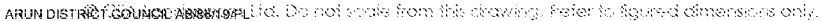


Appendix D

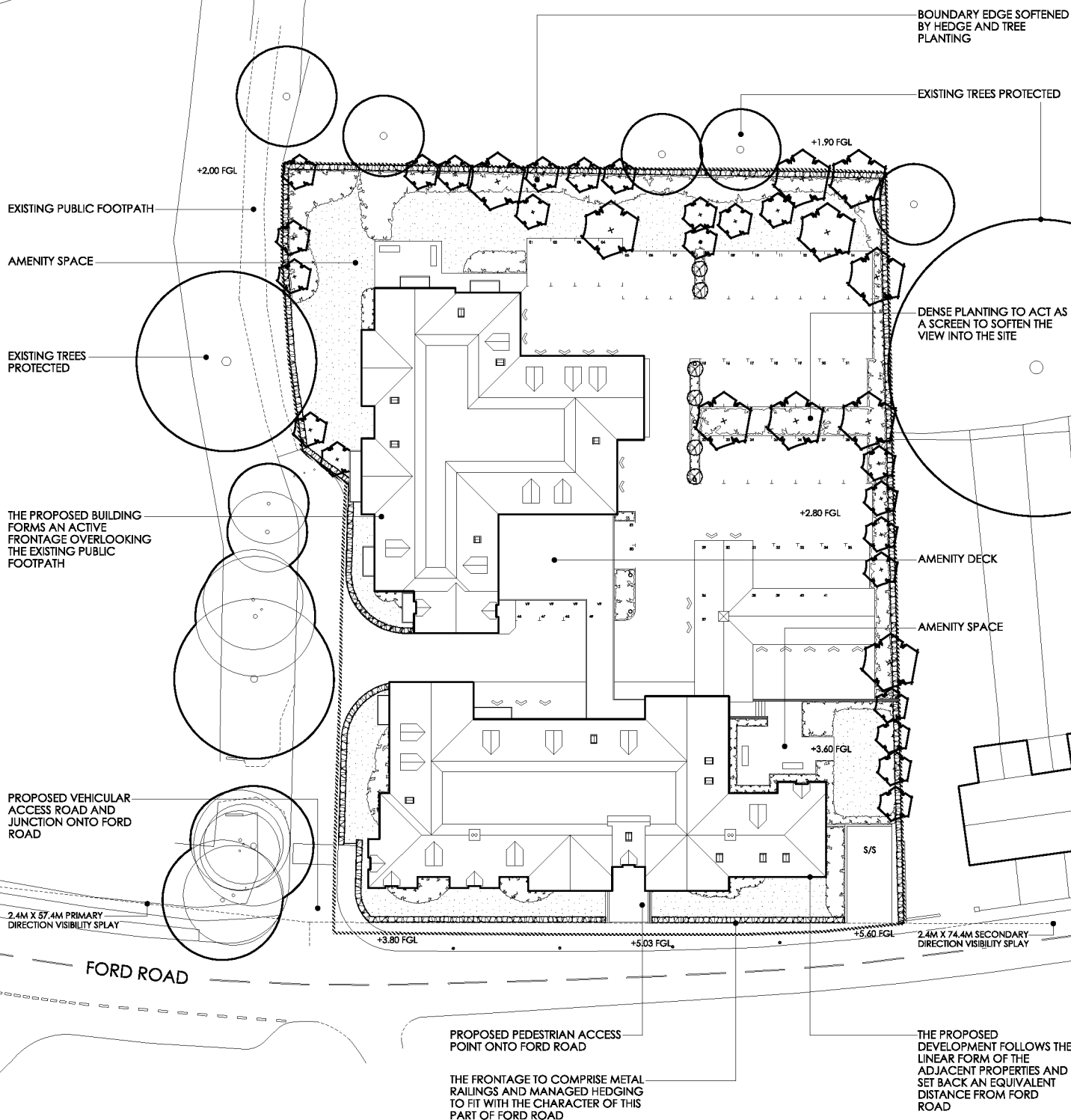
MAGIC map and Heritage Information



Appendix E

Proposed Site Plan & Elevations

RIVER ARUN





SOUTH-EAST ELEVATION



CARPORT

SOUTH-EAST ELEVATION

SCHEDULE OF MATERIALS - all to LA approval

WALLS

1. RED MULTIBAND FACED BRICKWORK.

2. COMFORTER WALLS BRICKWORK - COLOUR DARK GREY.

3. FLUSH DAMPER PATTERNS BRICKWORK - SMOOTH BLUE HEADERS.

4. PROJECTING BRICK PLANTS.

ROOFS

10. PLAIN BROWN TILES WITH MATCHING UP AND RIDGE TILES.

11. DISCREETLY CHIMNEY ROOFS TILES AS SHOWN.

12. PLAIN TILED PITCHED ROOF DORMERS WITH LEAD CHIMES.

13. BLACK PVC-U BALCONY DOORS.

14. CONSERVATION STYLE ROOFLIGHT.

15. GRP ROOF CURVA PLATING.

RAVINE, VERGE & EOPH

20. PROJECTING RAVERE AND EOPH WITH DISCREETIVE BARKBOARD DETAIL TO VERGE AS SHOWN - COLOUR LIGHT GREY.

WINDOWS, DOORS, WINDOW HEAD & SILL

30. PVC-U DOUBLE GLAZED WINDOWS, PATTERN / STYLE AS SHOWN - COLOUR LIGHT GREY.

31. PAINTED METAL ALUMINUM BALCONY GLAZING WITH GLASS BALUSTRADE.

32. RECONSTRUCTED DISCREETIVE STONE ENTRANCE FEATURE.

33. RECONSTRUCTED STONE BALCONY.

34. PROJECTED METAL FRAMED BALCONIES WITH GLAZED BALUSTRADE - COLOUR BLACK.

35. FACE BRICKWORK JACED ARCH HEADERS - PLAIN RED BANDFACED.

36. FACE BRICKWORK CURVE ARCH HEADERS - PLAIN RED BANDFACED.

37. RECONSTRUCTED STONE SILL.

38. PAINTED METAL GRILLS - COLOUR BLACK.

IMPORTANT NOTE FOR USE OF THE DRAWING: THIS DRAWING HAS BEEN PRODUCED SPECIFICALLY FOR USE ON THE PROJECT. ANY OTHER ARCHITECTS CANNOT BE HELD RESPONSIBLE FOR THE USE OF THE INFORMATION IN OTHERS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY PRODUCED. THE DRAWING ARCHITECTS' LIABILITY IS LIMITED TO THE PROJECT AND CANNOT BE THE USE OF THE PRODUCTION AND WILL NOT BE UPDATED IN ACCORDANCE WITH C-CHANGING, DISAMBIGUATION AND/OR OF THE REQUIREMENTS.

ARUN DISTRICT COUNCIL AB988/19PL

ARCHITECTS	
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RESIDENTIAL DEVELOPMENT FORD ROAD ARUNDEL FOR OAKFORD HOMES	
SOUTH-EAST ELEVATIONS	
PRELIMINARY ISSUE	DATE: 11/10/11
SCALE: 1:100	DATE: MAR 2019
AC	DP
PP1249/110-11	P2

Appendix F

Landscape Strategy

Appendix G

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between landscape/townscape effects (i.e. effects on the character or quality of the landscape (or townscape), 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, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) existing land uses;
 - (ii) the pattern and scale of the landscape;
 - (iii) visual enclosure/openness of views, and distribution of visual receptors;
 - (iv) susceptibility to change;
 - (v) the scope for mitigation, which would be in character with the existing landscape; and
 - (vi) the condition and value placed on the landscape.
- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with

relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, water courses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text

demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M25 A ZIV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZIV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZIV with the same base as the 'existing' ZIV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table 1E 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

Description of Landscape/Townscape Quality and Value	Very High	High	Medium	Low
	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty, e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character and recognised nationally/internationally, e.g. World Heritage Site. Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/value, e.g. National Park, World Heritage Site, Conservation Area, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region, e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character, e.g. Conservation Area. Value: High quality landscape/townscape or lower quality landscape with unfenced public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquillity or wildness.	Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements, e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.

Table 1E 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

Very High	High	Medium	Low
Description of Sensitivity	A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a pronounced loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant with the character of the landscape/townscape.	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.

Table IE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements	Partial loss of impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape / townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape / townscape characteristics, features or elements	No loss or alteration of key landscape / townscape characteristics, features or elements

Table IE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposal will alter the landscape / townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape / townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposal: • noticeably change the character, scale and pattern of the landscape / townscape; • may have some impacts on a landscape / townscape of recognised quality or on valuable and important characteristic features or elements; • are a noticeable element in key views; • not possible to fully mitigate.	The proposal: • do not quite fit the landform and scale of the landscape / townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposal but some minor residual effects will remain.	The proposal: • complement the scale, landform and pattern of the landscape / townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape / townscape and mitigates any loss of vegetation.	The proposal: • maintain existing landscape / townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • strikes a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposal complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

Description of the Receptor	High	Medium	Low
	Residential properties with predominantly open views from windows, garden or outings. Views will normally be from ground and first floor and from two or more windows or rooms mainly in use during the day. Uses of Public Rights of Way in sensitive or generally important areas. Predominantly non-motorised uses of minor or unclassified roads in the countryside. Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for reasons of recognised viewpoints or beauty spots. Uses of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside, e.g. Country Parks, National Trust or other access land etc.	Residential properties with partial views from windows, garden or outings. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Uses of Public Rights of Way in less sensitive areas or where there are significant existing intrusions/ features. Uses of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings and their outdoor areas. Uses of minor or unclassified roads in the countryside, whether motorised or not.	
			People in the place of work. Uses of main roads or passages in public transport or main routes. Uses of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2

VISUAL MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a significant part of the view				
		Clearly perceptible and noticeable changes within a significant proportion of the view			
			Small changes to existing views either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s)		
				Very minor changes over a small proportion of the view(s)	
					No discernible change to the view(s)

Table VE 3

VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposal would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a high sensitive receptor, and would be an obvious or dominant element in the view				
		The proposal would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view			
			The proposal would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity		
				The proposal would result in a negligible change to the view but would still be discernible	
					No change in the view

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

4.6.6.3.1 LANDSCAPE / TOWNSCAPE EFFECTS						
Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees and other vegetation	Low	The majority of the Site is overgrown with low quality scrub vegetation. A group of low quality trees is located in the south eastern part of the Site.	All of the Site's low quality vegetation will be removed in order to facilitate the proposed development. The proposals include substantial new tree, thicket and hedgerow planting to the Site boundaries and within the communal areas of the Site.	Moderate	Slight Adverse	Slight Beneficial
The Site – derelict gas works	Low	The Site was previously developed as a gas works and is now derelict.	The proposals will redevelop a derelict area of land with new residential apartments, parking and communal gardens.	Moderate	Moderate beneficial	Moderate beneficial
Public access	Low (for Site) High (for adjacent footpath)	The Site is not publicly accessible although public footpath 3080 runs adjacent to the northern Site boundary.	The Site will remain private with no public access. The adjacent public footpath will be retained along its existing alignment although it will be resurfaced with the western section forming part of the vehicular access into the Site and the eastern section being upgraded with a hoggin surface.	Slight	Slight adverse	Negligible adverse
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Immediate townscape	Medium	Neither the Site nor its immediate surroundings are covered by any designation for landscape or	The proposed development is of high quality and has been designed to complement the surrounding built form including the adjacent	Moderate	Moderate beneficial	Moderate beneficial

		townscape character or quality. The built up area within the immediate vicinity of the Site comprises a mix of Victorian terraces, 1920s/1930s semi-detached houses and more modern 1990s housing at Penfolds Close.	terraced houses along Ford Road, through the height and form of the building as well as the proposed materials. The redevelopment of this brownfield site will have a beneficial impact on the local townscape character.			
Immediate landscape	Medium	The landscape surrounding the River Arun within the immediate vicinity of the Site is generally well vegetated, although built form is apparent on both sides of the river, broken up by a small group of pastoral fields to the immediate south of the A27. South of these fields, built form at Penfolds Place extends up to the river's edge.	The proposed development will continue the existing pattern of built form along Ford Road (including at Penfolds Place) and will be set back from the River Arun behind the intervening field. Filtered views of the development will be possible from the River Arun to w path and will result in a small decrease in the extent of open land surrounding this section of the river.	Slight	Slight Adverse	Negligible Adverse
South Downs National Park	Very High	The South Downs National Park wraps around the northern, western and eastern edges of Arundel and generally covers the rising, well wooded land beyond the built up area.	The proposed development will reuse brownfield land within the existing built up area of Arundel. It will not be visible from the South Downs National Park and will not directly or indirectly impact on this protected landscape.	Neutral	Neutral	Neutral
Other Effects						
Cumulative impacts	We are not aware of any significant developments that are approved or allocated, within the vicinity of the Site which would affect this assessment, other than those which are already under construction and discussed within this report.					

Lighting	The Site is currently unlit. The built up area surrounding the Site to the north and south has background lighting and there is also street lighting along Ford Road to the immediate west of the Site. The proposal is for a residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/ fencing and vehicle and plant movements, both on site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

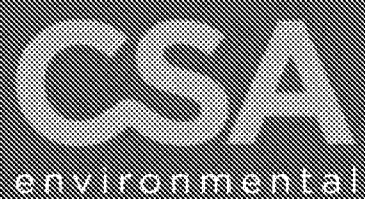
Table SME1 VISUAL EFFECTS						
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Ford Road (Photographs 01, 02, 10 & 11)	Medium	Views when immediately adjacent to the Site look towards the chain-link fence along the western boundary, with the overgrown vegetation within the Site seen beyond. These views are limited to the relatively near distance, with surrounding vegetation and built form along Ford Road screening the majority of the Site on both approaches from the north and south.	The new Block A building will be visible fronting Ford Road, with a new boundary of railings and hedgerow, replacing the existing chain-link fence and overgrown vegetation on Site. This will have a positive impact on the townscape character of Ford Road. The new access road junction will also be visible in near distance views, replacing the existing unmade track. The new building will be seen alongside the existing terraced properties on both approaches from the north and south along Ford Road.	Substantial	Moderate beneficial	Moderate beneficial
Public footpath 3080 (Photographs 03 & 04)	High	Views from the section of footpath immediately adjacent to the Site look towards the unkempt chain-link fence and overgrown vegetation within the Site. Views from the section of footpath to the east of the Site are filtered and look towards the Site's eastern vegetated boundary.	The northern elevation of both Blocks A and B will be visible when immediately adjacent to the Site replacing existing views of the unkempt fence and overgrown vegetation. The new surfaced access road will also be visible and will replace the existing unmade track. New hedgerow and tree planting along the northern Site boundary will provide a well landscaped frontage to the development. The high quality nature of the scheme and derelict state of the existing Site will improve the experience along this footpath, albeit there will be some loss of openness along this route.	Substantial	Slight adverse	Slight adverse

			Views from the section of footpath to the east will look towards the eastern elevation of Block B, with new tree, hedgerow and thicket planting to the eastern boundary filtering these views. This section of footpath will also be resurfaced, replacing the existing unmade track.			
Cemetery (Photographs 12 & 13)	Medium	The overgrown vegetation within the Site is partially visible above the intervening hedgerow to the cemetery boundary although not particularly discernible. The adjacent terraced properties on Ford Road are also visible above this hedgerow. Occasional vegetation within the cemetery provides some partial filtering of views.	The new Block A building will be visible above the cemetery boundary hedgerow and will be seen alongside the existing row of terraced properties. Occasional vegetation within the cemetery will continue to provide some partial filtering of views.	Moderate	Slight adverse	Slight adverse
Public footpath 206 (Photographs 05-08, 19 & 20)	High	The Site is generally well screened in views from this footpath, by intervening vegetation along the edge of the footpath. Occasional heavily filtered views towards the Site are possible although its overgrown nature means that it is not discernible in these views. Heavily filtered views of the adjacent properties along Ford Road are possible and direct views of the properties at Penfolds Place (which extend up to the footpath) are also possible. Arundel Castle is visible on the horizon of views looking north from the majority of this footpath, with Arundel Cathedral also becoming	Heavily filtered views of the new Block B building will be possible in near distance views, becoming screened in middle distance views by intervening vegetation. New tree, thicket and hedgerow planting to the eastern Site boundary will further screen these views as it matures. The new building will be seen alongside and in the context of existing built form along Ford Road.	Slight	Slight adverse	Negligible adverse

		visible in these views, as the footpath continues south.				
Torton Hill Road (Photograph 14)	Low	The overgrown vegetation within the Site is visible from the section of Torton Hill Road immediately north of Ford Road, seen between the adjacent terraced properties on Ford Road and the trees along the boundary of the field to the immediate north of the Site. The Site is screened in views from the section of Torton Hill Road which continues west, with intervening built form preventing views of the Site.	The new Block A building including the hedgerow and railings to the site frontage, will be visible from the section of road immediately north of Ford Road. The new building will be seen adjacent to the existing terraced properties. The proposals will not be visible from the section of Torton Hill Road which extends west, with intervening built form preventing views.	Moderate	Slight Adverse	Slight Adverse
A27 road (Photographs 16 & 17)	Low	Views from the A27 main road are generally well screened by roadside vegetation. A view across the River Arun is possible from the A27 bridge, although riverside vegetation prevents views of the Site. Glimpsed views of the adjacent properties of Ford Road are possible during winter months. Filtered views of the adjacent Ford Road properties are possible through gaps in the roadside vegetation, from the short section of the A27 adjacent to the roundabout junction with Ford Road. The Site is not discernible in these views due to the intervening vegetation and the overgrown nature of the Site.	Glimpsed views of the upper floor and roof of the new Block B building will be possible during winter months from the A27 bridge over the River Arun. The new building will appear in front of the existing Ford Road properties in these views, with riverside vegetation, together with new mitigation planting to the Site boundaries, providing heavy filtering of these views. Filtered views of the upper floors and roofs of the northern elevation of Blocks A & B will be possible from the short section of the A27 adjacent to the roundabout junction with Ford Road, replacing existing filtered views of the Ford Road properties.	Slight	Negligible adverse	Negligible adverse

Residential Views						
Properties on the eastern edge of Ford Road	Medium	Oblique views of the overgrown vegetation in the eastern part of the Site are possible from the first floor rear windows of properties to the immediate south of the Site on Ford Road. Intervening vegetation provides some filtering of these oblique views.	Oblique first floor views of the carport and new Block B building at the Site will be possible, with new mitigation tree and hedgerow planting to the southern Site boundary providing further filtering as it matures.	Moderate	Moderate adverse	Slight adverse
Properties on the northern edge of Penfolds Place	Medium	The overgrown vegetation in the eastern part of the Site is partially visible from first and second floor windows of the northernmost properties at Penfolds Place, with intervening tree cover filtering views.	Partial views of the new Block B building will be possible from first and second floor windows of these properties. Existing intervening vegetation together with new tree and hedgerow planting to the southern Site boundary will further filter these views as it matures.	Slight	Slight adverse	Slight adverse
Properties on the western edge of Fitzalan Road	Medium	First floor rear views across the River Arun are possible from a number of properties, although riverside vegetation screens the Site from view. Filtered views of the adjacent properties on Ford Road are possible, as well as more open views towards properties on Penfolds Place.	Filtered views of the new Block B building will be possible through the intervening riverside vegetation. New tree, thicket and hedgerow planting to the eastern Site boundary will further filter these views as it matures.	Negligible	Negligible adverse	Negligible adverse
Properties within the elevated built up part of Arundel to the north east (representative Photograph 22)	Medium	Middle distance views from the first floor windows of a number of properties within the elevated built up parts of Arundel to the north east of the Site, look south across the south western built up area and beyond. Glimpsed views of the Site are possible, although not discernible in the	Middle distance views of the upper floors and roofs of the new apartments will be possible from a number of properties, seen in front of the existing Ford Road properties. The proposed development will form a very small part of these elevated views which look out across the	Negligible	Negligible adverse	Negligible adverse

The above assessment is based upon an appraisal of winter views when vegetation was without leaf cover. When the vegetation is in full leaf, views from the east will be more filtered although the overall visibility of the Site will remain broadly the same.



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