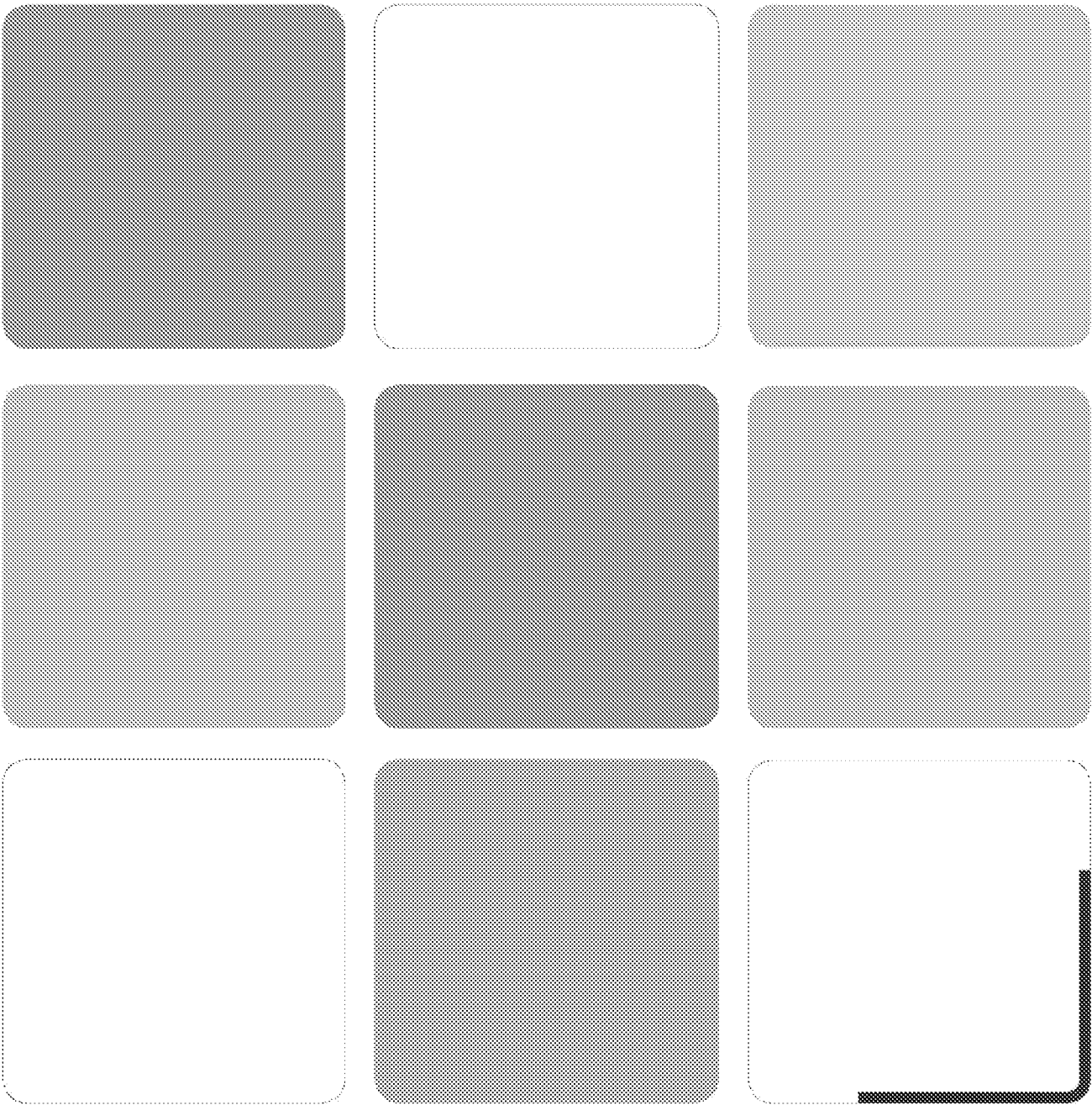




Land at Nyton Nurseries, Westergate

Landscape and Visual Issues Report



LAND AT NYTON NURSERIES, WESTERGATE

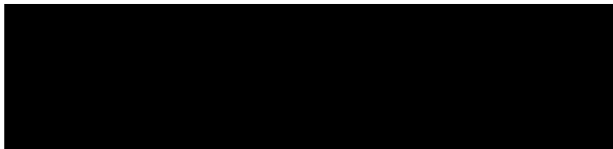
Landscape And Visual Issues Report

Date: 24th August 2017

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1 INTRODUCTION

General

- 1.1 RPS has been commissioned by Taylor Wimpey Southern Counties to prepare an assessment of the potential landscape and visual effects that would result from the proposed development of 268 dwellings on land at Nyton nurseries off Fontwell Avenue, Westergate near Chichester, hereinafter referred to as the 'application site'. The assessment forms part of the planning application for the proposal, which is hereinafter referred to as the 'proposed development'.
- 1.2 The application site measures approximately 11.65 hectares (ha). The proposed development will have vehicular access off Fontwell Avenue in the east and Northfields Lane in the west. Pedestrian access is off Nyton Road in the south west at corner of the application site. The determining authority for the planning application is Arun District Council (ADC).
- 1.3 The purpose of this preliminary report is to review the recommendations made in the Landscape and Visual Impact Assessment Report, (HED July 2013), in relation to the proposed landscape design as indicated on Site Layout Plan 59650-101 July 2017, but excluding the care home development in the south east of the application site for the purposes of this exercise.

2 PLANNING POLICY CHANGES SINCE 2013

Relevant Planning Policy Changes

- 2.1 Since the HED report (Ref 1) in 2013 the determining planning authority, Arun District Council, has published a newer version of their Local Plan referred to as the 'Arun District Local Plan 2011- 2013 Publication Version (2014)' (Ref 3). Although it is yet to be adopted at the time of writing this report the policies referred to in the original LVIA by HED have been altered.
- 2.2 *Following 27th September 2007, the 'saved' policies of the 2003 adopted Local Plan should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions.* Therefore this report refers to relevant policies in the 'Arun District Local Plan 2011- 2013 Publication Version (2014)'. Table 1, shows the latest equivalent policies. In addition, there are now policies on Green Infrastructure and development (Policy GI SP1).

Table 1: Relevant Planning Policy as derived from Arun District Local Plan 2011- 2013 Publication Version (2014)

Draft Policy	Details
Policy D DM1 Aspects of Form and Design Quality	When considering any application for development the Council will have regard to the following aspects: 1. Character Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. 2. Appearance/attractiveness Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping. 3. Impact Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence. 4. Innovation Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so. 5. Adaptability Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space. 6. Crime prevention Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'. 7. Trees and woodland All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals. 8. Solar gain Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern. 9. Public realm

	Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas. 10. Layout - movement Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well. 11. Layout - legibility Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage). 12. Public art Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes. 13. Density The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. More specific standards can be found either within individual neighbourhood plans or the Arun Design Guide. 14. Scale The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions. Developments with respect to all of the above shall also be consistent with all other Local Plan policies.
Policy D DM3 External space standards	The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility. In considering the amount of amenity space, the planning authority will take into account back gardens, roof terraces, balconies and in apartment developments, communal gardens. The following standards, as a minimum, shall apply to the gardens of all houses (except apartments): Garden area (sq.m) Note - Minimum Depth should be 10 sq.m. The width will normally be the width of the dwelling. House type 2-bedroom terraced 50 3-bedroom terraced 65 Small Semi or detached (3 bedroom max) 85 Large semi or detached 100 Table 13.2 Permitted development extensions must be taken into account in the overall design of the amenity space. Apartment developments will be expected to meet (or exceed) the following standards: Minimum area (sq.m) of private outdoor space per apartment. Number of bedrooms Out door space includes: balconies (minimum of 1.5m in depth), roof gardens, ground level patios or open space directly connected to the apartment. 1 bedroom 4 sq.m 2 bedrooms 5 sq.m 3 bedrooms 6 sq.m 4 bedrooms 7 sq.m

	5 bedrooms 8 sq.m 6 bedrooms 9 sq.m Each additional occupant + 1 sq.m Table 13.3 Parking provision will be expected to be of high quality which takes into account the location and the type of scheme in order to provide a balanced, safe, mixed and flexible parking provision. Parking should be sufficient to accommodate ambulant and disabled drivers and, where necessary, lit appropriately at night. The design of parking provision must be consistent with current national guidance and all Local Plan policies. All planning applications must be considered against current West Sussex County Council guidance on parking provision. External areas also need to include adequate space for recyclable and non-recyclable waste storage. Developments shall also be consistent with all other Local Plan Policies.
Policy OSR DM1 Open space, sport and recreation	<i>Parts 2 ,5 and 6 are relevant to the application:</i> 2. Open space, outdoor sport and recreation facilities in new developments All new housing and, where viable, commercial development, will be required to contribute to the provision of additional open space, outdoor sport and recreation facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver open space, outdoor sport and recreation facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant open space, outdoor sport or recreation facility , contributions will be made to strategic projects, identified on the Regulation 123 list, through the Community Infrastructure Levy. Where new play areas are proposed, they shall be located along public routes and spaces. The Council will seek to create formal parks at Pagham, Middleton-on-Sea and Rustington. 5. Local Green Space and Neighbourhood Plans By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period. The Local Green Space should be local to the community and not an extensive tract of land. Local Green Space, once designated, is subject to the same strong development restrictions as Green Belt ... 6. Quality expectations Facilities must meet the minimum technical specification and design guidance set out in the Technical Appendix. Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies
Policy LAN DM1 Protection of landscape character	Development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park All proposed development either adjoining or in close proximity to the South Downs National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views in to and out of the South Downs National Park. Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park. Developments shall also be consistent with all other Local Plan policies
Policy ENV DM4 Protection of trees	Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless: a. Would result in the removal of one or more trees in the interests of good arboricultural

	practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning consent given. Where there are existing trees on or adjacent to a development site, developers shall be required to provide: d. Land and tree surveys e. A tree constraints plan f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees. Developments shall also be consistent with all other Local Plan policies
Policy HER DM3 Conservation Areas	Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that: a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings; b. They retain or emphasise the qualities of the townscape or streetscape in the area; c. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area; d. Building materials which contribute to the character of the area are retained or re-used wherever possible; e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored; f. Unsympathetic features are removed and missing features are restored or reinstated; g. High quality soft and hard landscaping is provided; h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area; i. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; j. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that: k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or, l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and n. Permission has been granted for the redevelopment of the site. Developments shall also be consistent with all other Local Plan Policies.
Policy GI SP1 Green Infrastructure and development	The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the

	<i>South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text. Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District</i>
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Supplementary Planning Guidance (SPG) Arun District Council

- 2.3 The Open Space and Recreation Standards SPG (Ref 5) is the same version as referenced in the original HED LVIA.

3 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

SUMMARY FROM HED REPORT

Landscape Effects

3.1 Table 1 identifies the LCAs which are affected indirectly and directly by the proposed development in the landscape impact assessment carried out by HED (Ref 1). The assessment lists the potential **direct** landscape effects as:

- Changes to landscape character, sensitivity and quality
- Effects due to change in topography
- Vegetation loss

The **indirect** landscape effects are;

- Visual intrusion
- Noise
- Lighting

Both direct and indirect effects are judged during the operational phase at year 1 and year 15.

Table 1 – Summary of Potential Construction and Operational Phases Landscape Effects from HED report

LCA	Value	Sensitivity	Summary Description of Change to Baseline character	Magnitude of Change	Significance of Effect	
					Operational	
					Year 1	Year 15
Landscape and Visual Aspects of Development Choices in Arun District 2006 -2026 Aug 2006 (Ref 6)						
(LCA 16) Fontwell and Eastergate Mosaic	Moderate	Moderate	Operational At day one, operational effects would be permanent, intermittent and long-term, and a combination of both adverse and beneficial. These impacts would be of Moderate magnitude on a landscape of Medium sensitivity and would be neutral on balance. The illustrative masterplan (Figure 1) demonstrates how the majority of the existing trees and shrubs would be retained on site. This would include all of the tree groups and individual trees that are significant in arboricultural and landscape terms. Existing drainage ditches would be retained and potentially added to with new swales along the northern and north-west boundaries. More generally the existing flat topography would be retained resulting in a negligible change	(Year 1) Moderate	Neutral	
			At year 15, with a maturing scheme, effects would continue to be noticeable and beneficial on balance.	(Year 15) Moderate		Moderate Beneficial

Visual Effects

- 3.2 The visual impact assessment carried out by HED (Ref 1) is an assessment of the likely significant effects of the proposed development for Construction and Operational effects from Year 1 and at Year 15. The visual assessment identifies a number of viewpoints which are representative of the following:
- i. Views from the northern surroundings of the site
 - ii. Views from the eastern surroundings of the site
 - iii. Views from the southern surroundings of the site
 - iv. Views from the western surroundings of the site
 - v. Views from the South Downs National Park
- 3.3 For this report only the judgements for the construction phase and the mitigation are assessed. In para 5.64 of the HED report states that the views from the South Downs National Park (SDNP), although highly sensitive, would be barely perceptible from this location. Consequently no view point from the SDNP was assessed.
- 3.4 Table 2, identifies the viewpoints which are representative of the above locations and the summary of the overall significance of effect by HED at the operational phase is recorded. The operational phase assesses the significance of effect of the development at Year 1 and Year 15 but does not identify if this is winter or summer in the HED report.

Table 2 – Summary of Potential Construction and Operational Phases Visual Effects (Daytime) upon Representative Key Viewpoints from HED report

Dir.	Representative Key Viewpoints	Receptor Sensitivity	Summary Description of Change to Existing Daytime and Night time View	Magnitude of Change	Significance of Effect	
					Operational	
					Year 1	Year 15
North	VP .19 Mare Level Lane	Medium/Low	The limited views that are generally available to the north of the site may be present at day one, depending when the northern boundary was planted, but then recede as the boundary vegetation matured to create a strong green boundary.	(Year 1) Minor	Minor Adverse	
			At year 15 the boundary mitigation would reinforce existing mature and recently established vegetation to screen any potential views of the development	(Year 15) Negligible		Insignificant
East	VP .6 Fontwell Avenue	Medium/Low	At day one the new open space adjacent to Fontwell Avenue would have been landscaped to create an attractive Community Orchard. This space would have a backdrop of high quality housing which although shortening the baseline view, would also remove some of the existing visual clutter. As the soft landscape scheme matures the boundary planting would also screen Sussex Recovery to the north of the view.	(Year 1) Minor	Minor Beneficial	
			At year 15 the boundary mitigation would supplement the benefits of the open space landscape and further improve this view.	(Year 15) Moderate		Moderate Beneficial
South	VP 4 Barnett Close	Medium	Operational effects would bring about noticeable changes to Viewpoint 4 through the visual change from open pastureland to housing. The visual context to this view is an untidy settlement edge, but significant visual changes would occur in close proximity. The resulting view would be of high quality housing constructed in locally sympathetic	(Year 1) Moderate	Minor Adverse	

Dir.	Representative Key Viewpoints	Receptor Sensitivity	Summary Description of Change to Existing Daytime and Night time View	Magnitude of Change	Significance of Effect	
					Operational	
					Year 1	Year 15
			styles and materials.			
			These effects would continue to year 15 with the beneficial effects increasing due to the maturing boundary landscape.	(Year 15) Minor		Neutral
South	VP 3 Nyton Road.	Medium	Changes to views from the remaining sections of the Nyton Road boundary would be similar but with reduced prominence due to the set back of the one to two storey properties from the existing dense boundary hedges.	(Year 1) Moderate/Minor	Minor Adverse	
			These effects would continue to year 15 but again with the beneficial effects increasing due to the maturing boundary landscape.	(Year 15) Minor		Neutral
West	VPs 13 Northfields lane	Medium	Generally views of the development would be limited from the housing on Northfields Lane and the lane itself due to the existing vegetation. However along the more open section, adjacent to the northern part of the site, changes would be locally more noticeable. These effects would be reinforced by lighting effects from the completed development. A balance of adverse and beneficial visual changes would occur, from the shortening of the limited more open views, and through the loss of visual detractors and their replacement with a high quality area of new townscape.	(Year 1) Moderate/Minor	Minor Adverse	
			As the site boundary vegetation matures both adverse effects would fade.	(Year 15) Minor		Neutral
West	VP 17 Footpath No	Medium	Operational phase views from the wider landscape to the west of the site would be barely perceptible	(Year 1) Negligible	Insignificant	

Dir.	Representative Key Viewpoints	Receptor Sensitivity	Summary Description of Change to Existing Daytime and Night time View	Magnitude of Change	Significance of Effect	
					Operational	
					Year 1	Year 15
	311		from this viewpoint.			
			The effects would become imperceptible as the boundary vegetation matures.	(Year 15) Negligible		Insignificant

Key Landscape Related Recommendations in the HED Report

3.5 The recommendations that the HED report makes are listed below

- Community Orchard on eastern approach to site (para 1.7)
- Compliance with Arun DC Conservation Area (CA) Policy (para 2.18 -2.20) There is a CA about 20m from the South east boundary of the proposed development and filtered views.
- Ensure public open spaces are to Arun DC standards (para 2.22)
- Retained trees and trees to be removed (to ensure the majority of existing trees are retained para 5.47)
- Identify plant species for the boundary planting. (para 5.53)
- Woodland belt planting to the north of the application site to reduce the intervisibility with receptors to the north. Google Earth (2015) imagery shows a substantial area of new planting here has taken place recently. The site visit on 22.08.2017 confirms that this is young native mix woodland 2 to 3m high.
- Retention of 'historic field hedgerow boundaries' (para 2.18, 5.75)
- Swales and ditches on the north and north west boundary (para 5.5)

4 LANDSCAPE DESIGN RESPONSE

Introduction

- 4.1 This section describes the way the landscape design proposals have addressed the recommendation made in the HED report. The site layout plans; Soft Landscape Proposals JSL2869: 501-4 have been used as the basis for this assessment. The landscape and visual effects are discussed in terms of the landscape response proposed by HED in 2013 and then the current proposed design for the key viewpoints north, east, south and west and groups of residential receptors. The design response analysis concentrates on how the operational effects are reduced and mitigated.

Landscape Effects

- 4.2 The HED report states that the direct landscape effects from the proposed development would result in changes to the landscape character and quality, topographical changes and vegetation loss. The overall significance of effect is judged to be **Neutral** at Year 1 and **Moderate Beneficial** at Year 15.

- 4.3 The development conforms to the criteria in Policy LAN DM1 Protection of landscape character (Ref 3)

a. *Landscape character, including its natural features, are conserved or enhanced;* Existing trees within and on the boundary of the site are retained. This includes the central north south line of Ash (T12) and two mature oaks (T49 and T50) in the centre of the site which currently separate the nursery site from the pasture fields to the east. These trees form the focal point to the central public open space (POS). The existing field hedgerow boundaries including the shelter belt trees (G16) on the north east boundary are retained. Some of these existing field hedge boundaries are broken and fragmented, in particular the eastern, south eastern and southern boundaries with Sussex Recovery Centre, Fontwell Avenue and Nyton Road respectively. These boundaries and existing hedges are reinforced with an additional 5m wide native mix species buffer. The nearest development is set well back from the root protection areas of the existing hedge and trees.

The trees which are to be removed are detailed in the 'Land at Nyton Nurseries, Westergate: Arboricultural Impact Assessment and Method Statement JSL2869_771' these are not considered to contribute to the historic landscape structure of the field pattern nor to be of significant quality deemed worthy of retention. Overall the majority of significant trees and tree groups are retained in the proposed development as highlighted in the HED report para. 5.47. The character of the existing topography is retained in the main in the proposals.

The planting and species are shown on drawings 2869 501 to 504.

b. *The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting;* The boundary of the Eastergate Conservation Area is not affected by the development and its northern landscape setting is changed from small holding sheds, gates and temporary fencing to POS in the form of a Community Orchard.

c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park. It has been shown that the extent of the TZVI does not extend to the National Park

Visual Effects

- 4.4 The HED report shows the baseline (Figure 4) and effect of the proposed 15 - 20m landscape buffer (Figure 5) on the extent of the zone theoretical zone of visual influence (TZVI).

i Views from the northern surroundings of the site:

- 4.5 The overall visual significance of effect is judged to be **Minor Adverse** at Year 1 and **Insignificant** at Year 15. Key viewpoint VP19 Mare Level Lane, in the HED report
- 4.6 The landscape design layout shows a linear public open on the northern boundary with native hedge and specimen tree planting and grass between the access road and the hedge. Beyond the red line to the application site, the fields to the north have been planted as a new woodland which is far more extensive than the original buffer shown in Figure 4 of the HED report. These trees are a mix of young native woodland species currently between 2-3m m high. They will provide some filtering of views in the initial years of the development, Winter Year 1 and provide heavily filtered views by Winter Year 15 and completely screen the development by Summer Year 15. The existing young woodland planting on the northern boundary of the site is retained and is regarded as an important potential green infrastructure asset. Its retention and increase in width with a new 5m wide belt of mixed native shrub and tree species conforms with Policy SP21 Green Infrastructure and Development of the Arun District Council (Ref 1) 'All development must be designed to protect and enhance the district's green infrastructure assets....' .
- 4.7 **Residential Properties on Level Mare Lane:** VP 19 (HED report) is representative of the views from properties on this lane with views towards the proposed development. The intervening garden and young woodland planting in fields (mentioned above) between these plots and the site completely screens views from the ground floors. First floor windows may have heavily filtered views of the roofs of the new development in Winter Year 1 **Minor Adverse** and the development will be completely screened by Winter/Summer Year 15, **Insignificant**.

ii Views from the eastern surroundings of the site

- 4.8 The overall visual significance of effect is judged to **Minor Beneficial** at Year 1 and **Moderate Beneficial** at Year 15. Key VP6, access off Fontwell Avenue in the HED report
- 4.9 The landscape proposals show a public open space and community orchard at the entrance to the proposed development, off Fontwell Avenue (VP6). Together with the existing boundary hedgerows which are reinforced with new planting the views of the development from VP6 will be very well filtered and site entrance views will be of a well maintained high quality landscape flanking the access road. The Landscape recommendations in the Arun DC Green Infrastructure Study 2012 (Ref 4) include '*Encourage landscape enhancements around villages and on their approaches to conserve the setting of these settlements, particularly the Eastergate Conservation Area*'. The change from fields to public open space and community orchard adjacent to the northern boundary of the Eastergate Square Conservation Area is considered to be a beneficial change to the near views. Although there would be mid distance partially filtered

views to the eastern side of the proposed development initially. By Year 15 summer, the proposed vegetation will have matured sufficiently to effectively screen the development. Overall the design complies with Policy HER DM3 Conservation Areas, in particular *'It does not harm important views into, out of or within the Conservation Area.'*

- 4.10 **Residential properties on Fontwell Avenue opposite the site.** Views from the first floor windows on Fontwell Avenue are screened from the development by an existing beech hedge – 2m high. There are direct views from first floor windows into the site. There is a substantial green space in the new development between the new housing and Fontwell Avenue and the proposed community orchard trees will provide filtered views by Year 15.

iii Views from the southern surroundings of the site

- 4.11 The overall visual significance of effect is judged to be **Minor Adverse** at Year 1 and **Neutral** at Year 15 for the viewpoint on Barnett Close, Key VP4 in the HED report. For Nyton Road viewpoint the significance of effect is judged to be **Minor Adverse** at Year 1 and **Neutral** at Year 15.
- 4.12 Publically accessible views from between the properties on Barnett Close will change from open fields with associated farm buildings and equipment, together with views of the Sussex Car Recovery Centre to close views of the proposed 5m landscape buffer which will comprise a native species mix of whips and transplants, peppered with specimen standards trees along the southern boundary of the development. These separate the rear garden boundaries and elevations of the new development from this viewpoint. By Year 15 the vegetation will have grown and matured and provide heavily filtered views of the development in winter Year 15 and completely screened views by summer Year 15. The landscape buffer will provide a good green infrastructure resource as a wildlife corridor connecting fields to the east and west of the development. This is compliant with Policy GI SP1 Green Infrastructure and Development, in particular *'All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.'*
- 4.13 **Residential properties on Barnett Close and Nyton Road.** The existing residential properties along Barnett Close and Nyton Road which back on to the proposed development will have a mix of direct and filtered views through garden boundary vegetation to the rear gardens and parts of the rear elevations of the new dwellings. Barnett Close properties will have direct and clear views of the proposed 5m landscape buffer along the southern boundary of the development. Views from ground floors of the development from the rear of existing properties on Nyton Road are heavily filtered and well screened by evergreen plot boundary hedge. Upper floors have direct unobstructed views. The standard trees will provide some filtering of views from Year 1. The landscape buffer will be effective in providing heavily filtered views from the existing first floor windows by year five and heavily filtered views from the upper floors by winter Year 15. The vegetation will have matured and almost completely screen the rear elevations of the new dwellings when in leaf by summer Year 15. The views from properties on Barnett Close and Nyton Road will change from open fields with associated farm buildings and views of the Sussex Car Recovery Centre, to short views beyond their garden plot boundaries of native trees and shrubs and glimpsed views of upper parts of the rear elevations of the new development.

iv Views from the western surroundings of the site

- 4.14 The overall visual significance of effect is judged to be **Minor Adverse** at Year 1 and **Neutral** at Year 15 for VP 14 on Northfields Lane. For the footpath 311, the significance of effect is judged to be **Insignificant** at year 1 and **Insignificant** at Year 15.
- 4.15 The existing views from Northfields Lane are well filtered by the lane side hedge and trees in summer. VP 14 is taken at the most exposed location towards the site at an existing field access gate opening. The proposed deep native species shrub and tree species mix buffer is about 10m wide, along this section of the western boundary. In board of the woodland buffer is a wide grass verge, access road and front gardens to new properties. Overall this provides a wide green buffer of between 20 and 30m between Northfields Lane and the closest houses in the new development. The views from footpath 311 are not of sufficient impact to be considered further.
- 4.16 **Residential properties on Northfield Lane.** Existing properties on Northfield Lane have filtered views from upper floors of the proposed development. Ground floor views are well screened, by existing garden boundary hedging. The proposed 10m wide native species shrub and tree species mix buffer will have limited visual mitigation at Year 1. However groups of standard trees on the boundaries of gardens in the proposed development adjacent to this boundary will have some screening effect in summer Year 1. By Summer Year 15 the new woodland belt planting will provide heavily filtered to complete screening from upper floors. In winter Year 15 this will be reduced to well filtered views through branches.

v Views from the South Downs National Park

- 4.17 The overall visual significance of effect is judged to be insignificant at both Year 1 and Year 15. Therefore the landscape design of the development is not considered further in relation to the National Park.

Response to other Landscape Design Issues

Public open space (POS) provision

- 4.18 The design incorporates Local Equipped Area for Play - LEAPs and a Neighbourhood Equipped Area for Play NEAP to the Arun District open space standards (Ref: 5). The central POS to the development includes a total 800m² LEAP and 1000m² NEAP. These features are set in mown grass and specimen trees, which frame the space and utilises the existing central belt of ash trees to contain and give a soft natural setting on the eastern edge. The LEAP in the south west part of the development is 550m² and set in a mix of existing mature vegetation and new proposed planting of specimen trees and shrub mix planting.

Community Orchard

- 4.19 The community orchard is located in the south east corner of the site and entrance off Fontwell Avenue. This will consist of a mix of standard fruit trees set in meadow grass.

5 CONCLUSION

- 5.1 The proposed development would have its greatest residual effects upon the views from properties adjacent to the site. In particular, those properties along Barnett Close and 1 and 2 Nyton Road which have ground and upper floor views of the site. The proposed 5m buffer native mix planting along this boundary together with groups of standard trees will eventually screen the development. The properties off the southern part of Northfields Lane are set in mature gardens and have well filtered views of the site. The 10m wide landscape buffer planting will, in the long term completely screen the adjoining development. The location of the POS with a LEAP on the southern boundary provides a soft green buffer and screening between the existing houses on Nyton Road and the development. The retention of boundary vegetation here will give some screening from year 1.
- 5.2 The LVIA by HED and field work as part of this report recognises that site is well contained from publically accessible viewpoints both near to and from further distance. To the north the site is effectively screened from existing development along Level Mare Lane by intervening garden, and young woodland planting. The 5m wide native mix woodland buffer on the northern boundary further screens views to detached properties off the northern part of Northfields Lane to the north west of the site. On the eastern side road users views of the site are screened by an existing 2m high beech hedge. There are no other publically accessible views from the east. There are no views from the majority of Nyton Road to the proposed development apart from views through gaps between buildings close to the roundabout with Fontwell Avenue.
- 5.3 The location of the POS and the community orchard in the south east of the development and the 5m landscape buffer which run along the southern boundary of the site is regarded as a beneficial change to this view which includes the setting to part of the setting to the Eastergate CA. The proposed 5m wide landscape buffer of mixed native shrub and woodland species together with the existing mature hedge boundary with the Sussex Car Recovery Centre will eventually provide good screening. To the west, Northfields Lane and PRoW footpath is well screened from the development by existing treed hedgerow. This is reinforced by on site planting where the lane abuts the site.
- 5.4 Overall it is considered that the landscape design associated with the proposed development addresses the residual landscape and visual effects identified in the HED LVIA and, in our opinion, is in general accordance with the relevant planning policies.

6 REFERENCES

- Ref. 1: Land at Nyton Road and Northfields Lane, Westergate and Land off Fontwell Avenue, Eastergate - 'Landscape and Visual Impact Assessment' (July 2013) Hyland Edgar Driver (HED).
- Ref 2 'Arun Local Plan' (2003) Saved Policies
- Ref 3: 'Arun District Local Plan 2011 -2013 Publication Version' (October 2014).
- Ref 4: 'Arun Green Infrastructure Study' June 2012 Land Use Consultants (LUC)
- Ref 5 'Arun District Open Space and Recreation Standards Supplementary Planning Guidance' October 2000
- Ref 6: 'Landscape and Visual Aspects of Development Choices in Arun District 2006 -2026' Aug 2006

FIGURES

Where relevant, reference is made to figures in the HED report (Ref 1)

New Figures to accompany this report are:

Fig 1: Landscape Designations

Figs 2a-d: Key Viewpoints (in approximate positions to HED report Ref1)



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Notes

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Legend

- Listed Buildings
- Site Boundary 16 08 2017
- ▨ CROW_Access_Land
- ▤ Ancient Woodland Inventory

Rev	Description	Date	Initial	Checked



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Project Land off Fontwell Avenue, Westergate

Title National Designations

Status Information	Drawn By MW	PM/Checked By DC
Job Ref JSL2869	Scale @ A3 1:15 000	Date Created Sept 2017

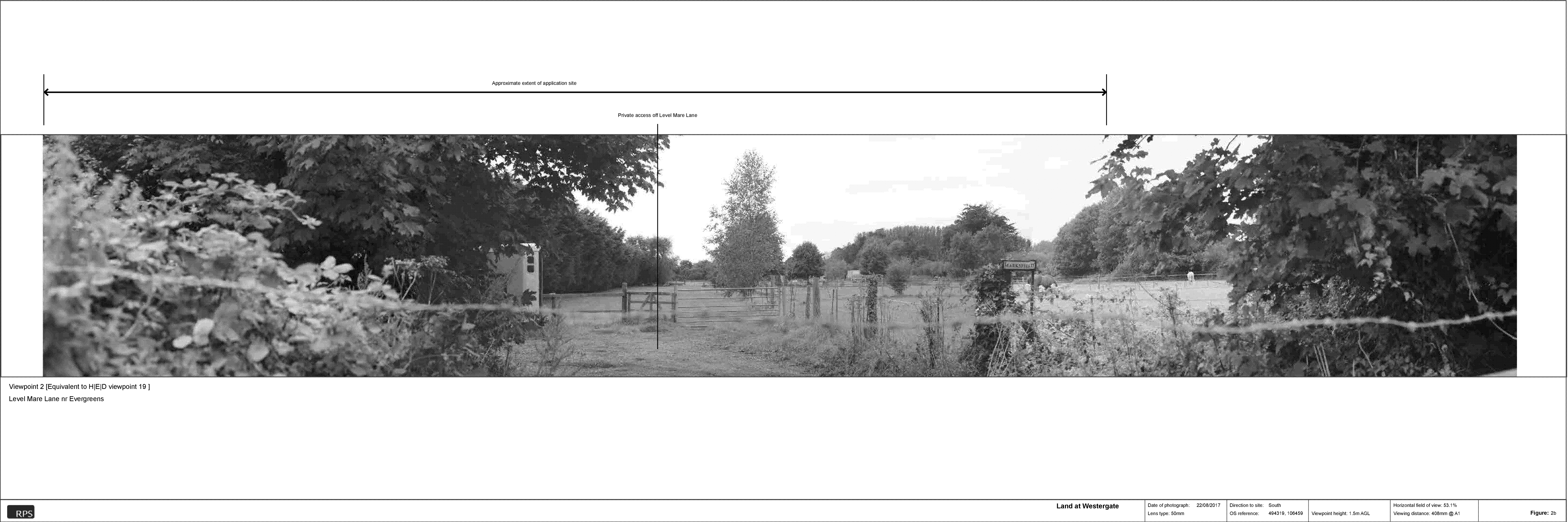
Figure Number 01	Rev -
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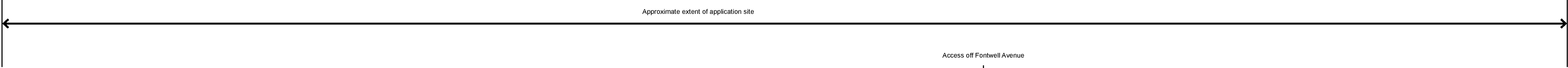
NOTE: Application site occupies full extent of the photo

SRC LTD



Viewpoint 1 [Equivalent to H|E|D viewpoint 14]
Field access off Northfields Lane





Viewpoint 3 [Equivalent to H|E|D viewpoint 6]
Gateway Fontwell Avenue

NOTE: Application site occupies full extent of the photo

Poplar windbrake on north
west corner of site

Nyton nurseries farm building

SRC LTD



Viewpoint 4 [Equivalent to H|E|D viewpoint 4]

Barnett Close



Land at Westergate

Date of photograph: 22/08/2017
Lens type: 50mm

Direction to site: North
OS reference: 494234, 105644

Viewpoint height: 1.5m AGL

Horizontal field of view: 53.1%
Viewing distance: 408mm @ A1

Figure: 2d