocation, under Policy 4 - Housing Site Allocations. Land at Ford Road (the Site) is stated as being identified for future allocation through plan review, once the flood risk exception test has been passed. The supporting text to this policy states that this site can accommodate a higher than average density housing and deliver up to 37 dwellings.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site is located within the built up area of Arundel and occupies a small rectangular area of land, which was previously the site of a gas works. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in Appendices A and B, and on the photographs contained within Appendix C.
- 3.2 The Site is bound to the west by Ford Road, which leads south westwards from the centre of the town towards the village of Ford, located approximately 2.5km south of the Site. Beyond Ford Road to the west of the Site is a cemetery, surrounded by residential built form.
- 3.3 To the south, the Site is bound by residential properties on the eastern edge of Ford Road and a single pastoral field, which wraps around the eastern boundary of the Site. A small residential estate at Penfolds Place lies beyond the pastoral field to the south of the Site and extends built form up to the edge of the River Arun.
- 3.4 To the east, the Site is bound by a narrow section of the aforementioned pastoral field, beyond which lies the River Arun and towpath running along its western edge. Linear development along Fitzalan Road continues on the eastern edge of the river, beyond which lie agricultural fields.
- 3.5 To the north, the Site is bound by a track which is the route of public footpath 3080, connecting Ford Road to the River Arun towpath. Beyond this track to the north east is a single pastoral field, situated on the corner of the roundabout junction of Ford Road and the A27. To the immediate north west of the Site is Ford Road and existing residential development, together with Arundel Baptist Church. Beyond the roundabout junction, the built up area of Arundel continues north eastwards. Both Arundel Cathedral and Arundel Castle lie within this built up part of Arundel, lying approximately 450m and 750m from the Site respectively. The land to the immediate north and west of Arundel is well wooded and marks the edge of the South Downs National Park.

National Landscape Character

- 3.6 England's National Character Areas Profiles ('NCA') divide England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity, cultural and economic activity. The Site lies within the northern part of the South Coast Plain National Character Area (NCA Profile 126).

- 3.7 The South Coast Plain NCA is described as a narrow strip along the coast, between Brighton and Southampton. The plain is described as sloping gradually southwards towards the coast, with a number of streams and river, including the Arun, flowing from higher land within the Downs, towards the coast. The NCA is also described as having significant urban development, linked by major road and rail systems.

Landscape Character Assessment of West Sussex

- 3.8 The Landscape Character Assessment of West Sussex was produced by West Sussex County Council in 2003. It divides the rural part of the county into 42 Landscape Character Areas.
- 3.9 The Site lies within the urban area of Arundel (as defined within the document) and as such was excluded from the Landscape Character Assessment. It does however lie in close proximity to the Lower Arun Valley Landscape Character Area SC10, which extends south to cover land between Arundel and the coastline, to the immediate west of Littlehampton. The Lower Arun Valley is described as comprising extensive areas of drained pasture and floodplain, with close dramatic views of Arundel from the south, including the castle, cathedral, parish church and hillside housing.
- 3.10 Land management guidelines within the lower Arun Valley LCA are to conserve and maintain key views across the valley through, among other things, encouraging tree planting to screen urban fringes. The loss of long views to Arundel and the Downs is described as a key sensitivity.

Arundel Design Statement

- 3.11 The Arundel Village Design Statement sets out guidelines for development within Arundel. It identifies a series of Character Areas within Arundel, with the Site lying within Character Area 3: Ford Road, Kirdford Road, Woodview. The area is described as having the most mixed character owing to its past and present mixed use, with a mix of larger Victorian semi-detached houses and 2 storey terraced housing. Arundel Fire Station and Water Treatment Plant are both located along Ford Road, as well as a cemetery and derelict gasworks site.
- 3.12 Guidelines for new buildings, townscape/street scene and gardens states that new development should recognise the character of the locality and be sympathetic to the scale, materials, public amenity and to existing development. The guidelines go on to state that the gasworks site is considered brownfield and if developed should be appropriate to its locality, including sympathetic design, heights, scales and access/infrastructure.

Designated Sites and Heritage Assets

- 3.13 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. Designations within the wider context of the Site are shown on the MAGIC Map and Heritage Plan at Appendix D.
- 3.14 The built up area of Arundel to the immediate north east of the Ford Road/A27 roundabout lies within the Arundel Conservation Area, which extends north to include both Arundel Castle and Arundel Cathedral. Arundel Castle is also designated as a Scheduled Monument, and lies with a Grade II* Registered Park & Garden. The South Downs National Park wraps around the built up edges of Arundel, covering land to the north, east and west of the town.
- 3.15 There are numerous Listed Buildings within Arundel, including the Grade 1 Listed Arundel Cathedral (approximately 450m north of the Site). To the south of the Site, on the southern edge of the town is also the Grade II Listed Windmill, situated at the end of Fitzalan Road.

Public Rights of Way

- 3.16 There are no public rights of way ('PROW') crossing the Site although public footpath 3080 runs immediately adjacent to the northern Site boundary, connecting Ford Road to the River Arun.
- 3.17 Within the wider vicinity of the Site, public footpath 206 runs along the western edge of the River Arun, extending north under the A27 up to Surrey Street, and extending south along the edge of the river to Littlehampton. This footpath is identified as the 'Littlehampton to Arundel Green Link' under Policy TSP2 of the adopted Local Plan.
- 3.18 Public footpath 207 connects Ford Road to the River Arun, adjacent to the southern edge of the town (approximately 500m south of the Site).

Tree Preservation Orders

- 3.19 There are no TPOs covering any tree within the Site or along its boundaries.
- 3.20 The row of trees on the southern edge of the field to the north of the Site and a single tree to the east of the Site are covered by TPO/AB/1/84. This was confirmed by obtaining copies of the original orders from Arun District Council.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises a rectangular area of land, which was formerly occupied by a gas works and is now derelict. The majority of the Site is overgrown with scrub vegetation. A small electricity substation is located at approximately the midpoint along the northern Site boundary and is accessed via the adjacent track to the north of the Site.
- 4.2 The Site is enclosed by a low brick wall and concrete post and chain link fence to the northern and western boundaries. There are maintenance gates on the northern Site boundary, providing access into the Site from the adjacent track. The southern Site boundary is defined by a 1.8m high brick wall adjacent to no.1 Ford Road, with a chain link fence continuing to the south east corner of the Site. The eastern boundary is defined by a 2m high chain link fence.

Topography

- 4.3 The Site is relatively flat, situated at between 2m and 5m Above Ordnance Datum (AOD). The land around the River Arun and much of the agricultural land to the south of the Site sits at similarly low lying levels.
- 4.4 The built up area of Arundel, both to the west and to the north east of the Site rises to approximately 30m AOD, at the edge of the South Downs National Park. The landform to the north of Arundel continues to rise more steeply within the well wooded South Downs, with localised highpoints of around 140m AOD in the vicinity of the A284/A29 junction.

Visibility

- 4.5 An assessment of the visibility of the Site was undertaken and a series of photographs were taken from public vantage points, rights of way and public highways. The assessment was carried out in January 2019, when vegetation was without leaf. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in Appendices A and B and on the photographs in Appendix C.
- 4.6 From our assessment, it is apparent that the Site is visible from a number of close range viewpoints, including Ford Road and adjacent properties, with vegetation and intervening built form generally restricting views of the Site from further afield. Occasional middle distance views of the Site are possible from elevated points within the

built up area of Arundel to the north east. The key views of the Site are described in the tables contained in Appendix G and are summarised below.

South

- 4.7 Oblique, first floor views of the eastern part of the Site are possible from the properties along the eastern edge of Ford Road to the immediate south of the Site, with vegetation within rear gardens providing occasional filtering of views.
- 4.8 Partial views of the Site are possible from the first and second floors of properties on the northern edge of Penfolds Place, although intervening vegetation screens the majority of these views. The Site is screened by intervening fencing and vegetation in ground level views from Penfolds Place, although occasional views of Arundel Cathedral are possible on the horizon of these views (photograph 09).
- 4.9 Views from public footpath 207 are largely restricted by adjacent field boundary vegetation, although occasional gaps in this vegetation allow views north across the adjacent field (photograph 21). The Site and built up area of Arundel are screened in these views by dense intervening vegetation, although Arundel Cathedral and Arundel Castle are both visible on the horizon of these views, rising above the intervening vegetation.

East

- 4.10 Views from public footpath 206 on the western edge of the River Arun are generally screened by intervening vegetation, although occasional heavily filtered views looking towards the Site and adjacent properties on Ford Road are possible, in near distance views (photographs 05, 06 & 07). Views of the Site become completely screened as the footpath continues south beyond the properties at Penfolds Place (photograph 08), and continues north beyond the A27. Arundel Castle is visible on the horizon of the majority of these views looking north east, with Arundel Cathedral also visible as the footpath continues further south (photographs 19 & 20).
- 4.11 The Site is not visible in views from the properties on Fitzalan Road to the east of the River Arun, with intervening vegetation along the edge of the river, preventing views. Filtered views of the existing properties on Ford Road adjacent to the Site are however possible (photograph 18).

North

- 4.12 Views of the northern Site boundary fence and overgrown vegetation within the Site are possible from public footpath 3080 when immediately adjacent to the Site (photograph 03). Views from the short

section of this footpath to the east of the Site look towards the vegetation along the eastern Site boundary (photograph 04).

- 4.13 Views from the section of Torton Hill Road immediately north of Ford Road look south towards the Site, with the roofs of the adjacent properties on Ford Road also visible (photograph 14).
- 4.14 Views from the A27 bridge over the River Arun look south towards the Site, although vegetation along the river's edge prevents any views of the Site (photograph 17). Glimpsed views of the roofs of properties on Ford Road are possible in winter months. Filtered views from the short section of the A27 adjacent to the roundabout junction with Ford Road, look through the intervening trees towards the upper floors and roofs of properties on Ford Road (photograph 16). The Site is not discernible in these views.
- 4.15 Glimpsed views of the Site's frontage are possible during winter months, from the A27/Ford Road roundabout junction, with the adjacent properties on Ford Road also seen beyond (photograph 15).
- 4.16 A number of elevated views towards the Site are possible from the higher parts of Arundel to the north east including from Mount Pleasant. The Site is not discernible within these views, although the adjacent properties on Ford Road are identifiable (photograph 22). Elevated views are also possible from the cemetery off London Road, although intervening vegetation prevents views of both the Site and the adjacent properties on Ford Road (photograph 23).

West

- 4.17 Views from Ford Road to the immediate west of the Site look towards the chain link boundary fence and overgrown vegetation within the Site (photographs 01 & 02). Views of the Site on the approach along Ford Road from both the north and the south become restricted by intervening vegetation and built form, with the Site's western boundary remaining visible in near distance views (photograph 11) but becoming screened in middle distance views (photograph 10). Arundel Cathedral is visible on the horizon of views on the approach from the south along Ford Road, from the section of road between the junction of Penfolds Place and the junction of Torton Hill Road.
- 4.18 Views from the cemetery to the immediate west of Ford Road look towards the vegetation within the Site, which is seen alongside the adjacent properties on Ford Road (photographs 12 & 13). Scattered trees within the cemetery provide some partial screening of these views. Views of the Site are also possible from the first floor of the single property on the north eastern edge of the cemetery.

Landscape Quality, Value and Sensitivity

- 4.19 The Site comprises a derelict parcel of land, which was formerly occupied by a gas works. The majority of the Site is now overgrown with scrub and ruderal vegetation. A tree survey has been undertaken for the Site by Barton Hyett Associates which grades the vegetation on Site in terms of its quality and life expectancy. All of the vegetation on site is of low quality Category C or lower. A low quality tree group comprising willow, sycamore and birch trees is located within the south eastern part of the Site.
- 4.20 The character of the Site is generally unkempt, comprising a derelict site overgrown with low quality vegetation. The Site does not contribute to the townscape character of Ford Road and makes very little contribution to the landscape character of public footpath 3080. Accordingly the Site is assessed as being of Low landscape and townscape quality.
- 4.21 The townscape character of the surrounding built up area in the immediate vicinity of the Site comprises a mixture of Victorian terraces along Ford Road, semi-detached 1920s/1930s estate housing further south west around Wood View and Priory Road and more modern 1990s housing at Penfolds Place. Although this part of the town lies outside of the Conservation Area, views towards Arundel Cathedral are possible looking north east along Ford Road. Accordingly the built up area in the immediate vicinity of the Site is assessed as being of Medium townscape quality.
- 4.22 The landscape character of the land surrounding the River Arun, to the east of the Site, is generally well vegetated although built form on either side of the river has an urbanising influence on this part of the river corridor. Views towards both Arundel Cathedral and Arundel Castle are possible from the river towpath running along its western edge. Accordingly the landscape of this part of the river corridor is assessed as being of Medium landscape quality.
- 4.23 In terms of landscape value, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. There are no public rights of way crossing the Site and it does not contain any designated heritage assets or landscape assets. The Site is visible from a number of surrounding vantage points, although its overgrown nature has a negative impact on the scenic quality of the area. Overall it is considered that the Site is of Low landscape value. It is therefore not considered to be a 'Valued Landscape' for the purpose of paragraph 170 of the NPPF.

- 4.24 The landscape/townscape sensitivity of the Site to the proposed residential development is assessed based on the landscape/townscape's ability to accommodate the change. The Site is a derelict brownfield site, which has become overgrown with low quality scrub vegetation. None of the vegetation on Site is considered to be a constraint to development. The Site is influenced by the adjoining townscape character of properties along Ford Road and it forms part of the street scene on the approach into Arundel from the south west, which should be respected within development proposals. Accordingly the Site is assessed as being of Medium – Low landscape/townscape sensitivity.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 This section considers the ability of the Site to accommodate the proposed residential development, in terms of the landscape/townscape and visual constraints and effects.
- 5.2 The Site proposals are shown on the Site Plan and Elevations in Appendix E and were drawn up following the initial Site appraisal. The proposals comprise two high quality apartment blocks of 2.5 storeys in height, with a combined total of 38 dwellings, together with rear car parking and private communal gardens. The following principles have been incorporated into the scheme (as illustrated on the Landscape Strategy at Appendix F) in order to establish an appropriate and attractive setting for the development, which responds to its surroundings and enhances the landscape/townscape character of the Site.
- The new apartment blocks to be set back from Ford Road in line with the adjacent properties, with a new landscaped frontage reflecting the character of Ford Road;
 - The height of the new buildings to be in line with the ridge height of adjacent properties on Ford Road;
 - New native tree and hedgerow planting to the Site's southern boundary, to filter views from the rear of adjacent properties;
 - Substantial new tree, thicket and hedgerow planting to the eastern Site boundary ensuring any views from the River Arun footpath are further screened;
 - Upgrading of the adjacent public footpath which connects Ford Road to the River Arun, with an attractive Hoggins surface;
 - Proposed landscaping to the communal gardens and car parking areas including trees, shrubs, flowering herbaceous planting and areas of wildflower meadow; and
 - Long term maintenance of all new landscaping, as part of the estate management.

Relationship to Settlement

- 5.3 The Site lies within the Arundel built-up area boundary (as defined by the Local Plan policies map) and is a previously developed brownfield site, which is now derelict. The proposed development would sit alongside the existing row of terraced properties on Ford Road, with ridge heights of both buildings sensitively designed to be in line with those of the adjacent properties. The building materials will comprise predominantly red brick and plain brown tile construction with high

quality architectural detailing to reflect the existing architecture along Ford Road. Block A will also be set back from Ford Road behind a frontage of beech hedge and railings, at a similar depth to the existing Ford Road properties. These measures will ensure the proposed development is of an appropriate scale and form to its surroundings.

- 5.4 The proposed site access will utilise the existing track to the immediate north of the Site, with rear parking away from Ford Road. Overall the proposed development represents the redevelopment of a brownfield site which is allocated in the Arundel Neighbourhood Plan, and is very well related to the existing settlement pattern of Arundel.

Impact on Landscape Features

- 5.5 All of the Site's low quality overgrown vegetation will be removed as part of the proposals, in order to facilitate the development. Substantial new landscaping is proposed as part of the scheme including new tree planting within the car park and to the boundaries of the Site and native hedgerow and thicket planting, together with the long term management of all new landscaping. These measures will compensate for the loss of existing low quality vegetation on Site.

Public Rights of Way

- 5.6 The Site is not crossed by any public rights of way, although public footpath 3080 runs adjacent to the northern Site boundary. The route of this public footpath will not be affected by the proposals. The western half of the footpath will be resurfaced in order to provide the vehicular access road into the Site. The eastern section, whilst unaffected by the proposals, will be upgraded as part of the proposed development, with a new Hoggin surface proposed up to the point at which the footpath meets the River Arun towpath.

Visual Impact and Effects

- 5.7 As discussed in Section 4, the Site is visible from a number of close range vantage points with vegetation and built form generally screening the Site from further afield. Occasional middle distance views are also possible from elevated vantage points within the built up area of Arundel. A summary of the impact of the proposals on key views of the Site is contained in Appendix G and these are described below.

South

- 5.8 Proposed views from the first floor rear windows of adjacent properties on the eastern edge of Ford Road will look towards the roof of the car port in the rear car park and upper floors of Block B in the eastern part

of the Site. These views will be oblique in nature and will be filtered by new tree and hedgerow planting to the southern Site boundary.

- 5.9 Proposed views from the first and second floor windows of properties on the northern edge of Penfolds Place will look towards the eastern edge of Block B, which will be visible alongside existing views of the properties on Ford Road. These views will be partially filtered by the adjacent offsite oak tree and become further filtered as new tree planting to the southern Site boundary establishes.
- 5.10 The proposed development will not be visible from public footpath 207, with dense intervening field boundary vegetation screening views.

East

- 5.11 Proposed views from public footpath 206 on the western edge of the River Arun will be filtered in nature and look towards Block B in the eastern part of the Site. New tree, thicket and hedgerow planting to the Site's eastern boundary will help to filter views of the development as it matures. The development will also be seen in the context of existing built form along Ford Road and at Penfolds Place, both of which are visible from parts of public footpath 206. Existing views towards Arundel Castle and Arundel Cathedral from this footpath will remain as existing and will not be interrupted or obscured by the proposed development.
- 5.12 Filtered views through the intervening riverside vegetation towards Block B will be possible during winter months, from the rear of properties on the western edge of Fitzalan Road. New tree, thicket and hedgerow planting to the eastern Site boundary will further filter these views as it matures. These views will also be seen in the context of existing filtered views towards the properties on Ford Road and Penfolds Place.

North

- 5.13 Proposed views from the section of public footpath 3080 immediate adjacent to the Site, will look towards the northern elevations of Blocks A and B as well into the main vehicular entrance into the Site. These views will be partially filtered by new tree and hedgerow planting to the northern Site boundary. The public right of way will also be resurfaced as part of the development, with the western section forming part of the entrance road and the eastern section being upgraded with a hoggin surfacing.
- 5.14 Proposed views from the short section of public footpath 3080 to the east of the Site, will look towards the eastern elevation of Block B, with new tree, hedgerow and thicket planting to the eastern Site boundary

filtering views as it matures. This section of the footpath will also be resurfaced with hoggin as part of the development.

- 5.15 Proposed views from the section of Torton Hill Road immediately north of Ford Road, will look towards the western elevation of Block A, which will be seen alongside the adjacent properties on Ford Road.
- 5.16 Heavily filtered views of the new apartment blocks will be possible during winter months, from the A27 bridge over the River Arun, with summer views screened by the intervening riverside vegetation. Filtered views of the apartment blocks will also be possible from the short section of the A27 adjacent to the roundabout junction with Ford Road as well as from the roundabout junction itself, with new tree and hedgerow planting to the northern Site boundary further filtering views as it matures. These filtered views of the proposed development will replace the existing filtered views of properties on Ford Road to the south of the Site.
- 5.17 A number of elevated views of the proposed development will be possible from elevated vantage points within Arundel, including from Mount Pleasant. The apartment blocks will be partially visible in these views and seen alongside and in the foreground of existing views of the Ford Road properties.

West

- 5.18 Proposed views from Ford Road to the immediate west of the Site will look towards the western elevation of Block A, including the new railings and hedgerow to the frontage of the building. The building will be seen alongside the existing terraced housing on Ford Road and read as a continuation of built form on both the northern and southern approaches. The view of Arundel Cathedral on the approach along Ford Road from the south will remain as existing and the proposed development will not interrupt or obscure this view.
- 5.19 Proposed views from the cemetery to the west of Ford Road will be partially filtered by vegetation within the cemetery, and will look towards the western elevation of Block A, which will be seen alongside the existing terraced properties on Ford Road.

Landscape Change and Effects

- 5.20 As set out in Section 4, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The Site is assessed as being of Low landscape quality and value and Medium – Low landscape sensitivity.

- 5.21 The existing derelict Site does not contribute to the townscape character of the Ford Road approach into Arundel and residential development of the Site provides an opportunity to enhance this approach. The proposed scheme is of high quality and has been sensitively designed to respect and complement the adjacent townscape character of Ford Road, both in terms of the style and vernacular of the building and its form, with ridge heights in line with those of the adjacent terraced houses and the building footprint set back from Ford Road behind a frontage of railings and beech hedgerow (to match the boundary of the cemetery on the opposite side of Ford Road).
- 5.22 The boundaries of the Site are all proposed to be well landscaped with a combination of new native tree, hedgerow and thicket planting, providing further containment to the Site, particularly to the east. The proposals make effective and efficient use of brownfield land within the built up area of Arundel.
- 5.23 Accordingly, it is considered that the proposed development will complement the surrounding townscape character and will not harm the approach into Arundel along Ford Road, or adversely affect key existing views towards Arundel Cathedral and Arundel Castle from either Ford Road or the River Arun towpath. A full table of the Landscape/Townscape Effects can be found in Appendix G.

Compliance with relevant Landscape Planning Policy

- 5.24 The Site lies within the Setting of Arundel as defined by Policy LAN DM2 of the adopted Local Plan, which protects the views of Arundel, in particular of the castle and cathedral, ensuring that any development is of high quality and does not adversely affect these views. The Site also lies in close proximity to the Littlehampton to Arundel Green Link (Policy TSP2) running along the River Arun.
- 5.25 The proposals have been sensitively designed to respond to the Site's location and with specific regard to these policies, among others, as well as to the Arundel Village Design Statement. The proposals do so in the following ways:
- Block A is set back from Ford Road in line with adjacent properties, ensuring views towards Arundel Cathedral from the road will not be obscured. Furthermore, the design of the building fronting Ford Road will reflect the townscape character of this approach, with a traditional red brick and plain brown tile finish, architectural detailing, and a new beech hedge and railings (with potential to incorporate public art) to this Site boundary. These measures will all

ensure the character of this approach into Arundel is enhanced, replacing the existing derelict, overgrown and unkempt Site;

- Block B is set back from the eastern Site boundary, with its height consistent with the adjacent existing properties, and new tree, thicket and hedgerow planting along this boundary. Although the Site is generally well screened from the River Arun towpath, these measures will ensure views towards Arundel Castle and Cathedral from the towpath are not obscured and remain unaffected by the proposed development;
- The design of the proposed buildings is of high quality, through its form, materials and detailing, and also through the high quality landscaping which surrounds the buildings. This includes new native hedgerows to all of the Site boundaries, as well as new tree planting where space allows. Two high quality communal gardens are also proposed to include seating, lawn areas and attractive planted borders. These measures demonstrate a sensitive landscape scheme which will provide an appropriate setting to the new buildings.
- The existing footpath to the immediate north of the Site will be upgraded with a new hoggin surface, providing improved year round access to the River Arun and the Littlehampton to Arundel Green Link.

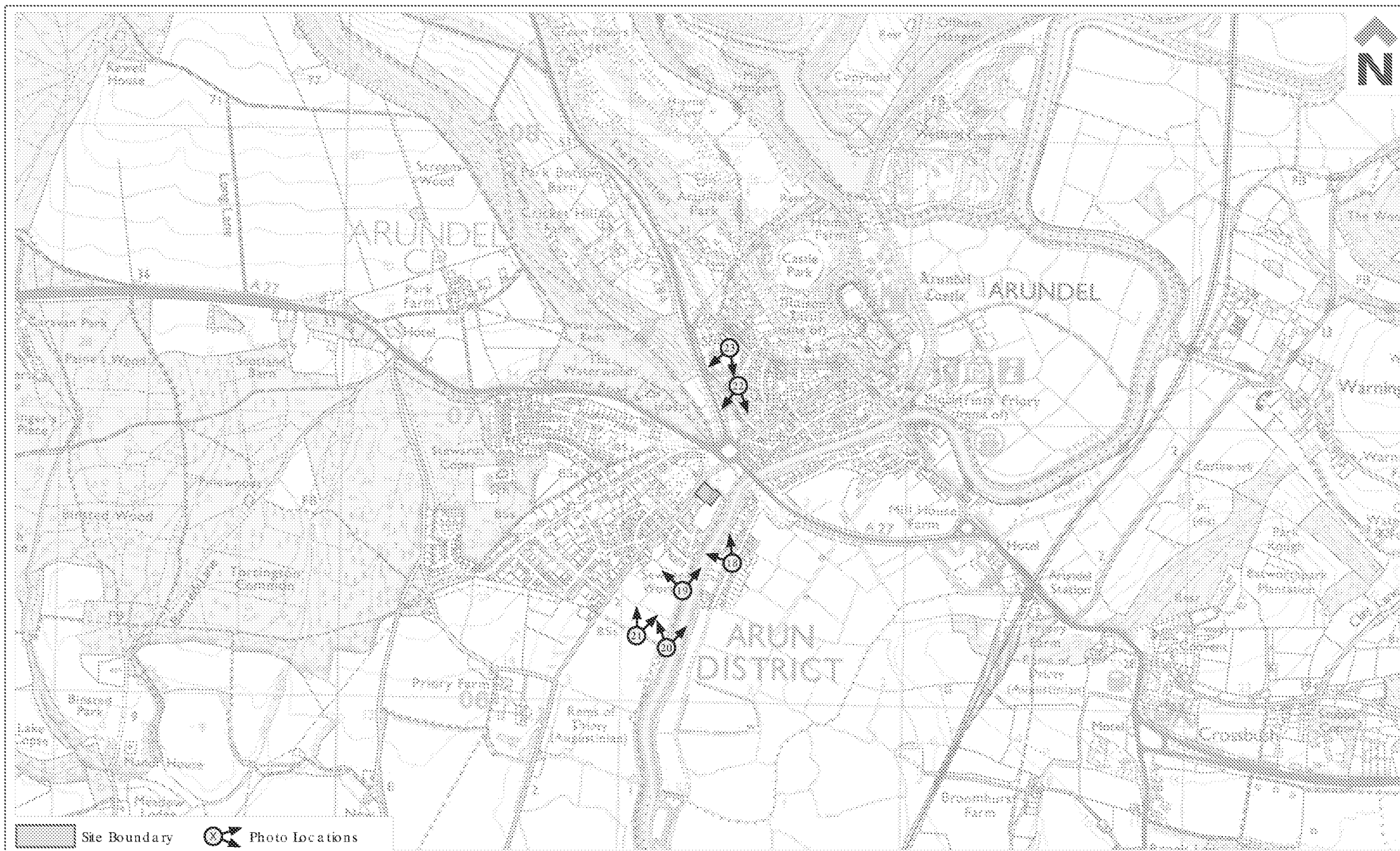
6.0 CONCLUSION

- 6.1 The Site is located within the built up area of Arundel and comprises a small rectangular area of land, previously occupied by a gas works and now derelict.
- 6.2 The majority of the Site is covered with overgrown scrub vegetation and a group of trees is located in the south eastern part of the Site. A small electricity substation is located in the northern part of the Site. All of the Site's vegetation is of low landscape and arboricultural quality. The Site is assessed as being of low landscape quality and value, and of medium – low landscape sensitivity, given it forms part of the approach into Arundel from the south west.
- 6.3 Views of the Site are generally limited to the near distance with surrounding built form and vegetation screening the Site in the majority of views from further afield. A number of elevated views of the Site are possible from vantage points within the built up area of Arundel to the north east. The Site is generally seen alongside the existing row of terraced properties along Ford Road in these views.
- 6.4 The proposed development comprises two high quality apartment blocks of 2.5 storeys in height, delivering a combined total of 38 dwellings, with associated parking and communal open space. The proposed access is from Ford Road and utilises the existing track to the immediate north of the Site. The Site was allocated in the made Arundel Neighbourhood Plan 2014 for residential development and lies within the built-up area boundary of the town (as defined by the Local Plan policies map).
- 6.5 The proposals have been sensitively designed, with specific regard to relevant Local Plan policy (in particular Policy LAN DM2 - The Setting of Arundel) and the Arundel Village Design Statement. This is evident through the high quality appearance of the new buildings and their landscape, which will have an overall beneficial effect on the local townscape character of Ford Road. The adjacent public footpath will also be upgraded with a new hoggin surface as part of the development, providing improved year round access to the River Arun and the Littlehampton to Arundel Green Link.
- 6.6 All of the Site's low quality vegetation will be removed and will be more than compensated for by the extensive proposed landscaping, including native tree, hedgerow and thicket planting to boundaries as well as wildflower meadow, amenity lawn and attractive planted borders to the communal gardens.

- 6.7 Views of the proposed development will generally be limited to the near distance, including from Ford Road, the adjacent public footpath, cemetery and adjacent properties on Ford Road. Occasional middle distance views will be possible from elevated vantage points within the built up part of Arundel, as well as filtered views from the river Arun towpath. The proposals will read as a continuation of the existing built form along Ford Road in these views, with new boundary tree and hedgerow planting filtering the more sensitive views. Crucially, the proposed development will not obscure or adversely affect views of Arundel Cathedral and Arundel Castle from either Ford Road or the River Arun towpath.
- 6.8 Overall this assessment found that the proposed development can be accommodated on Site without adversely impacting on the Setting of Arundel or the approach into the town along Ford Road. Moreover it will have a beneficial impact on the local townscape character, redeveloping a derelict brownfield site into high quality housing.

Appendix A

Site Location Plan



Duke Ham, High Street,
Aston & Beaumont, SG7 5NT

t: 01462 742647
e: arundel@csa-environment.co.uk
w: www.csa-environment.co.uk

Project Former Gas Works, Ford Road, Arundel

Drawing Bk Site Location Plan

Client Oakford Homes

Date January 2019

Drawing No. CSA/4163/100

Scale 1/4 A4 NTS

Rev -

Drawn SP

Checked BS

Appendix B

Aerial Photograph



Site Boundary Photo Locations

CSA
environmental

Duke : Banks, High Street,
Aston & Bepton, Gloucestershire, GL7 5HT

Project: Former Gas Works, Ford Road, Arundel

Date: January 2019

Drawing No.: CSA/4163/101

Drawing Title: Aerial Photograph

Scale: 1/4 A4 NTS

Rev: -

Client: Oakford Homes

Drawn by: JB

Checked by: BS

Appendix C

Photosheets

Arundel Cathedral

The Site



View from Ford Road looking north east towards the Site **Photograph 01**

Public footpath 3080

The Site

Properties on Ford Road



View from Ford Road looking south east towards the Site **Photograph 02**

CSA
environmental

Order Bams High Street,
Arundel, Westfordshire SG 7 6NT

Project Former Gas Works, Ford Road, Arundel

Drawing No. CSA/4163/102

Rev. A

Drawing Title Photosheets

Date May 2019

Client Oakford Homes

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Public footpath 3080

The Site

View from public footpath 3080 looking south east towards the Site **Photograph 03**

Public footpath 3080

Properties on Penfolds Place

The Site

View from public footpath 3080 looking north west towards the Site **Photograph 04**

CSA
environmental

Oldes Barn, High Street,
Arlund, Bedfordshire, MK47 5NT

Project Former Gas Works, Ford Road, Arundul

Drawing No. CSA/4163/102

Rev A

Drawing Title Photosheets

Date May 2019

Client Oakford Homes

Drawn SP

Checked BS

Public footpath 206

The Site

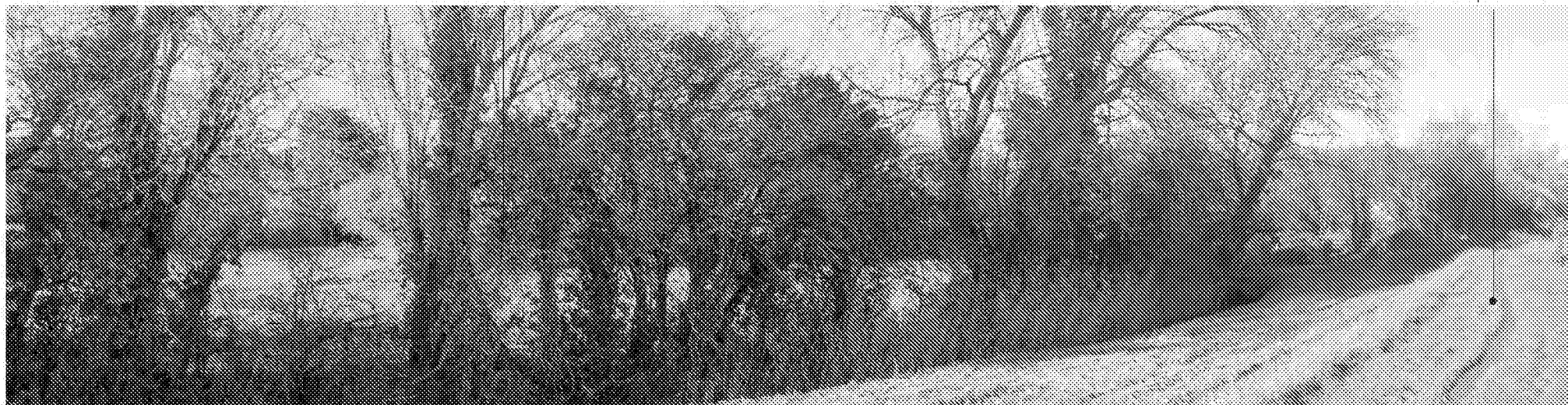
Properties on Ford Road



View from footpath 206 adjacent to the River Arun looking south west towards the Site **Photograph 05**

The Site

Public footpath 206



View from footpath 206 adjacent to the River Arun looking north west towards the Site **Photograph 06**

CSA
environmental

David Brame, High Street,
Atherfield, Northamptonshire NN17 3NE

Project Former Gas Works, Ford Road, Arundel

Drawing No. CSA/4163/102

Rev. A

Drawing title Photosheets

Date May 2019

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Property on Ford Road The Site

Public footpath 206

Arundel Castle



View from footpath 206 adjacent to the River Arun looking north west towards the Site **Photograph 07**

Properties on Penfolds Place

Public footpath 206

Arundel Castle



View from footpath 206 adjacent to the River Arun looking north towards the Site **Photograph 08**

CSA
environmental

Dean Bore, High Street,
Ashwell, Bedfordshire SG7 5AT

Project Former Gas Works, Ford Road, Arundel

Drawing No CSA/4163/102

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Arundel Cathedral



View from Penfolds Close looking north east towards the Site **Photograph 09**

Arundel Castle



View from Ford Road looking north east towards the Site **Photograph 10**

CSA
environmental

60/100 Saint, High Street,
Arundel, West Sussex PO18 8PL

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Drawing No: CSA/4163/102

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Drawing Title: Photosheets

Date: May 2019

Client: Oakford Homes

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Checked: BS

Arundel Cathedral

The Site

Properties on Ford Road

View from Ford Road looking north east towards the Site **Photograph 11**

The Site

Properties on Ford Road

View from Arundel Cemetery looking east towards the Site **Photograph 12**

CSA
environmental

Diary Lane, High Street,
Ashwell, Hertfordshire SG7 5JF

Project: Former Gas Works, Ford Road, Arundel

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MR



View from Arundel Cemetery looking south east towards the Site **Photograph 13**



View from Torton Hill Road, looking south towards the Site **Photograph 14**



Dudel Eare, High Street,
Ashwell, Hertfordshire SG7 6JF

Project Former Gas Works, Ford Road, Arundel

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Properties on Ford Road



View from the A284 roundabout looking south west towards the Site **Photograph 15**

Properties on Ford Road



View from the A27 looking south west towards the Site **Photograph 16**

CSA
environmental

Dieter Boms, High Street,
Aston, Hertfordshire SG2 8JT

Project: Former Gas Works, Ford Road, Arundel

Drawing No. CSA/4163/102

Rev A

Drawing Title: Photosheets

Date: May 2019

Client: Oakford Homes

Drawn: SP

Checked: BS

Properties on Ford Road



View from the A27 bridge over the River Arun looking south east towards the Site **Photograph 17**

Properties on Ford Road



View from Malthouse Close looking north west towards the Site **Photograph 18**

CSA
environmental

Blue Barn, High Street,
Arundel, West Sussex BN26 3RT

Project: Former Gas Works, Ford Road, Arundel

Drawing Title: Photosheets

Client: Oakford Homes

Drawing No: CSA/4163/102

Rev: A

Date: May 2019

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View from footpath 206 adjacent to the River Arun looking north towards the Site **Photograph 19**



View from footpath 206 adjacent to the River Arun looking north towards the Site **Photograph 20**

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Order 8ans, High Street,
Ashwell, Hertfordshire SG8 9HT

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Arundel Cathedral

Arundel Castle



View from footpath 207 looking north east towards the Site. **Photograph 21**

Properties on Ford Road



View from Mount Pleasant looking south towards Site. **Photograph 22**

CSA
environmental

100, 101, High Street,
Arundel, West Sussex BN27 6AT



Project: Former Gas Works, Ford Road, Arundel

Drawing Title: Photosheets

Client: Oakford Homes

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View from the cemetery off London Road looking south towards the Site **Photograph 23**