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CALA HOMES SOUTH HOME COUNTIES

LAND EAST OF WESTERGATE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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Landscape Institute Registered Practice

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1. INTRODUCTION

Name and Qualification

1.1 This report has been prepared by Paul Gibbs DipLA CMLI of David Jarvis Associates (DJA) Limited. DJA are a firm of chartered landscape architects and town planning consultants with extensive experience in the planning, assessment, design and implementation of commercial development. The company is a Registered Practice of the Landscape Institute.

1.2 The report concerns the predicted landscape and visual effects arising from the construction of the western section of East/West Link Road with new access, road bridge & associated works; and up to 400 No. dwellings with access and associated works on land east of Westergate, West Sussex.

Scope

1.3 The landscape and visual assessment considers landscape and visual matters as separate issues. Visual impacts relate to changes in views, whereas landscape impacts relate to physical changes to the landscape, that is, changes to landscape character, the historic landscape and landscape components such as trees, landform and water courses.

1.4 Short and medium terms effects are those that are likely to arise during the construction of the proposed development, long term effects are those that are likely to occur post-completion of the proposal. In general terms it is envisaged that short and medium term effects could arise from the commencement of the construction phase to development's completion whilst construction is anticipated to be ongoing, and long terms effects could arise upon the completion of the development.

1.5 Impacts have been considered in Year 15 after completion to assess the effect of mitigation.

2. PLANNING POLICY

2.1 The section below provides a summary of policy relevant to the consideration of landscape and visual matters.

National Planning Policy Framework (NPPF), July 2021

2.2 The National Planning Policy Framework (NPPF) was introduced in 2012 and revised in 2019, 2021 and recently updated in September 2023. It is the only national planning policy document in force and provides a comprehensive account of the Government's approach to planning policy.

2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The natural and local environment is addressed under Section 15 'Conserving and Enhancing the Natural Environment'.

2.4 Paragraph 174 states that the overarching objective of planning policies and decisions is that they

"contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising 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; …

d) …minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans"…

Local Planning Policy

2.5 The Arun District Council Local Plan 2011-2031 was adopted in 2018. It sets out the planning policies and land allocations to guide the future development of the district up to 2031. It includes policies on a wide range of topics such as housing, employment, services and facilities, and the natural environment.

2.6 The site falls under Policy H SP2c which is identified as the Barnham/Eastergate/Westergate Strategic Housing site for at least 2,300 dwellings. Of relevance, it requires that any proposals:

"a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,

b. the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages, *c. the design and layout of the development shall take account of the location of the railway line crossing the site,*

d. housing shall be designed around a Linear Park which follows along the Lidsey Rife,

e. A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study;

f. significant views to and from the South Downs shall be incorporated within the site"

2.7 The following policies, contained within the Arun District Local Plan adopted in September 2018, are considered pertinent to the proposed development.

Policy GI SP1: Green Infrastructure and development

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

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

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

Policy LAN/DM1: Protection of landscape character

"Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations. Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting"

Policy ORS/DM1: Open space, sport and recreation

2. Open space, sport and recreation in new developments
Housing and, where viable, commercial development will be required to contribute towards:
a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.

c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
d. Strategic projects identified in the Leisure and Cultural Strategy…
4. Quality expectations
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 ENV/SP1: Natural Environment

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

3. LANDSCAPE BASELINE

Description of the application site

3.1 The site comprises a tapering an area of agricultural land subdivided into small irregular fields, and small areas of woodland bordering the edge of Westergate around St Richards Road and Westergate Street. There are well developed hedge and tree lines in parts of the site, particularly around field boundaries and where the land drops towards the Lidsey Rife. The site slopes gently eastwards for the most part with a marked change in level west of the Rife. The western boundary lies at approximately 9m Above Ordnance Datum (AOD), falling to approximately 4m AOD at the Rife. The site is centred on National Grid Reference (NGR) 494000,104700.

3.2 The site comprises an area of 19.35ha and is defined along its eastern edge by the Lidsey Rife, by the railway line to the south and by the edge of Westergate to the west.

3.3 Vehicular access to the site is proposed via a new junction at Pine Close, which forms the access into the wider SC5 site east of the Rife.

3.4 The northern part half of the site is crossed by various footpaths. There is currently no public access into the southern field.

Description of the surrounding area

3.5 The site forms part of the wider CS5 strategic development site. The landscape to the east and south east of the site is generally low lying and slightly domed, rising to approximately 9m AOD around New Barn, and feels reasonably well enclosed. The railway crosses the landscape to the south, sometimes on embankment. The landscape in this area open, defined to the north by the edge of Eastergate and Barnham, with a cluster of buildings around St George's Church and Manor Farm to the north east.

Published Landscape Character

National Landscape Character

3.6 The landscape character covering the site and the surrounding area is provided in **Figure LV-0002**. Further details descriptions for the character areas identified below are provided at **Appendix 4**. The site is located within National Character Area (NCA) 126 – *South Coast Plain*[1]. This NCA covers a sweep of the South Coast from Netley in the west to Portslade in the east and includes the settlements of Portsmouth, Chichester and Worthing, and is bounded to the north by the South Downs.

3.7 The key characteristics of NCA 126 are listed below:

- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally*

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[1] Natural England (2013) National Character Area Assessment https://publications.naturalengland.org.uk/file/5611419550613504

important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.

- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *There are isolated remnants of coastal heath in the west.*
- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.*
- *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."*

Local Character Assessment

3.8 The site falls within Landscape Character Area SC9 *Chichester to Yapton Coastal Plain*[2].

3.9 LCA SC9 *Chichester to Yapton Coastal Plain* is described as *"a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures."*

3.10 The key characteristics of LCA SC9 are defined as:

- *"Low lying flat open landscape.*
- *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
- *Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.*
- *Clusters of glasshouses.*
- *Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.*
- *Large farmsteads along roads, and on dead-end tracks.*
- *Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*

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[2] West Sussex County Council (2003) "The West Sussex Landscape"

- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
- *Large gravel pit lakes around the edge of Chichester.*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.*
- *Light industry in the countryside at Ford and Tangmere."*

3.11 The Specific Landscape Sensitivities are identified as:

Key sensitivities are:

- *Key views to the South Downs, Chichester Cathedral and Arundel.*
- *Fragmentation and loss of hedgerows and connections between hedgerow and woodland.*
- *Replacement of mature treescape.*
- *Changes in drainage patterns.*
- *Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.*
- *Loss of archaeological remains to ploughing.*
- *Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.*
- *Loss of distinction between different settlements due to urban expansion.*
- *Changes in transport infrastructure due to urban development pressures.*
- *Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.*

3.12 The Specific Landscape Guidelines are identified as:

- ***Conserve the significant views to Chichester Cathedral and the South Downs.***
- *Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.*
- *Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.*
- *Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.*
- *Encourage and promote land management schemes to increase species rich grassland areas.*
- *Promote management and establishment of grassland regimes of grazing, hay cutting and silage.*
- *Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.*
- *Restore and strengthen the landscape of the gaps between settlements.*
- *Encourage landscape enhancements around villages and on their approaches.*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.*
- *Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.*

- *Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.*
- *Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.*
- *Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.*
- *Restrict extensive areas of tree planting to poorer quality agricultural land.*
- *Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.*
- *Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.*
- *Enhance the visual prominence of rifes through the establishment of waterside vegetation features.*
- *Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.*

3.13 No assessment of sensitivity is made within the LCA. For the purposes of this assessment the landscape character of the study area is assessed as being of medium sensitivity as a result of being typical of the wider LCA and not containing any features that differentiate it as special or of possessing a particular quality.

Landscape Elements and Features

3.14 The site comprises a tapering an area of agricultural land subdivided into small irregular fields, and small areas of woodland bordering the edge of Westergate around St Richards Road and Westergate Street. There are well developed hedge and tree lines in parts of the site, particularly around field boundaries and where the land drops towards the Lidsey Rife. The site slopes gently eastwards for the most part with a marked change in level west of the Rife.

3.15 Trees within the site are subject to TPO A-2-16.

Landscape Value

3.16 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:

landscape condition: a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
scenic quality: the term used to describe landscapes that appeal primarily to the visual senses;
rarity: the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
representativeness: whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
conservation interests: the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
recreation value: evidence that the landscape is valued for recreational activity where experience of the landscape is important;
perceptual aspects: a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.

associations: some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.17 Assessment of landscape value has been based on consideration of:

- landscape designation i.e. Area of Outstanding Natural Beauty (AONB);
- nature conservation designation i.e. Site of Special Scientific Interest (SSSI);
- published literature relating to local cultural heritage, recreation and tourism;
- published landscape assessment; and
- the inter-relationship of the above.

Local Landscape Condition

3.18 The landscape condition within the site is generally high with a well defined and intact network of hedgerows, tree lines and good specimen trees. Beyond the site the landscape condition of the study area is medium being intensively farmed.

Scenic Quality

3.19 Scenic quality within the site is medium, it benefits from a high percentage of mature trees, and well defined boundaries. Beyond the site the scenic quality of the study area is medium being intensively farmed with few features.

Landscape Designations

3.20 The site is not subject to any statutory or non-statutory landscape designations.

Cultural Heritage

3.21 Eastergate Conservation Area lies to the north east of the application site. It contains a cluster of Grade 2 and Grade 2* Listed Buildings, particularly St George’s Church and Manor Farm, refer to **Figure LV-0003**.

Nature Conservation

3.22 There are no nature conservation assets by designation on the site or within the study area.

Leisure and Tourism

3.23 There are a number of PRoW within the application site, and the study area. Of most relevance are Footpaths 296, 297, 298, 300 and 317, and 321 to the west.

Tranquillity

3.24 The field work established that tranquillity in the vicinity of the site was reasonably high and only intermittently broken by the sound of traffic on the local road network.

Rarity Value

3.25 The site and its immediate surroundings are typical and representative of the local landscape and not considered to be particularly rare.

Landscape Receptors

3.26 The area is perceived as both a living and working landscape comprising agricultural farmland traversed by major and minor transport corridors and PRoW.

3.27 For the purposes of assessing landscape receptor sensitivity, a judgement needs to be made on the relative value or importance to society of its various aspects or components. This is a complex task as the landscape is valuable to people in different ways hence only broad judgements can be made. Identified sensitive receptors described above are summarised in **Table 3.1** together with an assessment of value, susceptibility, sensitivity and rationale for the judgement.

Table 3.1 Landscape Receptor Sensitivity

Receptor	Susceptibility	Value	Sensitivity	Rationale
Landscape Character				
Landscape Character of the Site	Medium	Medium	Medium	Undesignated landscape
SC9 Chichester to Yapton Coastal Plain LCA	Medium	Medium	Medium	Does not form part of any statutory landscape designation
Landscape Elements and Features				
Trees and hedgerows	Medium	Medium	Medium	Common feature in the wider landscape
Landscape Value				
Local Landscape Condition	Medium	Medium	Medium	Good condition on site, medium condition in wider area
Scenic Quality	Medium	Medium	Medium	Good scenic quality on site, medium condition in wider area
Cultural Heritage	High	High	High	Conservation Area and Listed Buildings
Leisure and Tourism	Low	Medium	Medium – Low	Local PROW
Perceptual Aspects				
Tranquillity	Medium	Medium	Medium	Reduced by the presence of local roads

Summary of landscape sensitivity

3.28 The site itself it considered to be of medium – high landscape value, with medium susceptibility, resulting in a **medium – high** sensitivity. The study area is considered to be relatively uniform and possessing some heritage assets and is therefore considered to be of medium value, with medium susceptibility, resulting in a **medium** sensitivity.

4. VISUAL BASELINE

Visual Receptors

4.1 Three categories of Visual Receptor have been identified within the study area. These are:

1. Occupiers of Residential dwellings
2. Users of Public Rights of Way / Public spaces / landmarks
3. Users of roads

4.2 People occupied at their place of work are considered to be least likely to be affected by development and have generally been included as low sensitivity receptors.

4.3 Where there is more than one category of potential receptor for a viewpoint, the higher sensitivity receptor has been selected.

4.4 Locations of sensitive receptor viewpoints are shown in **Figure LV-0005**. These represent both the receptor categories and at locations where it anticipated effects would be greatest. A photographic record of the broad extents of visibility is provided at **Appendix 3**.

4.5 Receptor sensitivity is described in **Table 4.1**. The sensitivity of visual receptors varies according to category and the context of the view as described above. In broad terms the sensitivity of road users is influenced to a greater or lesser extent by the presence of the existing quarry.

Consultation

4.6 The location of the viewpoints used were agreed with Sue Howell, Leisure and Landscape Officer at Arun District Council. Refer to **Table 4.1**.

Field Assessment

4.7 A visual assessment of the site and its surroundings was carried out in April 2023 and August 2023 for VP 25. The visual assessment was initially based on a desktop analysis of Ordnance Survey (OS) mapping of the application site and the surrounding area.

4.8 This analysis was subsequently reviewed and refined during the field survey where views were captured from publicly accessible locations.

4.9 A total of 25 locations were selected and used as representative viewpoints. These were points both within the site and the surrounding landscape with potential views. They represent a range of potential visual receptors.

4.10 The field survey photographic record is provided at **Appendix 3** and a Viewpoint Location Plan is provided in **Figure LV-0005**.

Limitations

4.11 With the exception of VP25 from Halnaker Windmill, the field survey was carried out with trees, hedgerows and other vegetation generally absent of leaf partially presenting a worst-case scenario with regards to views towards the site. VP25 was added following consultation with Sue Powell and taken in August 2023. Views are likely to diminish during the summer when trees, hedgerows and other vegetation are in full leaf.

4.12 Although every effort has been made to include viewpoints in sensitive locations and locations from which the proposed development may be most visible, not all public viewpoints from which the development would be seen have necessarily been included in the assessment. No private

residences or land has been accessed during the assessment.

4.13 It should be noted that the assessment provided is based on the maximum building envelop to be permitted at the outline stage based on the submitted parameter plans and in reality, the scheme as presented at the Reserved Matters stage will provide a much more articulated development. The assessment is therefore robust.

Visual Susceptibility

4.14 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view and its susceptibility to change. Accordingly, when the sensitivity to the change actually being proposed is assessed, matters such as the context and extent of existing view as well as the proximity of the receptor to the proposed works need to be considered.

Visual Value

4.15 In order to determine the sensitivity of representative viewpoints the value of each view should be established. Viewpoints are valued in different ways depending upon the expectations of the viewer. The LI/IEMA guidelines currently provide examples of broad categories including recreation, residence, employment or passing through on roads or other modes of transport. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds.

4.16 Visual receptor value criteria are set out in the Methodology in **Appendix 2**.

Visual Sensitivity

4.17 To determine the sensitivity of the representative visual receptors the value of each should be considered in relation to its susceptibility. The sensitivity matrix and sensitivity criteria are set out in the Methodology in **Appendix 2**. The sensitivity of each representative viewpoint is shown in **Table 4.1** below.

Table 4.1 Selected Representative Visual Receptors

Reference	Distance to application boundary	Receptor and location	Susceptibility	Value	Sensitivity
Occupiers of Residential properties					
VP 1	45m	St Richards Rd	High	Low	Medium
VP 5	Within site	Intersection of PRoW 298 with Westergate St	High	Low	Medium
VP 18	55m	Ivy Lane	High	Low	Medium
Users of Public Rights of Way / Public spaces / Landmarks					
VP 2	Boundary	Middle of PRoW - Footpath 298	High	Low	Medium
VP 3	Boundary	Intersection of PRoWs 298 and 297	High	Low	Medium
VP 4	Boundary	West of PRoW - Footpath 298	High	Low	Medium

Reference	Distance to application boundary	Receptor and location	Susceptibility	Value	Sensitivity
VP 5	Within site	Intersection of PRoW 298 with Westergate St	High	Low	Medium
VP 6	Within site	PRoW - Footpath 300	High	Low	Medium
VP 7	Within site	Intersection of PRoW - Footpath 300 and north-south hedgerow	High	Low	Medium
VP 8	Within site	Eastern boundary of the application site	High	Low	Medium
VP 9	Within site	Intersection of PRoW 296 with unidentified path.	High	Low	Medium
VP 10	Within site	Unidentified path within site. South of PRoW 298.	High	Low	Medium
VP 11	Within site	East of PRoW - Footpath 298	High	Low	Medium
VP 12	Within site	Eastern boundary of the site	High	Low	Medium
VP 13	Within site	Between PRoW 296 and 317	High	Low	Medium
VP 14	70m	PRoW 296, on the south east corner of Eastergate Primary school's boundary.	High	Low	Medium
VP 15	155m	Church lane, north of Manor Farm	High	Medium	Medium - high
VP 16	450m	PRoW - Footpath 321. On the southwest corner of Fleurie Nursery	High	Low	Medium
VP 17	Boundary	North East corner of the application site's boundary	High	Low	Medium
VP 19	1km	PRoW - Footpath 321. South of Elm Grove South	High	Low	Medium
VP 20	1km	Northern intersection of PRoW 323 with the railway	High	Low	Medium
VP 21	1.2km	PRoW - Footpath 323	High	Low	Medium
VP 22	1km	PRoW - Footpath 323	High	Low	Medium
VP 23	1km	PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field	High	Low	Medium
VP 24	4.5km	Nore Folly	High	High	High
VP 25	4.9km	Halnaker Windmill	High	High	High
Users of Local Roads					
VP 1	45m	St Richards Rd	Medium	Low	Medium/Low
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Low	Medium/Low

4.18 The site is reasonably well contained within the landscape. Visibility is limited by residential properties to the west and north. The land to the east is gently rolling with some visual cut off of longer distance views toward Barnham. The study area is closely associated with the viewpoints, with visibility reducing to the east and south. The two longer distance views at Nore Folly and Halnaker Windmill are sufficiently distant that the site is difficult to identify.

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

5.1 The proposed development is shown in the parameter plans that accompany this application. The proposals comprise a hybrid application with construction of the western section of East/West Link Road with new access, road bridge & associated works provided in detail. Up to 400 dwellings with access and associated works are provided in outline with all other matters, namely layout, scale, appearance and landscaping reserved.

5.2 The Site proposed for development is shown in Figure LV-0001 'Location Plan'.

5.3 The key features of the proposals are as follows:

- Up to 400 dwellings
- A network of green corridors runs through the site that contains retained trees and hedgerows and attenuation basins.
- The boundary vegetation is to remain save for small sections removed to create the new access.
- Areas of natural play
- Additional boundary planting is proposed along the eastern boundary of the site
- Species-rich lowland meadow habitat to enhance biodiversity and capture carbon
- Increased public access and recreational value

5.4 The key aspects of development relevant to the consideration of landscape and visual effects are as follows:

- The visible extents of the proposals.
- The effects of the proposed development on the wider context including local footpaths and recreational facilities.

Landscape Strategy – Recommended Mitigation Measures and Enhancements

Table 5.1 Landscape Strategy

Mitigation	Purpose
Primary Mitigation (Inherent)	
The mature tree and hedgerow structure of the site is largely retained	• To maintain visual screening of the site from the surrounding area. • To maintain the landscape character and biodiversity of the site
Secondary Mitigation (Foreseeable)	
Native hedgerows with specimen trees and areas of woodland are proposed along the boundaries of the site including the southern edge.	• To create a defined edge to the site, reduce the visual impact of the development to the west and enhance the biodiversity value of the site.
Replacement and compensatory tree planting	• To compensate for the loss of trees associated with the proposed development. Compensatory and mitigation tree

Mitigation	Purpose
	planting could include some larger scale tree species such as Oak, Holm oak, Yew, Beech, Hornbeam, Scots Pine and Larch
The use of a consistent palette of street trees and hedgerows within the development.	• To help soften the appearance of the development, provide a high-quality environment for residents and enhance biodiversity.
Sympathetic use of locally appropriate building materials and colours.	• To create a consistency with the existing buildings within the local area and within the LCA.
Carefully designed lighting restricted to the minimum.	• To reduce or prevent light spillage onto adjacent areas and limit the night time effect on the open landscape and the dark skies of the South Down National Park
Enhancements	
Integrated internal tree planting and soft landscaping	• To contribute to the assimilation of the proposed development into the landscape • To provide ecological enhancement and visual interest.

6. PREDICTED LANDSCAPE EFFECTS

During Construction – Assessment of Landscape Effects

6.1 For the purposes of this assessment, the midpoint of the construction phase is assessed. This assumes that the northern part of the site would be complete, and that the triangular field to the south would remain undeveloped.

6.2 The effects on landscape elements and fabric during construction of the proposed development are summarised in **Table 6.1** below.

Effects on landscape character

Effect on landscape character of the site

6.3 The site is currently in agricultural use. The proposed development would see the change of some of the site to residential development and associated infrastructure. The effect on the character of the site would be substantial, resulting in an effect of **moderate major adverse** significance.

Effect on SC9 Chichester to Yapton Coastal Plain LCA

6.4 The application site falls within the SC9 *Chichester to Yapton Coastal Plain* LCA. The LCA covers an area of approximately 86km2 (8,600ha). The application site covers an area of approximately 19ha, just over 0.2% of the LCA. The proposed development would slightly increase the characteristic of development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate. Consequently, the proposed development would occupy a very small part of the LCA. This would present a negligible magnitude of effect and, with medium sensitivity, an overall **minor neutral** significance of effect.

Effect on Landscape Value

Local Landscape Condition

6.5 Any effects on landscape condition would be contained to the application site. Within the site itself the landscape condition would be adversely affected through the removal of existing trees and sections of hedgerow. This would result in a slight magnitude of effect and, with medium sensitivity, result in an effect of **moderate-minor adverse** significance.

Scenic Quality

6.6 Effects on scenic quality would generally be more wide ranging and affect the wider study area to a degree.

6.7 The construction of part of the site would result in a moderate magnitude of effect and with medium sensitivity, result in a **moderate adverse** effect on scenic quality.

Cultural Heritage

6.8 There would be no direct effect on either the Conservation Area or the Listed Buildings identified as a result of the proposed development, as referred to in the Archaeological Desk Based Assessment.

Leisure and Tourism

6.9 There would be direct physical landscape effects on PRoW within the site, and indirect effects on the amenity value of those PROW in the vicinity. The construction of part of the site would require the diversion of PROW 296 where it crosses the spine road, and effects on amenity value on other PROW.

This would result in a moderate magnitude of effect and with medium-low sensitivity, result in a **moderate adverse** effect on scenic quality.

Perceptual Aspects

Tranquillity

6.10 There would be a substantial effect on the tranquillity of the site arising from the construction phase. With a medium sensitivity, this results in a **moderate adverse** effect on tranquillity.

Table 6.1 The effects on landscape elements and fabric during construction

Receptor	Sensitivity	Magnitude	Significance	Nature
Landscape Character				
Landscape Character of the Site	Medium	Substantial	Moderate – major	Adverse
SC9 Chichester to Yapton Coastal Plain LCA	Medium	Negligible	Minor	Neutral
Landscape Elements and Features				
Trees and hedgerows	Medium	Slight	Moderate-minor	Adverse
Landscape Value				
Local Landscape Condition	Medium	Slight	Moderate-minor	Adverse
Scenic Quality	Medium	Moderate	Moderate	Adverse
Cultural Heritage	High	-	-	-
Leisure and Tourism	Medium - Low	Moderate	Moderate	Adverse
Perceptual Aspects				
Tranquillity	Medium	Substantial	Moderate – major	Adverse

6.11 Overall it is considered that there would be a **moderate adverse** effect on landscape receptors arising from the construction phase of the proposed development. This is effect is localised and focused principally on the site itself and immediate environs within approximately 500m of the site boundary.

Year 1 post-construction – Assessment of Landscape Effects

6.12 The effects on landscape elements and fabric at completion of the proposed development are summarised in **Table 6.2** below. These are similar to the construction effects, adjusted to include the southern field.

Effects on landscape character

Effect on landscape character of the site

6.13 The site is currently in agricultural use. The proposed development would change the site to residential development and associated infrastructure. The effect on the character of the site would be substantial, resulting in an effect of **moderate major adverse** significance.

Effect on SC9 Chichester to Yapton Coastal Plain LCA

6.14 The application site falls within the SC9 *Chichester to Yapton Coastal Plain* LCA. The LCA covers an area of approximately 86km2 (8,600ha). The application site covers an area of approximately 19ha, just over 0.2% of the LCA. The proposed development would slightly increase the characteristic of development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate. Consequently, the proposed development would occupy a very small part of the LCA. This would present a negligible magnitude of effect and, with medium sensitivity, an overall **minor neutral** significance of effect.

Effect on Landscape Value

Local Landscape Condition

6.15 Any effects on landscape condition would be contained to the application site. Within the site itself the landscape condition would be adversely affected through the removal of existing trees and sections of hedgerow. This would result in a slight magnitude of effect and, with medium sensitivity, result in an effect of **moderate-minor adverse** significance.

Scenic Quality

6.16 Effects on scenic quality would generally be more wide ranging and affect the wider study area to a degree.

6.17 The completion of the site would result in a moderate magnitude of effect and with medium sensitivity, result in a **moderate adverse** effect on scenic quality.

Cultural Heritage

6.18 There would be no direct effect on either the Conservation Area or the Listed Buildings identified as a result of the proposed development, as referred to in the Archaeological Desk Based Assessment.

Leisure and Tourism

6.19 There would be direct physical landscape effects on PRoW within the site, and indirect effects on the amenity value of those PROW in the vicinity. The completion of the site would require the diversion of PROW 296 where it crosses the spine road, and effects on amenity value on other PROW. This would result in a moderate magnitude of effect and with medium-low sensitivity, result in a **moderate adverse** effect on scenic quality.

Perceptual Aspects

Tranquillity

6.20 There would be a moderate to substantial effect on the tranquillity of the site arising from the completion of the development. With a medium sensitivity, this results in a **moderate adverse** effect on tranquillity.

Table 6.2 The effects on landscape elements and fabric during construction

Receptor	Sensitivity	Magnitude	Significance	Nature
Landscape Character				
Landscape Character of the Site	Medium	Substantial	Moderate – major	Adverse
SC9 Chichester to Yapton Coastal Plain LCA	Medium	Negligible	Minor	Neutral
Landscape Elements and Features				
Trees and hedgerows	Medium	Slight	Moderate - minor	Adverse

Landscape Value				
Local Landscape Condition	Medium	Slight	Moderate - minor	Adverse
Scenic Quality	Medium	Moderate	Moderate	Adverse
Cultural Heritage	High	-	-	-
Leisure and Tourism	Medium - Low	Moderate	Moderate	Adverse
Perceptual Aspects				
Tranquillity	Medium	Moderate - Substantial	Moderate – major	Adverse

6.21 Overall it is considered that there would be a **moderate adverse** effect on landscape receptors arising from the completion of the proposed development. This is effect is localised and focused principally on the site itself and immediate environs within approximately 500m of the site boundary.

Year 15 post-construction – Assessment of Residual Landscape Effects

6.22 The effects on landscape elements and fabric at completion plus 15 years of the proposed development are summarised in **Table 6.3** below.

Effects on landscape character

Effect on landscape character of the site

6.23 The site is currently in agricultural use. The proposed development would change the site to residential development and associated infrastructure. The effect on the character of the site would be substantial, resulting in an effect of **moderate major adverse** significance.

Effect on SC9 Chichester to Yapton Coastal Plain LCA

6.24 The application site falls within the SC9 *Chichester to Yapton Coastal Plain* LCA. The LCA covers an area of approximately 86km2 (8,600ha). The application site covers an area of approximately 19ha, just over 0.2% of the LCA. The proposed development would slightly increase the characteristic of development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate. Consequently, the proposed development would occupy a very small part of the LCA. This would present a negligible magnitude of effect and, with medium sensitivity, an overall **minor neutral** significance of effect.

Effect on Landscape Value

Local Landscape Condition

6.25 Any effects on landscape condition would be contained to the application site. Within the site itself the landscape condition would be adversely affected through the removal of existing trees and sections of hedgerow. This is tempered by the development of the landscape strategy and would result in a slight magnitude of effect and, with medium sensitivity, result in an effect of **minor adverse** significance.

Scenic Quality

6.26 Effects on scenic quality would generally be more wide ranging and affect the wider study area to a degree.

6.27 The completion of the site would result in a moderate magnitude of effect and with medium sensitivity, result in a **moderate adverse** effect on scenic quality.

Cultural Heritage

6.28 There would be no direct effect on either the Conservation Area or the Listed Buildings identified as a result of the proposed development, as referred to in the Archaeological Desk Based Assessment.

Leisure and Tourism

6.29 There would be direct physical landscape effects on PRoW within the site, and indirect effects on the amenity value of those PROW in the vicinity. The completion of the site would require the diversion of PROW 296 where it crosses the spine road, and effects on amenity value on other PROW. This would result in a moderate magnitude of effect and with medium-low sensitivity, result in a **moderate adverse** effect on scenic quality.

Perceptual Aspects

Tranquillity

6.30 There would be a moderate to substantial effect on the tranquillity of the site arising from the completion of the development. With a medium sensitivity, this results in a **moderate adverse** effect on tranquillity.

Table 6.3 The effects on landscape elements and fabric during construction plus 15 years

Receptor	Sensitivity	Magnitude	Significance	Nature
Landscape Character				
Landscape Character of the Site	Medium	Substantial	Moderate – major	Adverse
SC9 Chichester to Yapton Coastal Plain LCA	Medium	Negligible	Minor	Neutral
Landscape Elements and Features				
Trees and hedgerows	Medium	Slight	Minor	Adverse
Landscape Value				
Local Landscape Condition	Medium	Slight	Minor	Adverse
Scenic Quality	Medium	Moderate	Moderate	Adverse
Cultural Heritage	High	-	-	-
Leisure and Tourism	Medium - Low	Moderate	Moderate	Adverse
Perceptual Aspects				
Tranquillity	Medium	Moderate - Substantial	Moderate – major	Adverse

6.31 Overall it is considered that there would be a **moderate adverse** effect on landscape receptors arising from the completion of the proposed development plus 15 years. This is effect is localised and focused principally on the site itself and immediate environs within approximately 500m of the site boundary.

6.32 Given the distance, landscape character, topography, intervening development and that the site is reasonably well enclosed it is not considered likely that the proposed development would have any effect upon the setting of the South Downs National Park. Consequently, Policy LAN/DM1: Protection of landscape character would not be engaged.

Predicted Cumulative Landscape Effects

6.33 Cumulative effects are assessed principally in relation to the SD5 allocation. Within the allocation a number of applications have come forward over the last few years. Those applications relevant to this assessment are:

Table 6.4 Sites considered under cumulative landscape effects

Site name	Parish	Application
Land North of Barnham Road and East of Fontwell Avenue Eastergate – 551 dwellings	Barnham & Eastergate	BN/195/22/PL
Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham – 1,250 dwellings	Barnham & Eastergate	BN/11/22/OUT
Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU – 180 dwellings	Aldingbourne	AL/107/21/PL
Boweries Barnham Road Eastergate PO20 3RT – 30 dwellings	Barnham & Eastergate	BN/135/20/PL
Warwick Nursery Barnham Road Eastergate Barnham PO203RT – 44 dwellings	Barnham & Eastergate	BN/153/20/PL

6.34 The local area is to undergo significant change as a result of the SD5 allocation. The site occupies a relatively small area on the western edge of the much larger 280ha SD5 allocation.

6.35 The developments listed above combined with the proposed development have the potential to present cumulative landscape effects.

Cumulative Effects on Landscape Character

6.36 Owing to their proximity, both the proposed development and developments listed above share the same LCA SC9 *Chichester to Yapton Coastal Plain.* This LCA is sensitive to "*development on settlement edges of … suburban settlements of Tangmere, Barnham, Yapton and Westergate*", and "*loss of distinction between different settlements due to urban expansion*". The scale of the developments proposed would conjoin the settlements of Westergate, Eastergate and Barnham. This would result in a substantial magnitude of effect. Consequently, the cumulative effect of the developments would be of **Major - Moderate adverse** significance.

Cumulative Effects on Landscape Elements and Features

6.37 It is assumed that all developments would be undertaken with the retention of the majority of existing landscape features such as hedgerows and hedgerow trees. The developments would however result in the conversion of existing fields into a residential development. The developments would not result in major topographical changes, though both sites would require some minor land remodelling works.

6.38 The cumulative effect on landscape elements and features would be **Minor**.

7. PREDICTED EFFECTS ON VISUAL AMENITY

7.1 Illustrative photomontages are provided at **Figures LV-0007-0009**. They show the predicted effect on selected views. **Figure LV-0006** shows the methodology and reference models. The methodology is more fully described in **Appendix 2**.

During Construction – Assessment of Landscape Effects

7.2 For the purposes of this assessment, the midpoint of the construction phase is assessed. This assumes that the northern part of the site would be complete, and that the triangular field to the south would remain undeveloped.

7.3 A summary of the predicted effects on visual amenity as a result of the proposed development during construction is shown in **Table 7.1** below.

7.4 There would be no visibility of the development during construction and therefore **no effect** on visual amenity from 4 of the 25 viewpoints assessed. These are all outside the boundary the site.

7.5 The majority of those viewpoints within or on the boundary of the site are predicted to experience adverse effects **moderate or moderate – major** significance.

7.6 Viewpoints to the east would experience a reducing degree of effect, and are predicted to experience adverse effects of **minor** significance. No effect is predicted on the most distant views.

Table 7.1 - Predicted Effects on Visual Amenity during Construction (see detailed assessment at Appendix 1)

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
Occupiers of Residential properties						
VP 1	45m	St Richards Rd	Medium	Substantial - moderate	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse
VP 18	55m	Ivy Lane	Medium	Medium	Moderate	Moderate
VP 2	Boundary	Middle of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 3	Boundary	Intersection of PRoWs 298 and 297	Medium	Substantial	Major-Moderate	Adverse
VP 4	Boundary	West of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse
VP 6	Within site	PRoW - Footpath 300	Medium	Substantial	Major-Moderate	Adverse
VP 7	Within site	Intersection of PRoW - Footpath 300	Medium	Substantial	Major-Moderate	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
		and north-south hedgerow				
VP 8	Within site	Eastern boundary of the application site	Medium	Substantial	Major-Moderate	Adverse
VP 9	Within site	Intersection of PRoW 296 with unidentified path.	Medium	Substantial	Major-Moderate	Adverse
VP 10	Within site	Unidentified path within site. South of PRoW 298.	Medium	Substantial	Major-Moderate	Adverse
VP 11	Within site	East of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 12	Within site	Eastern boundary of the site	Medium	Substantial	Major-Moderate	Adverse
VP 13	Within site	Between PRoW 296 and 317	Medium	Moderate	Moderate	Adverse
VP 14	70m	PRoW 296, on the south east corner of Eastergate Primary school's boundary.	Medium	Moderate	Moderate	Adverse
VP 15	155m	Church lane, north of Manor Farm	Medium - high	Slight	Moderate	Adverse
VP 16	450m	PRoW - Footpath 321. On the southwest corner of Fleurie Nursery	Medium	Moderate	Moderate	Adverse
VP 17	Boundary	North East corner of the application site's boundary	Medium	-	-	-
VP 19	1km	PRoW - Footpath 321. South of Elm Grove South	Medium	Slight	Moderate - minor	Adverse
VP 20	1km	Northern intersection of PRoW 323 with the railway	Medium	Negligible	Minor	Adverse
VP 21	1.2km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse
VP 22	1km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
VP 23	1km	PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field	Medium	-	-	-
VP 24	4.5km	Nore Folly	High	-	-	-
VP 25	4.9km	Halnaker Windmill	High	-	-	-
VP 1	45m	St Richards Rd	Medium/Low	Substantial - moderate	Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium/Low	Moderate	Moderate	Adverse

Year 1 Completion – Assessment of Effects

7.7 A summary of the predicted effects on visual amenity as a result of the proposed development at Completion is shown in **Table 7.2** below.

7.8 There would be no visibility of the completed development and therefore **no effect** on visual amenity from 4 of the 25 viewpoints assessed. These are all outside the boundary the site.

7.9 The majority of those viewpoints within or on the boundary of the site are predicted to experience adverse effects **moderate or moderate – major** significance.

7.10 Viewpoints to the east would experience a reducing degree of effect, and are predicted to experience adverse effects of **minor** significance. No effect is predicted on the most distant views.

Table 7.2 - Predicted Effects on Visual Amenity at Completion (see detailed assessment at Appendix 1)

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
Occupiers of Residential properties						
VP 1	45m	St Richards Rd	Medium	Substantial - moderate	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse
VP 18	55m	Ivy Lane	Medium	Medium	Moderate	Moderate
VP 2	Boundary	Middle of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 3	Boundary	Intersection of PRoWs 298 and 297	Medium	Substantial	Major-Moderate	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
VP 4	Boundary	West of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse
VP 6	Within site	PRoW - Footpath 300	Medium	Substantial	Major-Moderate	Adverse
VP 7	Within site	Intersection of PRoW - Footpath 300 and north-south hedgerow	Medium	Substantial	Major-Moderate	Adverse
VP 8	Within site	Eastern boundary of the application site	Medium	Substantial	Major-Moderate	Adverse
VP 9	Within site	Intersection of PRoW 296 with unidentified path.	Medium	Substantial	Major-Moderate	Adverse
VP 10	Within site	Unidentified path within site. South of PRoW 298.	Medium	Substantial	Major-Moderate	Adverse
VP 11	Within site	East of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 12	Within site	Eastern boundary of the site	Medium	Substantial	Major-Moderate	Adverse
VP 13	Within site	Between PRoW 296 and 317	Medium	Moderate	Moderate	Adverse
VP 14	70m	PRoW 296, on the south east corner of Eastergate Primary school’s boundary.	Medium	Moderate	Moderate	Adverse
VP 15	155m	Church lane, north of Manor Farm	Medium - high	Slight	Moderate	Adverse
VP 16	450m	PRoW - Footpath 321. On the southwest corner of Fleurie Nursery	Medium	Moderate	Moderate	Adverse
VP 17	Boundary	North East corner of the application site’s boundary	Medium	-	-	-
VP 19	1km	PRoW - Footpath 321.	Medium	Slight	Moderate - minor	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
		South of Elm Grove South				
VP 20	1km	Northern intersection of PRoW 323 with the railway	Medium	Negligible	Minor	Adverse
VP 21	1.2km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse
VP 22	1km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse
VP 23	1km	PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field	Medium	-	-	-
VP 24	4.5km	Nore Folly	High	-	-	-
VP 25	4.9km	Halnaker Windmill	High	-	-	-
VP 1	45m	St Richards Rd	Medium/Low	Substantial - moderate	Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium/Low	Moderate	Moderate	Adverse

Year 15 Post- Completion – Assessment of Effects

7.11 A summary of the predicted effects on visual amenity as a result of the proposed development at Completion plus 15 years is shown in **Table 7.3** below.

7.12 There would be no visibility of the completed development and therefore **no effect** on visual amenity from 4 of the 25 viewpoints assessed. These are all outside the boundary the site.

7.13 The majority of those viewpoints within or on the boundary of the site are predicted to experience adverse effects **moderate or moderate – major** significance.

7.14 Viewpoints to the east would experience a reducing degree of effect, and are predicted to experience adverse effects of **minor** significance. No effect is predicted on the most distant views.

Table 7.3 - Predicted Effects on Visual Amenity at Completion (see detailed assessment at Appendix 1)

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
Occupiers of Residential properties						
VP 1	45m	St Richards Rd	Medium	Moderate	Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
VP 18	55m	Ivy Lane	Medium	Medium	Moderate	Moderate
VP 2	Boundary	Middle of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 3	Boundary	Intersection of PRoWs 298 and 297	Medium	Substantial	Major-Moderate	Adverse
VP 4	Boundary	West of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium	Moderate	Moderate	Adverse
VP 6	Within site	PRoW - Footpath 300	Medium	Substantial	Major-Moderate	Adverse
VP 7	Within site	Intersection of PRoW - Footpath 300 and north-south hedgerow	Medium	Substantial	Major-Moderate	Adverse
VP 8	Within site	Eastern boundary of the application site	Medium	Substantial	Major-Moderate	Adverse
VP 9	Within site	Intersection of PRoW 296 with unidentified path.	Medium	Substantial	Major-Moderate	Adverse
VP 10	Within site	Unidentified path within site. South of PRoW 298.	Medium	Substantial	Major-Moderate	Adverse
VP 11	Within site	East of PRoW - Footpath 298	Medium	Substantial	Major-Moderate	Adverse
VP 12	Within site	Eastern boundary of the site	Medium	Substantial	Major-Moderate	Adverse
VP 13	Within site	Between PRoW 296 and 317	Medium	Moderate	Moderate	Adverse
VP 14	70m	PRoW 296, on the south east corner of Eastergate Primary school's boundary.	Medium	Moderate	Moderate	Adverse
VP 15	155m	Church lane, north of Manor Farm	Medium - high	Slight	Moderate	Adverse
VP 16	450m	PRoW - Footpath 321. On the	Medium	Moderate	Moderate	Adverse

Reference	Distance to application boundary	Receptor and location	Sensitivity	Magnitude	Significance	Nature
		southwest corner of Fleurie Nursery				
VP 17	Boundary	North East corner of the application site's boundary	Medium	-	-	-
VP 19	1km	PRoW - Footpath 321. South of Elm Grove South	Medium	Slight	Moderate - minor	Adverse
VP 20	1km	Northern intersection of PRoW 323 with the railway	Medium	Negligible	Minor	Adverse
VP 21	1.2km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse
VP 22	1km	PRoW - Footpath 323	Medium	Negligible	Minor	Adverse
VP 23	1km	PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field	Medium	-	-	-
VP 24	4.5km	Nore Folly	High	-	-	-
VP 25	4.9km	Halnaker Windmill	High	-	-	-
VP 1	45m	St Richards Rd	Medium/Low	Moderate	Moderate - minor	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	Medium/Low	Moderate	Moderate - minor	Adverse

Predicted Potential Effects on Artificial Lighting

7.15 Any residual effects of illumination with the site would be to extend the illuminated area of the village into currently undeveloped land. This would be visible within the context of other buildings on the edge of Westergate.

Predicted Cumulative Visual Effects

7.16 Cumulative effects are assessed principally in relation to the SD5 allocation. Within the allocation a number of applications have come forward over the last few years. Those applications relevant to this assessment are:

Table 7.4 Sites considered under cumulative visual effects

Site name	Parish	Application
Land North of Barnham Road and East of Fontwell Avenue Eastergate – 551 dwellings	Barnham & Eastergate	BN/195/22/PL

Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham – 1,250 dwellings	Barnham & Eastergate	BN/11/22/OUT
Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU – 180 dwellings	Aldingbourne	AL/107/21/PL
Boweries Barnham Road Eastergate PO20 3RT – 30 dwellings	Barnham & Eastergate	BN/135/20/PL
Warwick Nursery Barnham Road Eastergate Barnham PO203RT – 44 dwellings	Barnham & Eastergate	BN/153/20/PL

7.17 The local area is to undergo significant change as a result of the SD5 allocation. The site occupies a relatively small area on the western edge of the SD5 allocation.

7.18 The developments listed above combined with the proposed development have the potential to present cumulative landscape effects.

7.19 Visually, the potential cumulative effects are identified as:

- **Combined or simultaneous visibility** - where both sites are likely to be visible from a fixed receptor viewpoint in the same field or arc of view;
- **Successive visibility -** where both sites are likely to be visible from a fixed receptor viewpoint but where the observer needs to orientate to view visibility of both sites;
- **Sequential visibility** - where there is no visibility of both sites from a single fixed receptor location but could be visible when an observer moves along a linear route such as a public highway or public right of way.

7.20 **Table 7.4** below summarises the potential cumulative effects from the representative viewpoints.

Table 7.4 Potential cumulative effects of the proposed development in conjunction with other relevant developments from representative viewpoints

Viewpoint	Potential combined or simultaneous visibility	Potential successive visibility	Potential sequential visibility
VP 1	No	No	No
VP 2	No	No	No
VP 3	No	No	No
VP 4	No	No	No
VP 5	No	No	No
VP 6	No	No	No
VP 7	Yes	Yes	No
VP 8	No	Yes	No
VP 9	Yes	Yes	No
VP 10	No	No	No
VP 11	No	No	No
VP 12	No	No	No
VP 13	Yes	Yes	No

VP 14	Yes	Yes	Yes
VP 15	No	No	Yes
VP 16	No	No	Yes
VP 17	No	No	No
VP 18	No	No	No
VP 19	No	No	Yes
VP 20	No	No	Yes
VP 21	No	No	Yes
VP 22	No	No	Yes
VP 23	No	No	No
VP 24	No	No	No
VP 25	No	No	No

7.21 11 of the 25 viewpoints have the potential to present cumulative visual effects. However, for many of these the spatial or temporal (in the case of sequential visibility) separation, or distance between the viewpoint and the sites, would reduce the cumulative effect.

7.22 Receptors on the eastern side of the site (Viewpoints 7-13) would experience potential combined or simultaneous visibility and sequential visibility of the proposed development and BEW Parcel SC1 development to the east of the Rife. A belt of open space is proposed between both sites but the built form of both would be clearly visible. The magnitude of effect would be substantial and, with medium sensitivity, there would be a **major adverse** cumulative significance of effect.

7.23 Receptors to the east moving along local PROW (Viewpoints 15 - 22) would have views of the proposed development obscured by the BEW Parcel SC1 development. This would result in a greater degree of effect than just the application site on its own. The magnitude of effect would be substantial and, with medium sensitivity, there would be a **major adverse** cumulative effect of significance.

7.24 There would be no discernible cumulative effect from VP 23-25.

8. SUMMARY AND CONCLUSIONS

8.1 The report concerns the predicted landscape and visual effects arising from the construction of the western section of East/West Link Road with new access, road bridge & associated works; and up to 400 No. dwellings with access and associated works on land east of Westergate, West Sussex.

8.2 The site is located within Landscape Character Area SC9 *Chichester to Yapton Coastal Plain.*

8.3 The site is not subject to any statutory or non-statutory landscape designations.

8.4 The site itself it considered to be of medium – high landscape value, with medium susceptibility, resulting in a medium – high sensitivity. The study area is considered to be relatively uniform and possessing some heritage assets and is therefore considered to be of medium value, with medium susceptibility, resulting in a medium sensitivity.

8.5 The site is reasonably well contained within the landscape. Visibility is limited by residential properties to the west and north. The land to the east is gently rolling with some visual cut off of longer distance views toward Barnham. The study area is closely associated with the viewpoints, with visibility reducing to the east and south. The two longer distance views at Nore Folly and Halnaker Windmill are sufficiently distant that the site is difficult to identify.

8.6 Overall it is considered that there would be a moderate adverse effect on landscape receptors arising from the completion of the proposed development. This is effect is localised and focused principally on the site itself and immediate environs within approximately 500m of the site boundary.

8.7 Given the distance, landscape character, topography, intervening development and that the site is reasonably well enclosed it is not considered likely that the proposed development would have any effect upon the setting of the South Downs National Park.

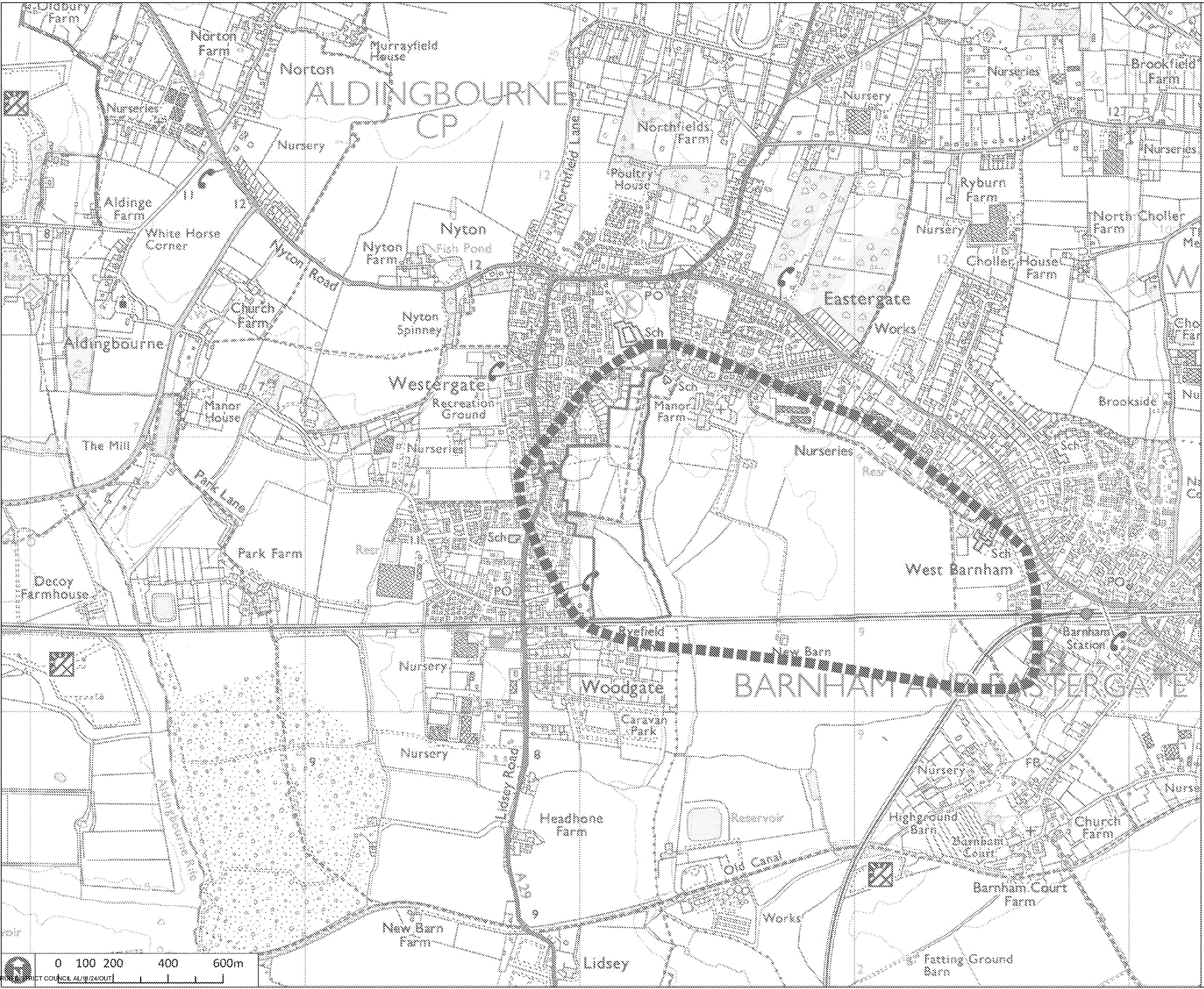
8.8 The majority of those viewpoints within or on the boundary of the site are predicted to experience adverse effects moderate or moderate – major significance. Viewpoints to the east would experience a reducing degree of effect, and are predicted to experience adverse effects of minor significance. No effect is predicted on the most distant views.

Table 8.1 - Summary of Residual Landscape and Visual Effects within the Study Area

Description of Impact/Effect	Geographical Level of Importance of Issue					Impact (Beneficial/ Adverse/ Neutral)	Nature (Permanent/ Temporary, Reversible/Irreversible)	Significance
	I	N	R	D	L			
Effects on the Landscape Character of the site					*	Adverse	Permanent	Moderate – major
SC9 Chichester to Yapton Coastal Plain LCA				*		Adverse	Permanent	Minor
Local Landscape Condition					*	Adverse	Permanent	Minor
Scenic Quality					*	Adverse	Permanent	Moderate
Leisure and Tourism					*	Adverse	Permanent	Moderate
Visual Effects on the surrounding landscape					*	Neutral	Permanent	Negligible

Description of Impact/Effect	Geographical Level of Importance of Issue					Impact (Beneficial/ Adverse/ Neutral)	Nature (Permanent/ Temporary. Reversible/Irreversible)	Significance
	I	N	R	D	L			
Local Visual Effects within or adjacent to the application site					*	Adverse	Permanent	Minor

3170-4-4-4-LV-xxxx-S5-P1 LVIA Figures



KEY

▭ Boundary: Application Site

Status

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Project

LAND EAST OF WESTERGATE

Drawing Title

SITE LOCATION

Scale	Sheet Size	Date
1:12,500	A3	SEP 2023

Client Ref	Drawing Ref.	Drawing No.	Version
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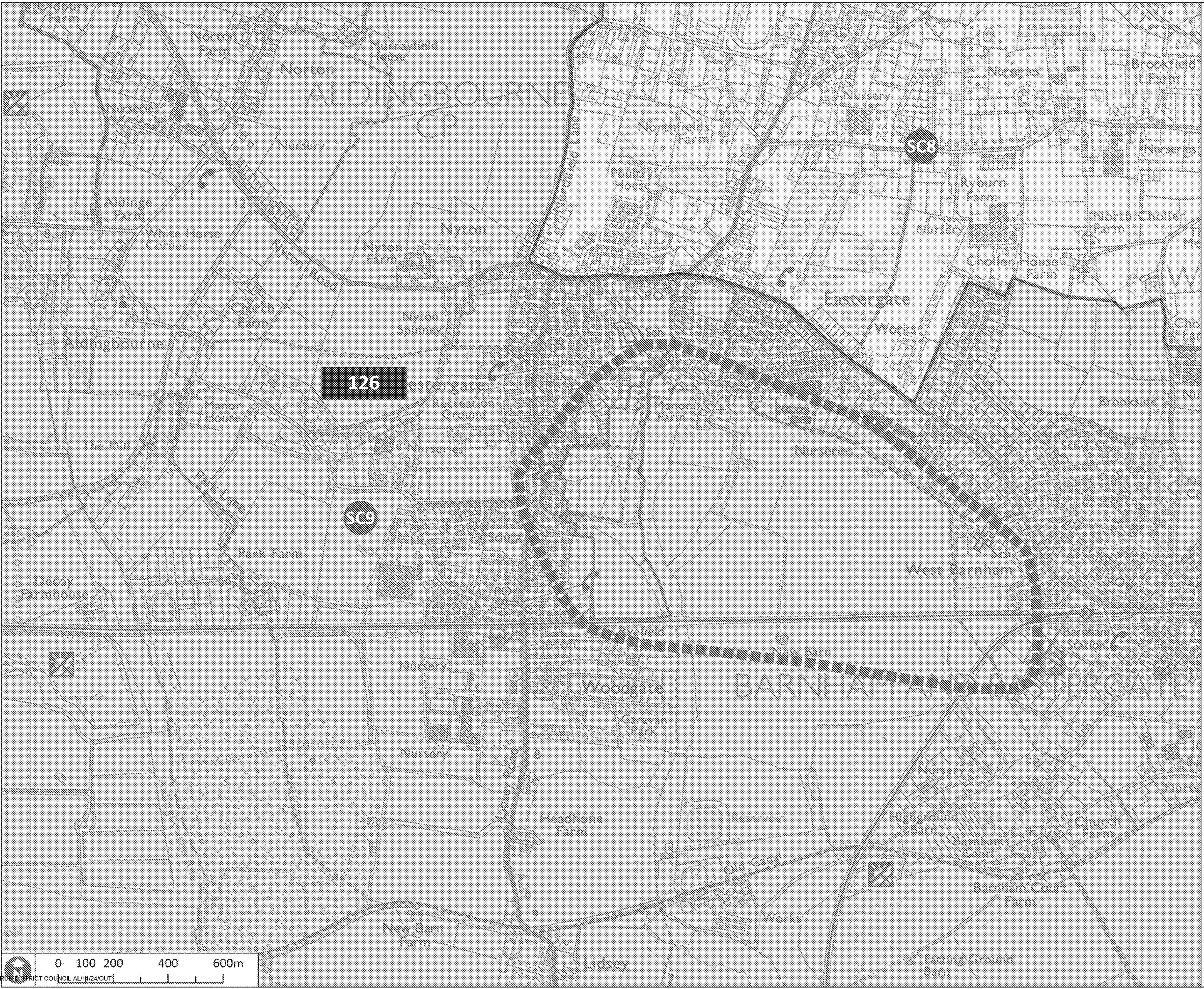

KEY

▨ Boundary: Application Site

126 National Character Area
126: South Coast Plain (NE525
(encompasses entire map extents)

Landscape Character Areas
Source: Landscape Character of West Sussex 2003

SC8 Fontwell Upper Coastal Plain

SC9 Chichester to Yapton Coastal Plain

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Project
LAND EAST OF WESTERGATE

Drawing Title
LANDSCAPE CHARACTER

Scale	Sheet Size	Date
1:12,500	A3	SEP 2023

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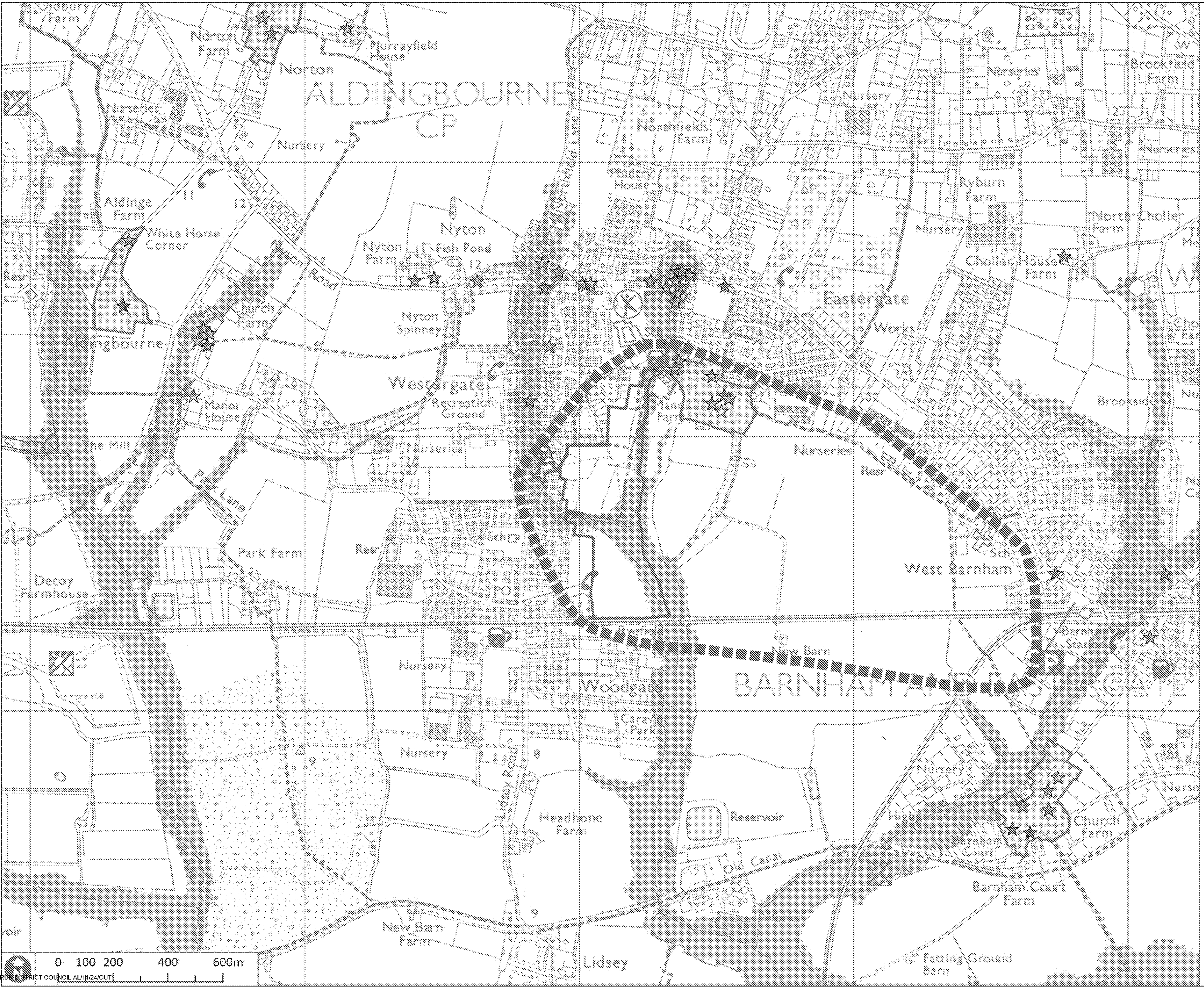

KEY

▭ Boundary: Application Site

Historic England

Listed Buildings

☆ Grade I

☆ Grade II*

☆ Grade II

▨ Conservation Areas

Natural England

▭ Ancient & Semi-Natural Woodland

Flood Zones

▨ Flood Zone 2

▨ Flood Zone 3

Status

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LANDSCAPE VALUE

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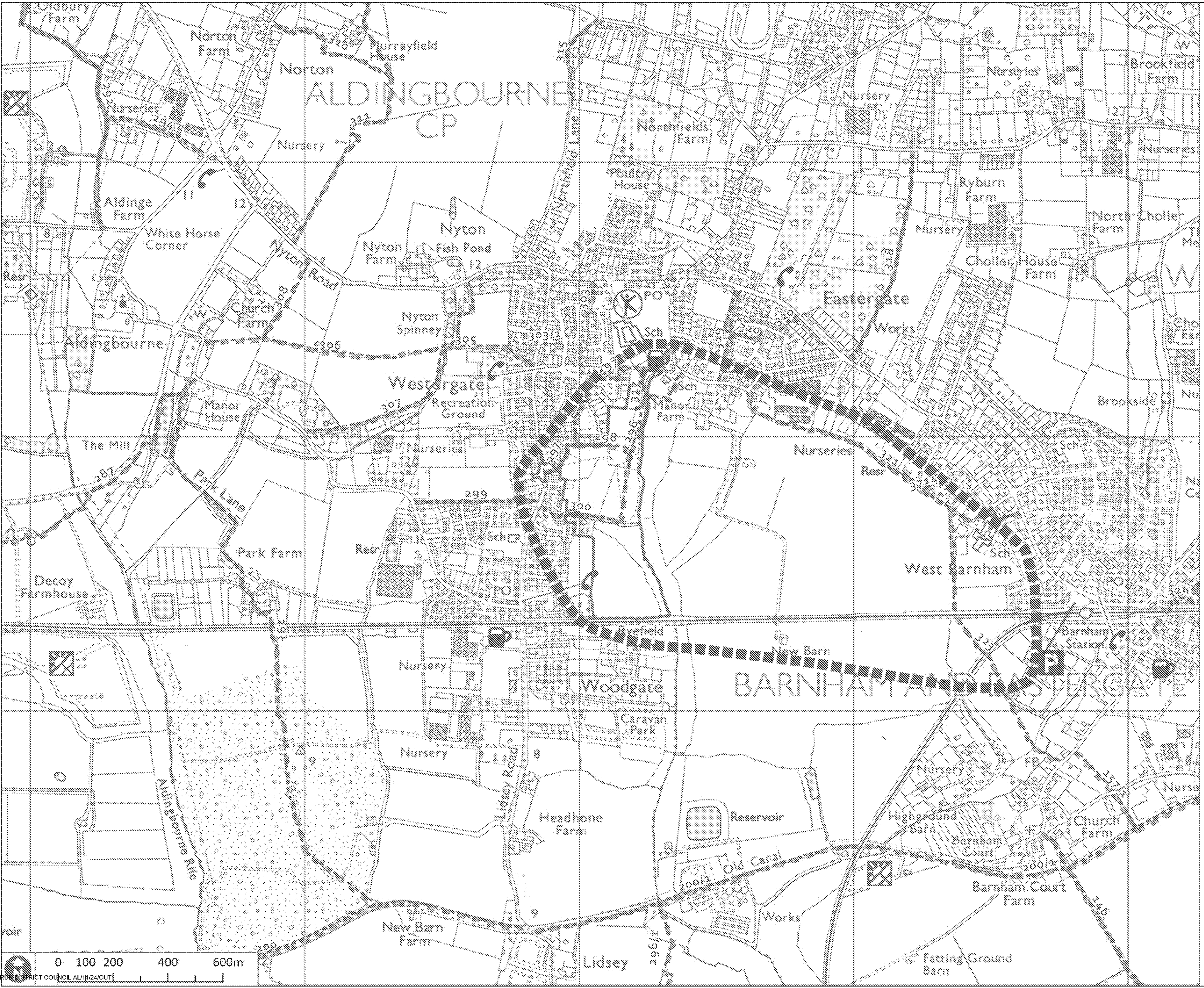
3170-4-4-4-LV-xxxx-S5-P1 LVIA Figures



KEY

Boundary: Application Site

Public Rights of Way

▬ ▬ Public Bridleway

- - - - Public Footpath

Status

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PUBLIC RIGHTS OF WAY (PROW)

Scale	Sheet Size	Date
1:12,500	A3	SEP 2023

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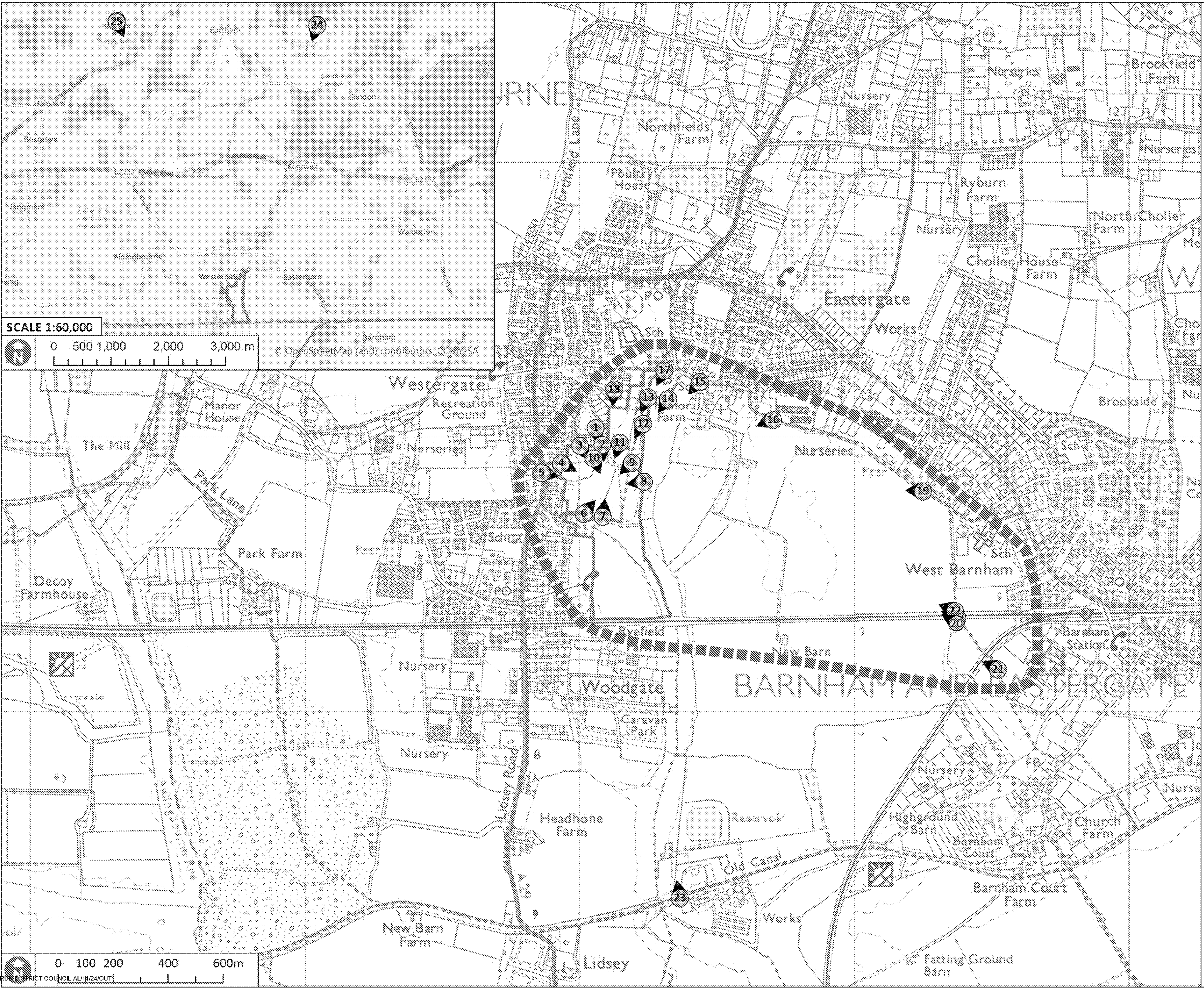
3170-4-4-4-LV-xxxx-S5-P1 LVIA Figures



KEY

▨ Boundary: Application Site

● Field Survey Viewpoint Location

Status
PLANNING

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Drawing Title
VIEWPOINT LOCATIONS

Scale	Sheet Size	Date
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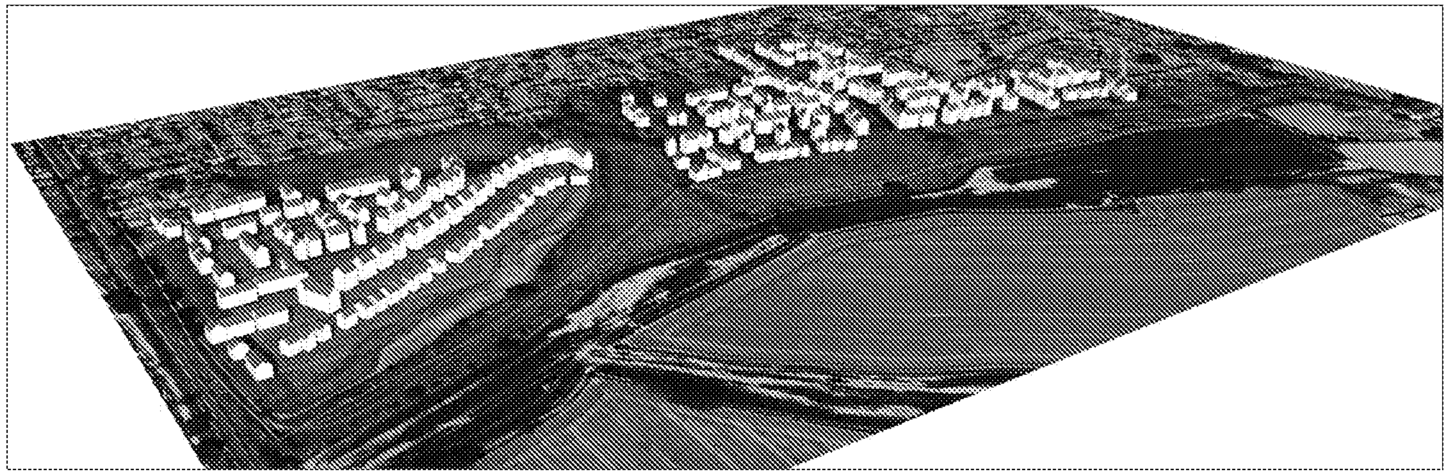
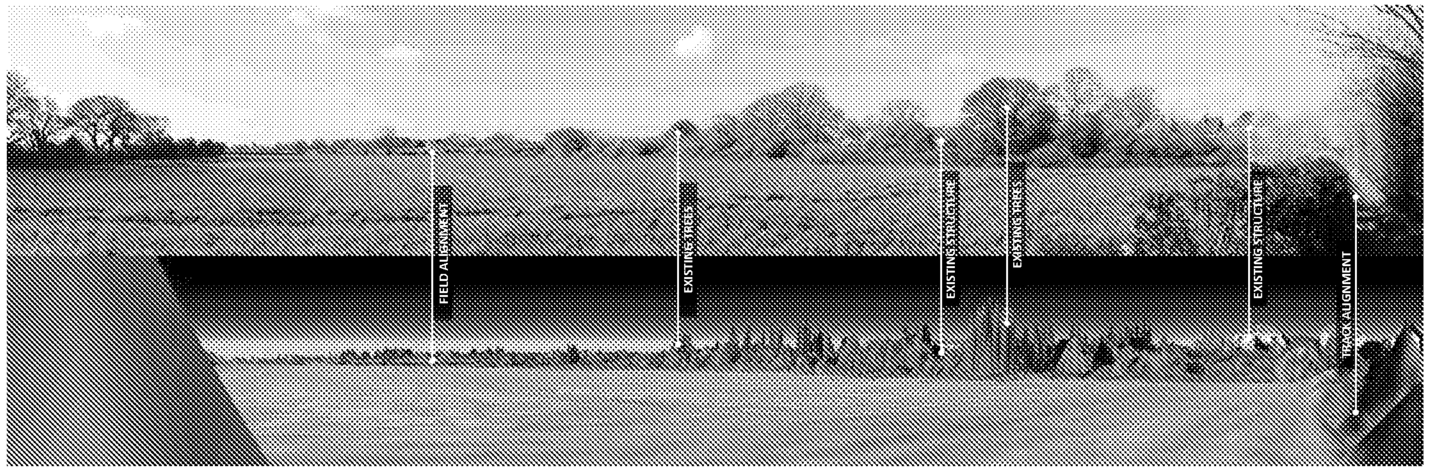
ARUN DISTRICT COUNCIL AL/11/24/OUT



SKETCHUP MODEL: GEOLOCATED PROPOSED DEVELOPMENT BLOCKS



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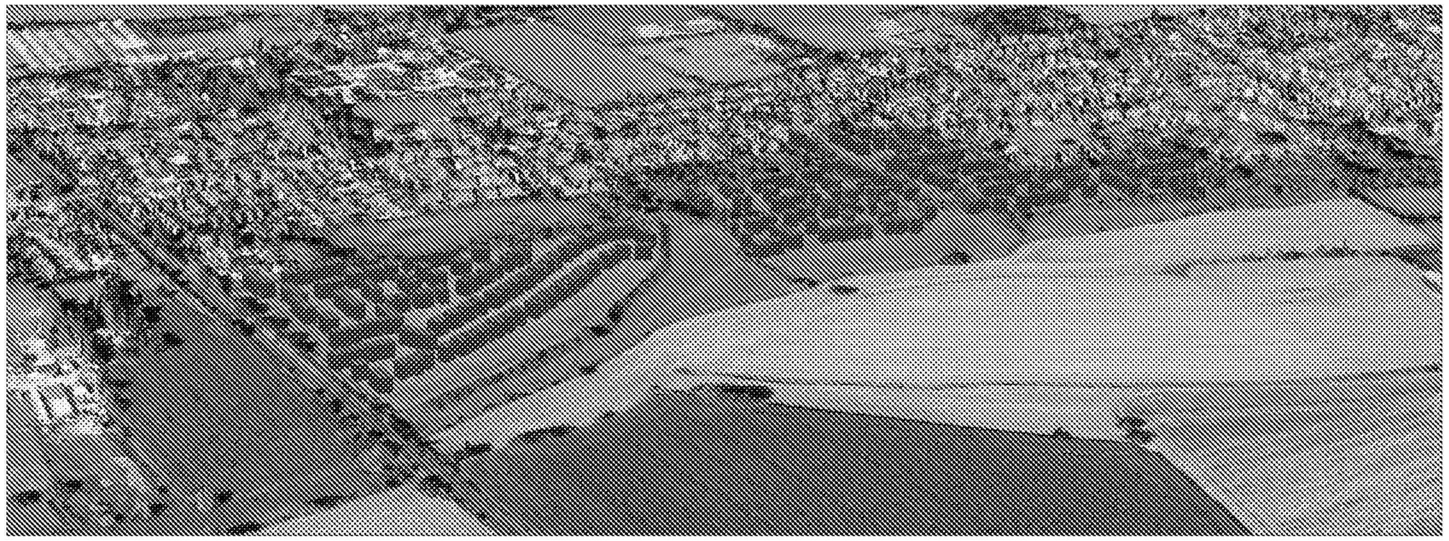
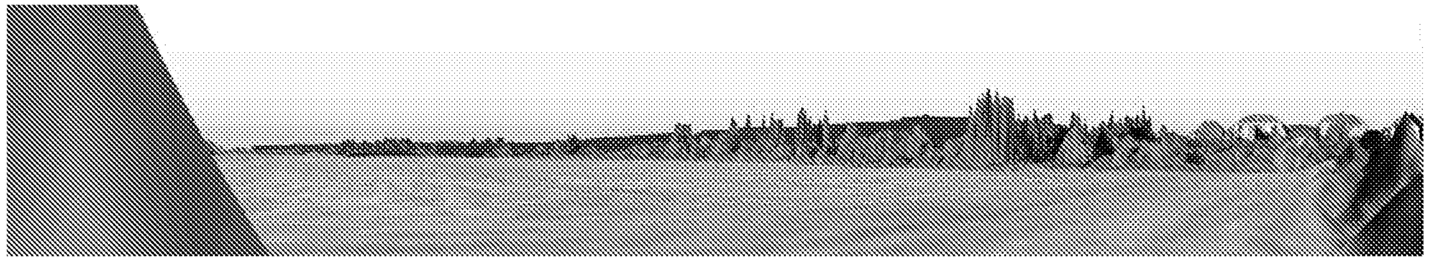
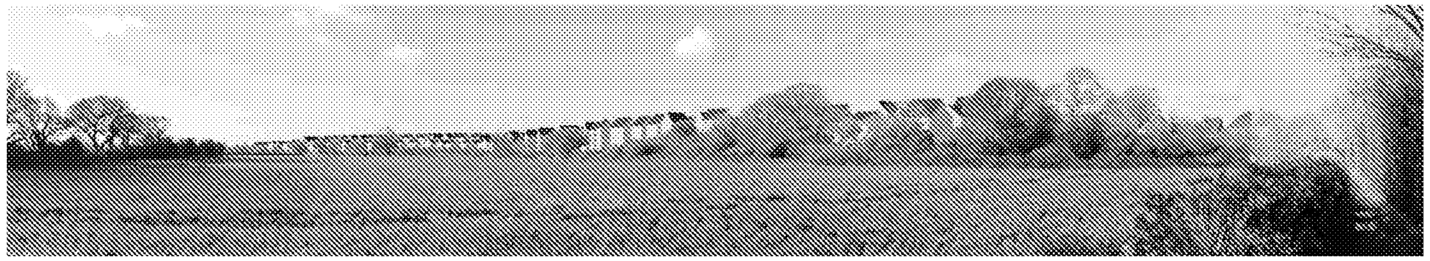


LSS REFERENCE MODEL: PROPOSED DEVELOPMENT, LIDAR DSM[*] + AERIAL IMAGERY[**] REFERENCE

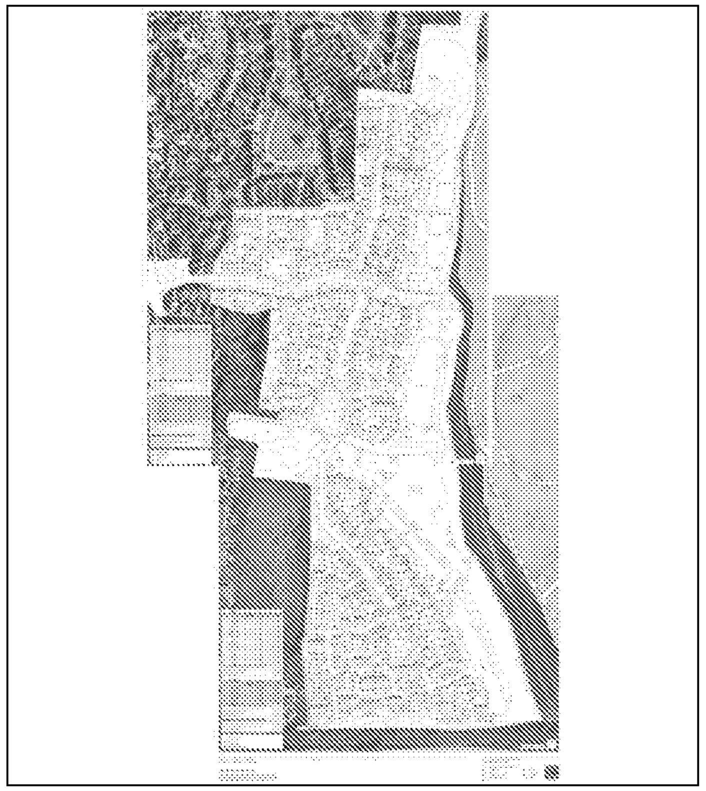


EXAMPLE: VIEWPOINT 14 - EXISTING BASELINE AND LSS DEVELOPMENT MODEL MERGED

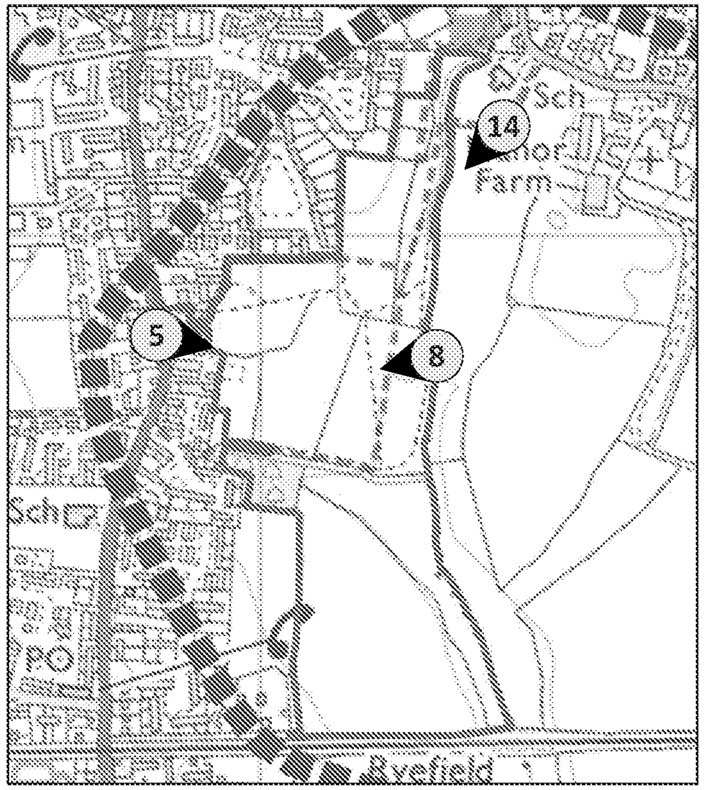
EXAMPLE: VIEWPOINT 14 - LSS DEVELOPMENT MODEL & SKETCHUP MODEL ALIGNED



EXAMPLE: VIEWPOINT 14 - SKETCHUP MODEL & PROPOSED PLANTING (FINAL)



PROPOSED MASTERPLAN



VIEWPOINT LOCATIONS

LEGEND

▭	Boundary: Application Site
◣ⓧ	Selected Representative Viewpoint Location

NOTES

*LiDAR DSM source: environment.data.gov.uk. Downloaded at 1m accuracy, modelled at 2m intervals in LSS

**Aerial imagery source: ArcGIS Online World Imagery

Drawing Revision

Rev	Date	Description	Drawn	Checked
P1	01/02/24	Issued	ALYNN	PG

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Project
LAND EAST OF WESTERGATE

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE:
KEY PLAN & METHODOLOGY

Status	Sheet Size	Date
PLANNING	A1	FEB 2024

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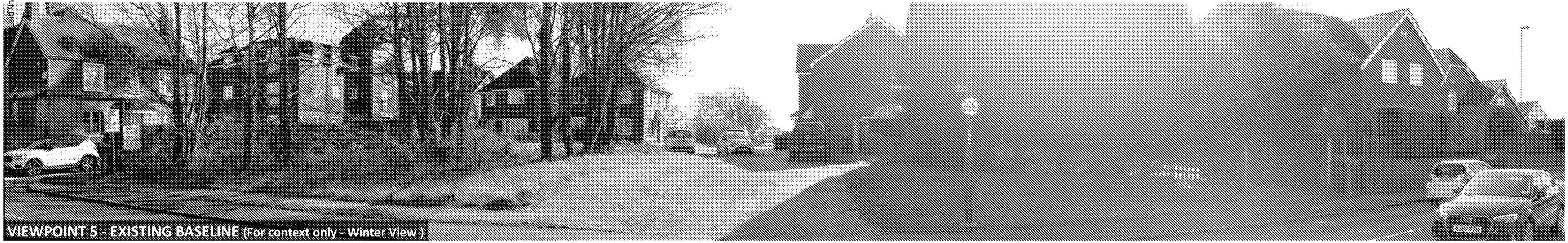

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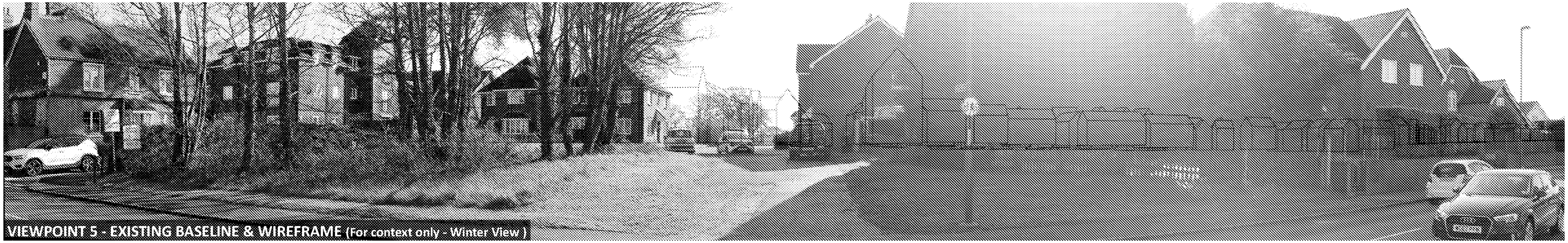

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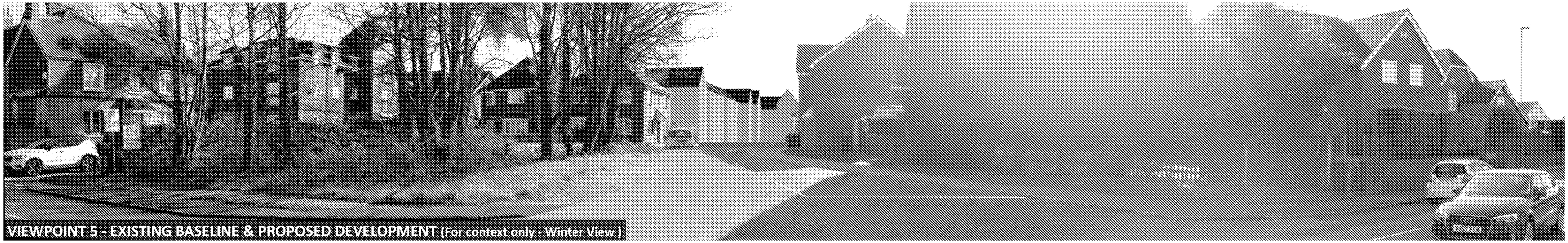

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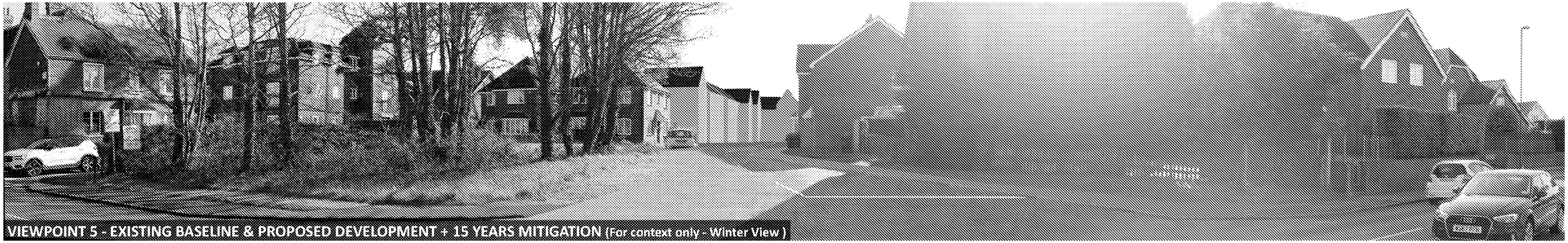

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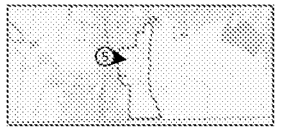

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Drawing Revision

Rev	Date	Description	Drawn	Checked
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Project
LAND EAST OF WESTERGATE

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 5

Page 1 OF 3

Status
PLANNING

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Client Ref:
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Drawing Ref:
3170-4-4-4

Drawing No:
LV-0007

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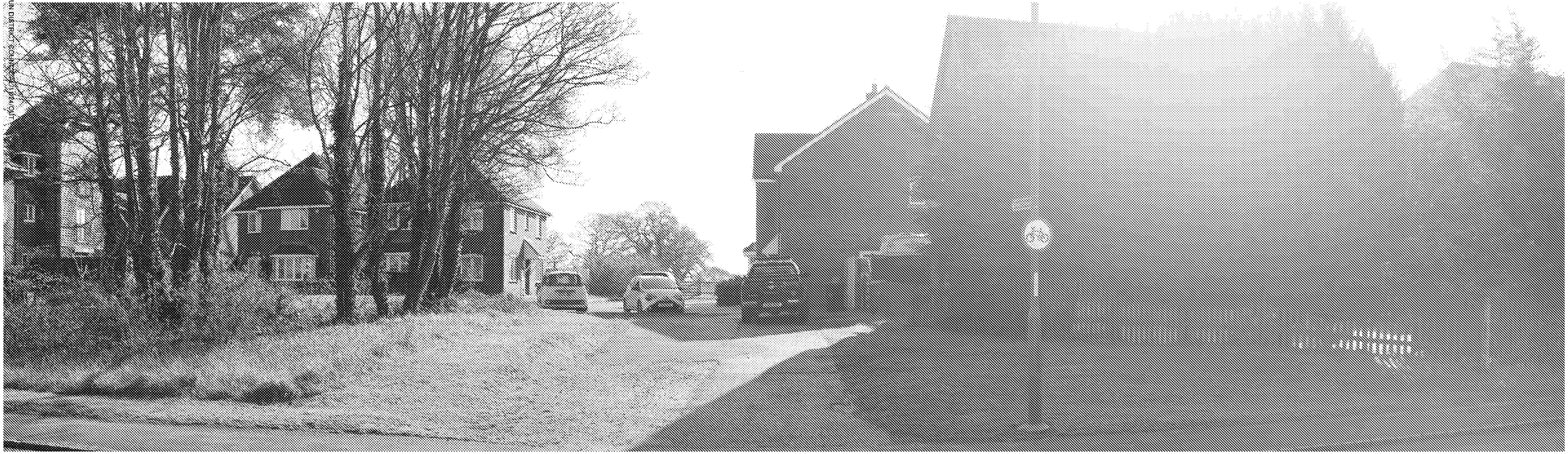

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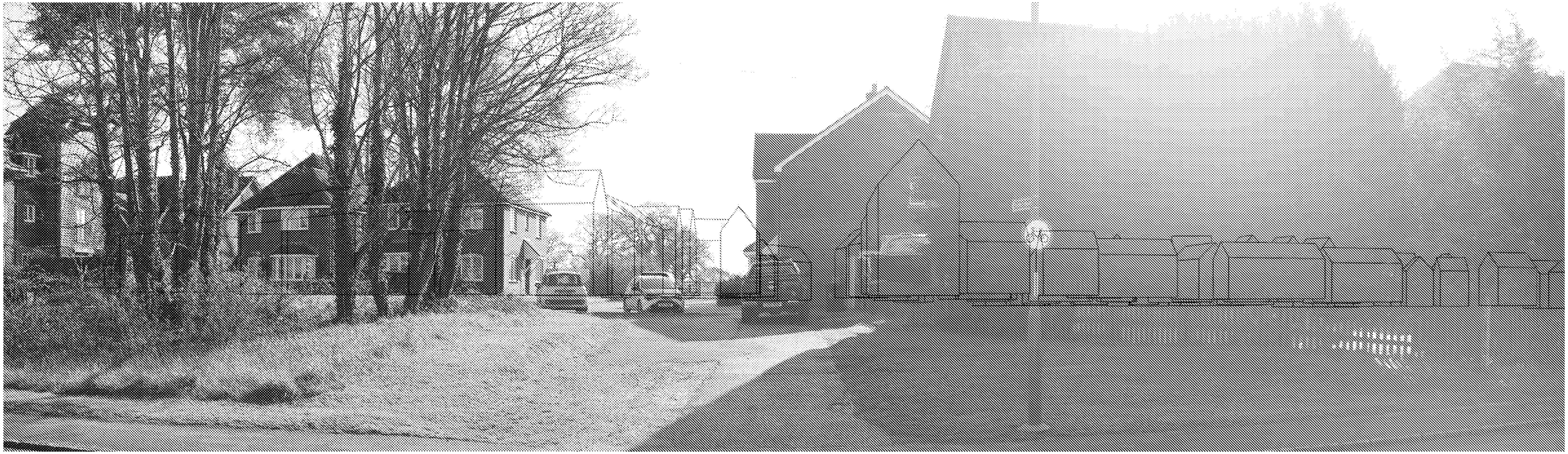

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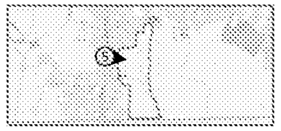

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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 5

Page 2 OF 3

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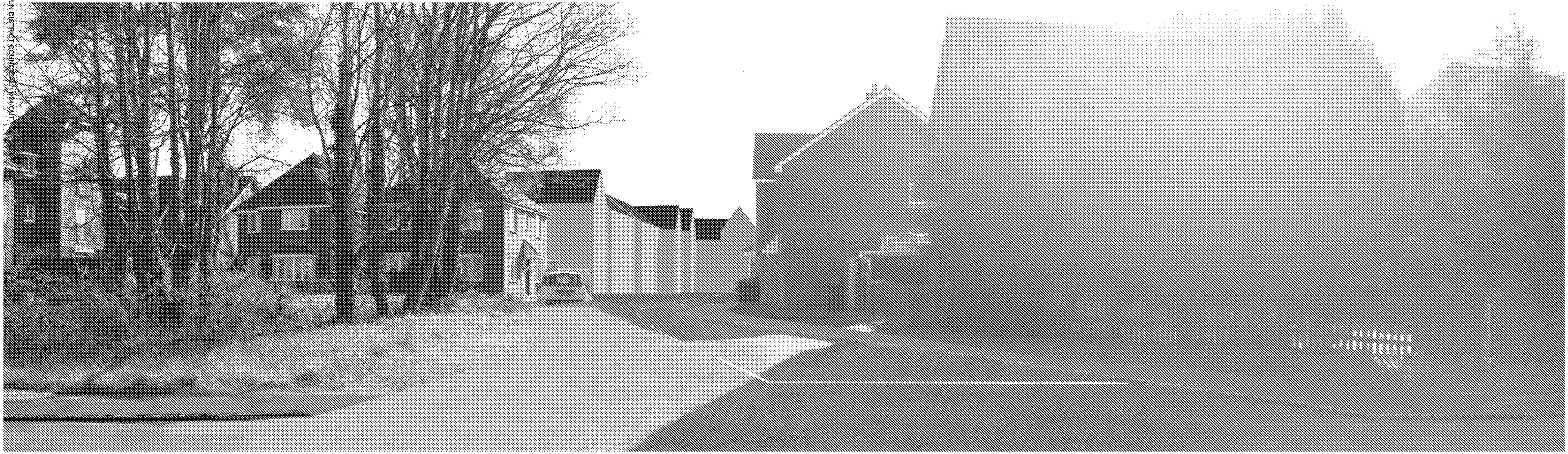

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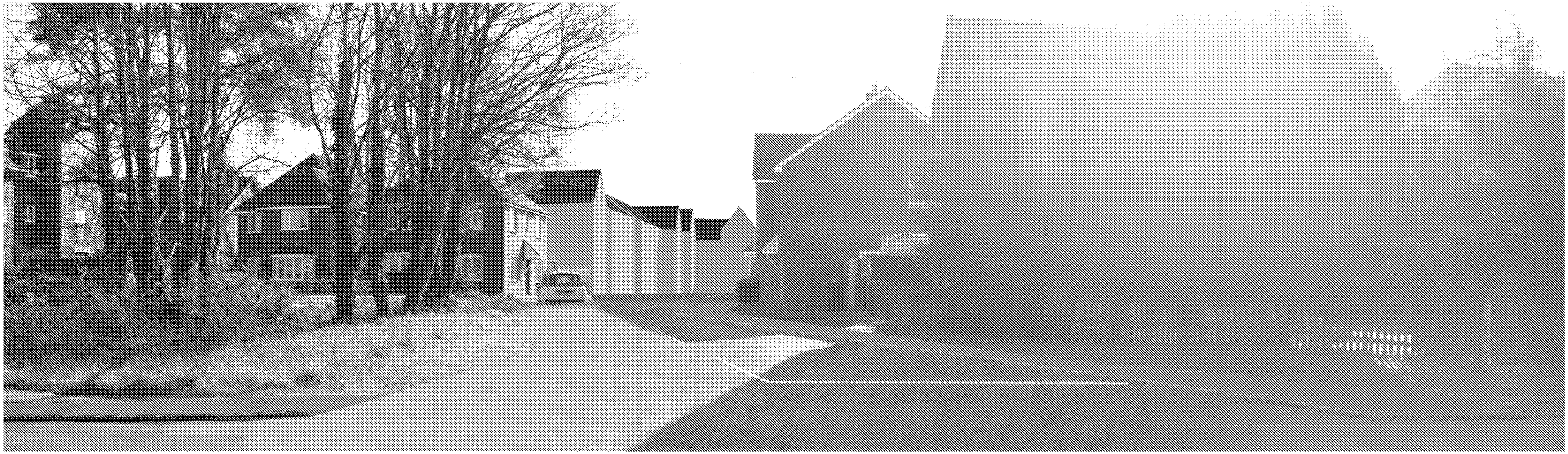

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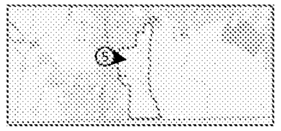

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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 5

Page 3 OF 3

Status	Sheet Size	Date	
PLANNING	A1	FEB 2024	
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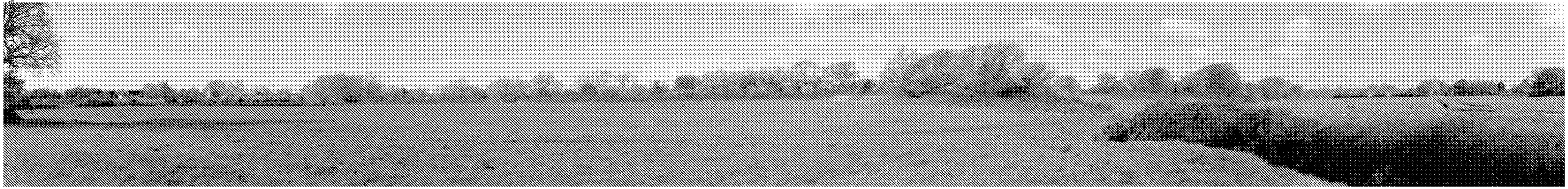

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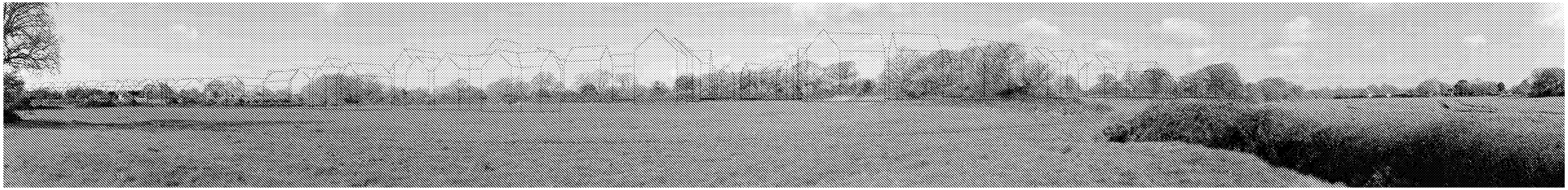

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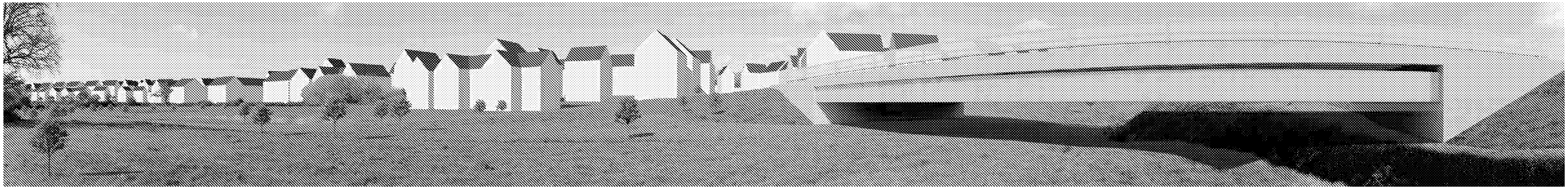

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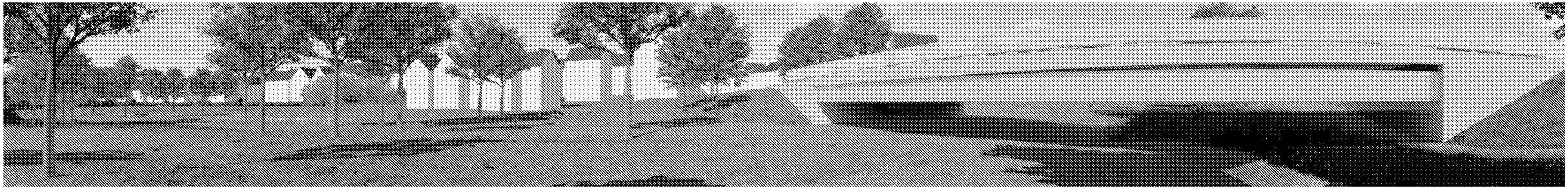

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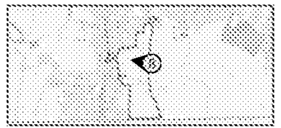

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Drawing Revision

Rev	Date	Description	Drawn	Checked
P1	01/02/24	Issued	ALYNN	PG

Client

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Project

LAND EAST OF WESTERGATE

Drawing Title

ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 8

Status	Sheet Size	Date
PLANNING	A1	FEB 2024

Client Ref:	Drawing Ref:	Drawing No:	Status:
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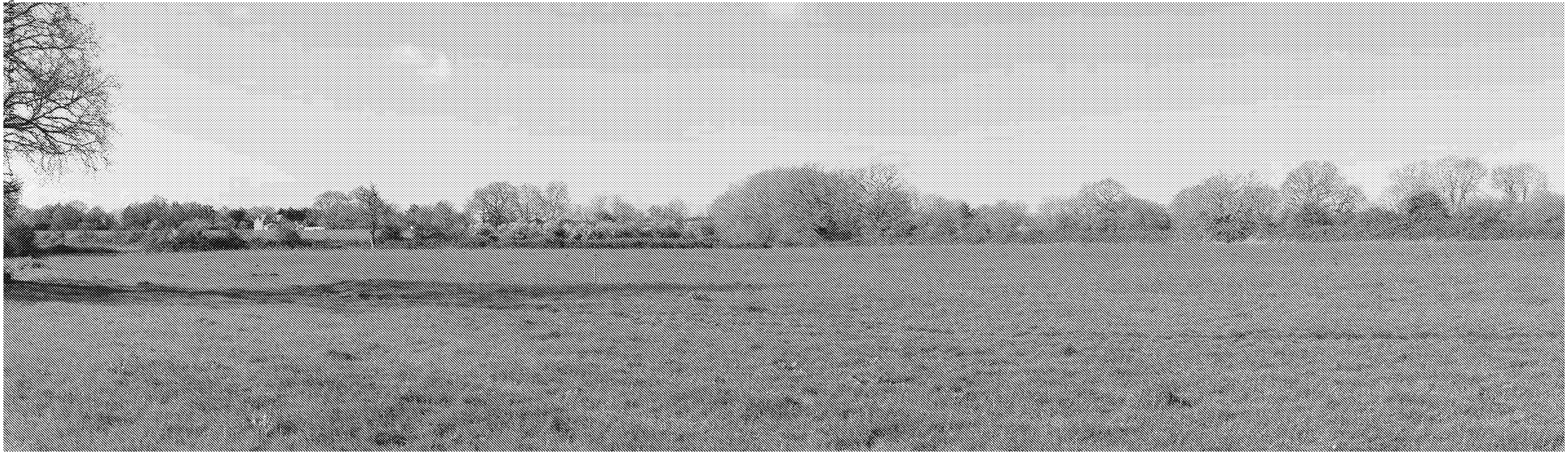
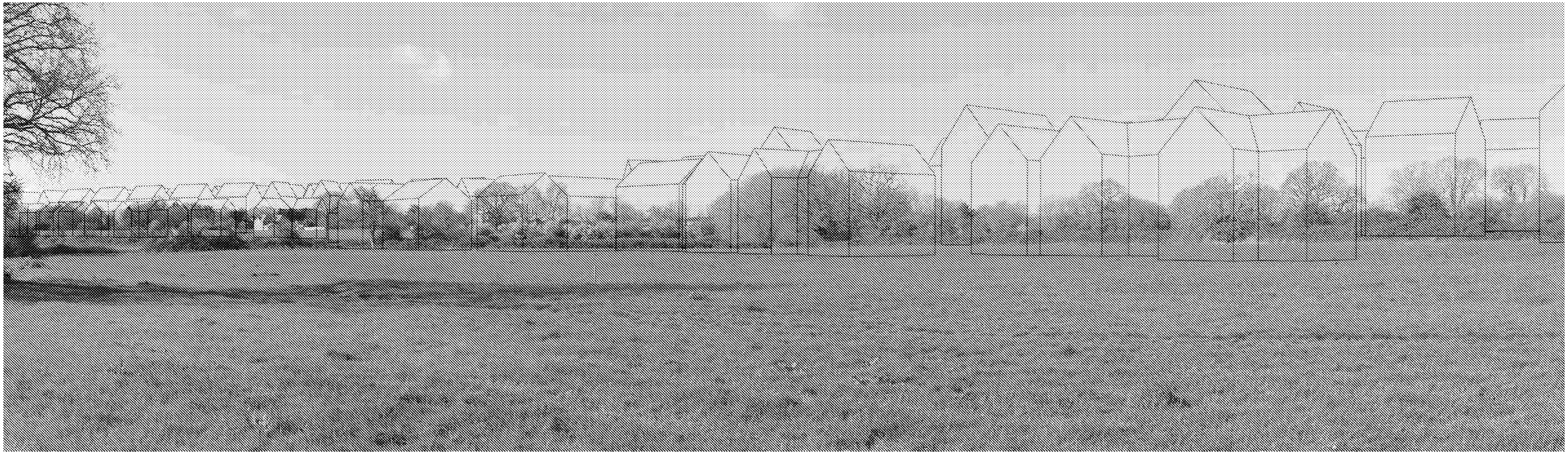


VIEWPOINT 8 - EXISTING BASELINE (Winter View - 90 degree FoV) - Left



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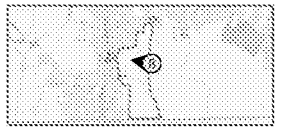

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Drawing Revision

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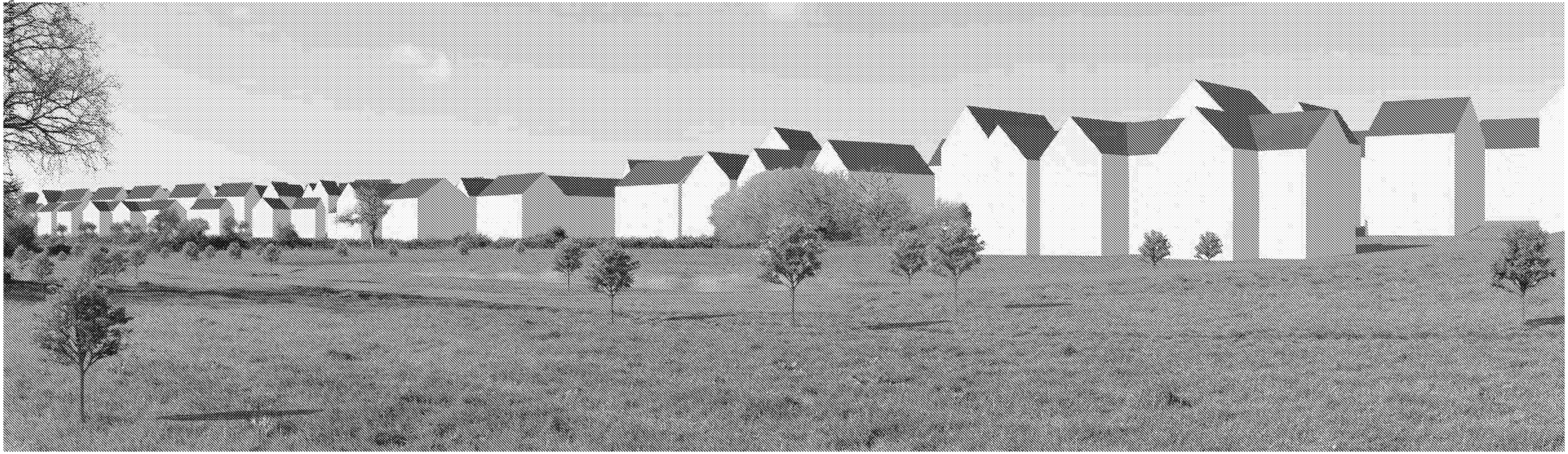
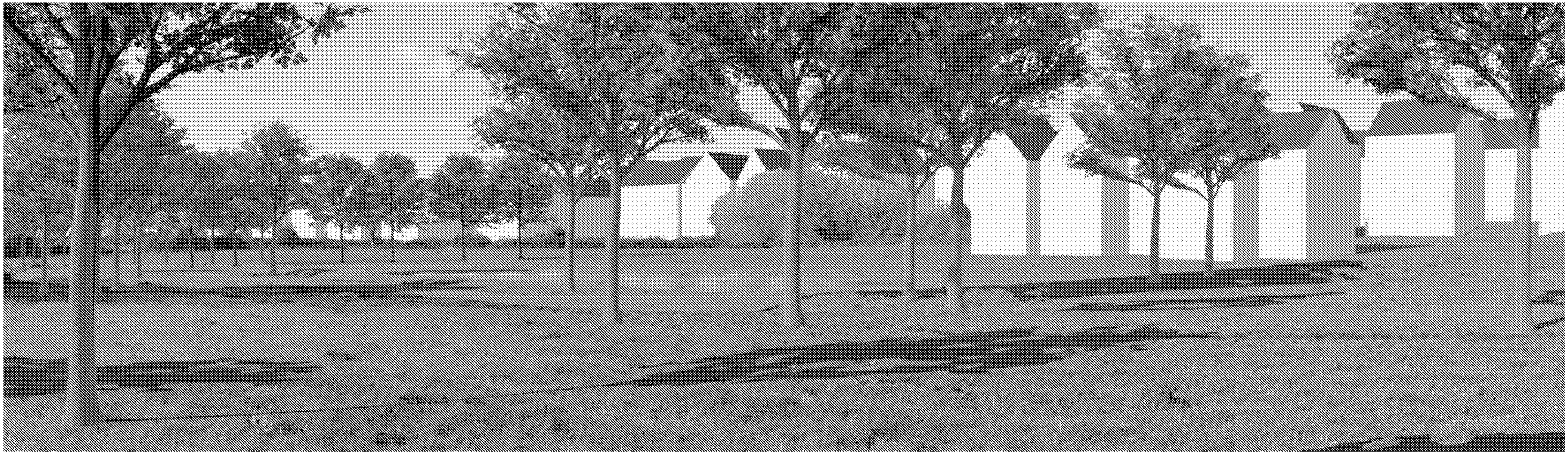
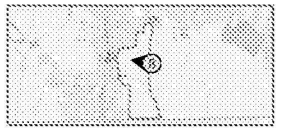


VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT (Winter View - 90 degree FoV) - Left



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (Winter View - 90 degree FoV) - Left



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Height of camera above GL (m)	1.6	Horizontal field of view:	90°

Drawing Revision

Rev	Date	Description	Drawn	Checked
P1	01/02/24	Issued	ALYNN	PG

Client
CALA HOMES SOUTH HOME COUNTIES

Project
LAND EAST OF WESTERGATE

Drawing Title
ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 8

Status	Sheet Size	Date
PLANNING	A1	FEB 2024

Client Ref:	Drawing Ref:	Drawing No:	Status:
-	3170-4-4-4	LV-0008	S5-P1

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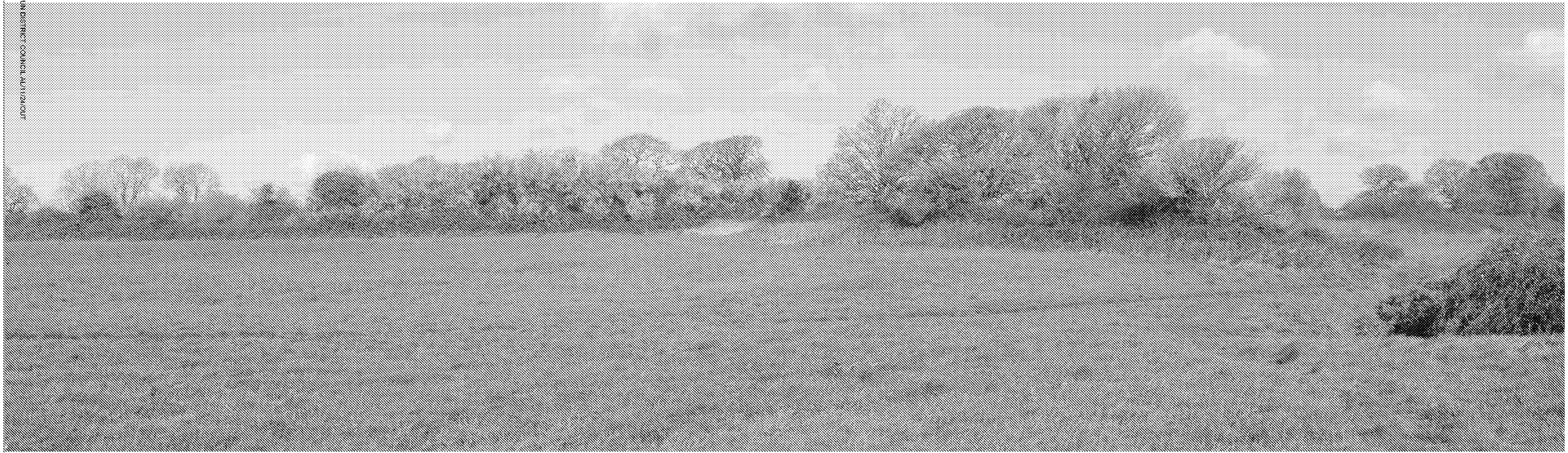
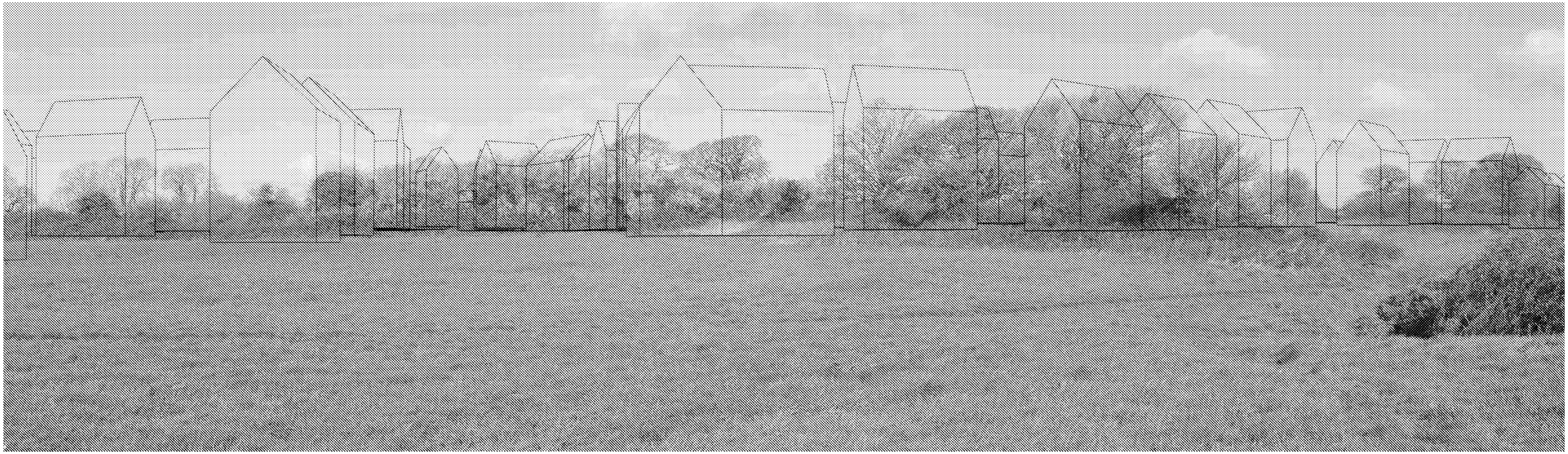
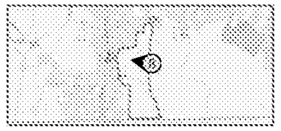


VIEWPOINT 8 - EXISTING BASELINE (Winter View - 90 degree FoV) - Middle



VIEWPOINT 8 - EXISTING BASELINE & WIREFRAME (Winter View - 90 degree FoV) - Middle



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CALA HOMES SOUTH HOME COUNTIES

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ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 8

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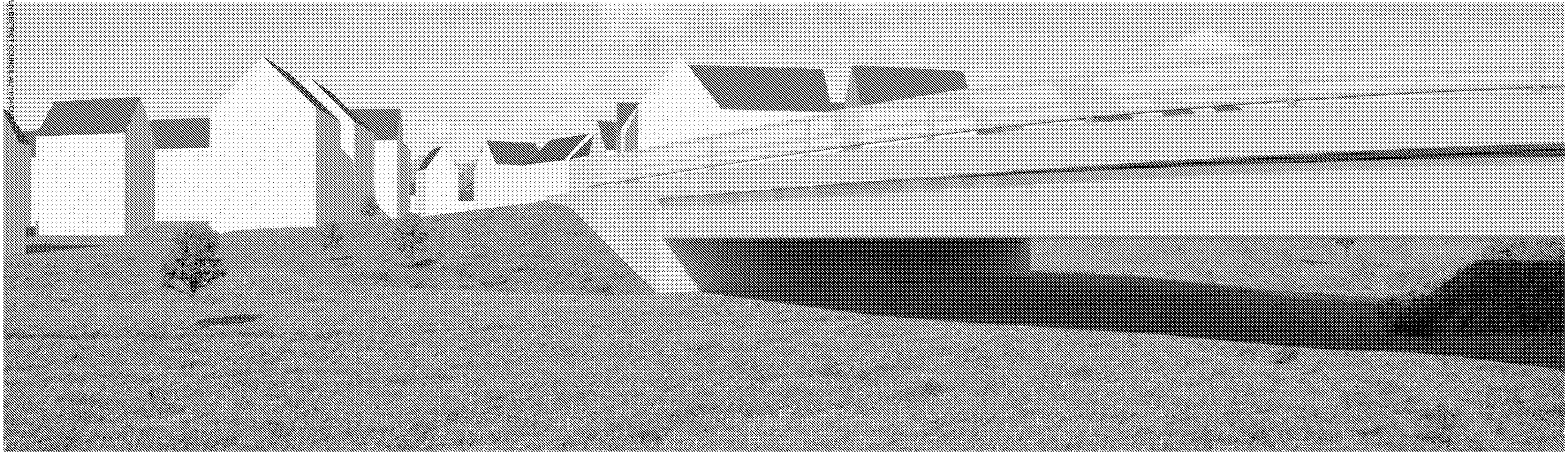
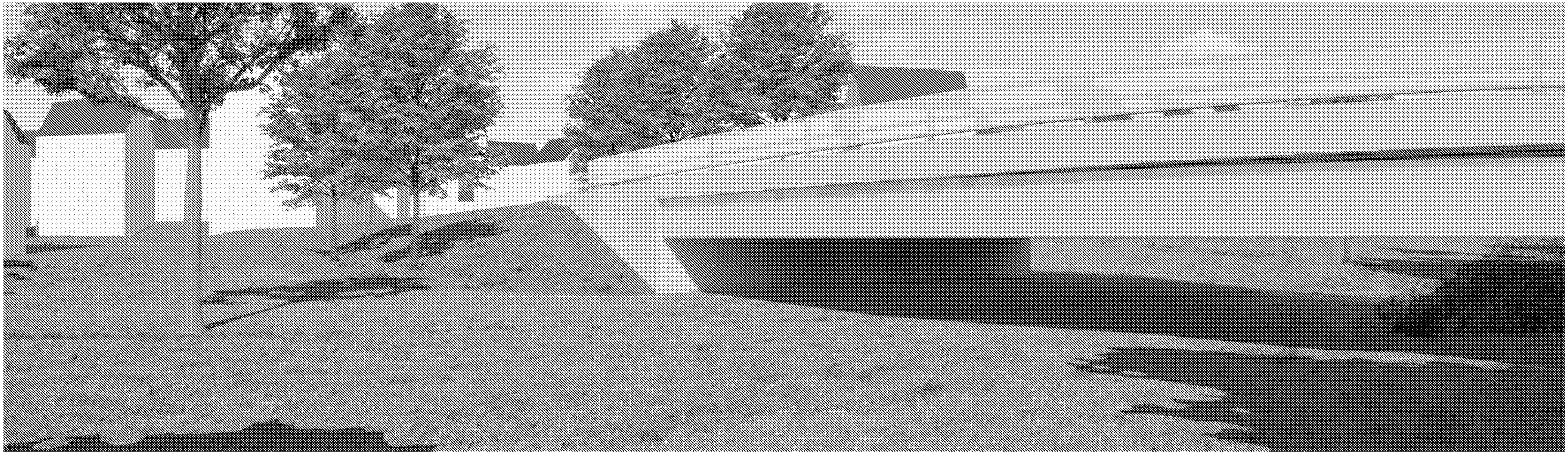
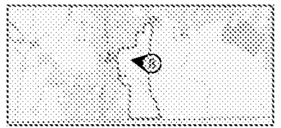


VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT (Winter View - 90 degree FoV) - Middle



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (Winter View - 90 degree FoV) - Middle



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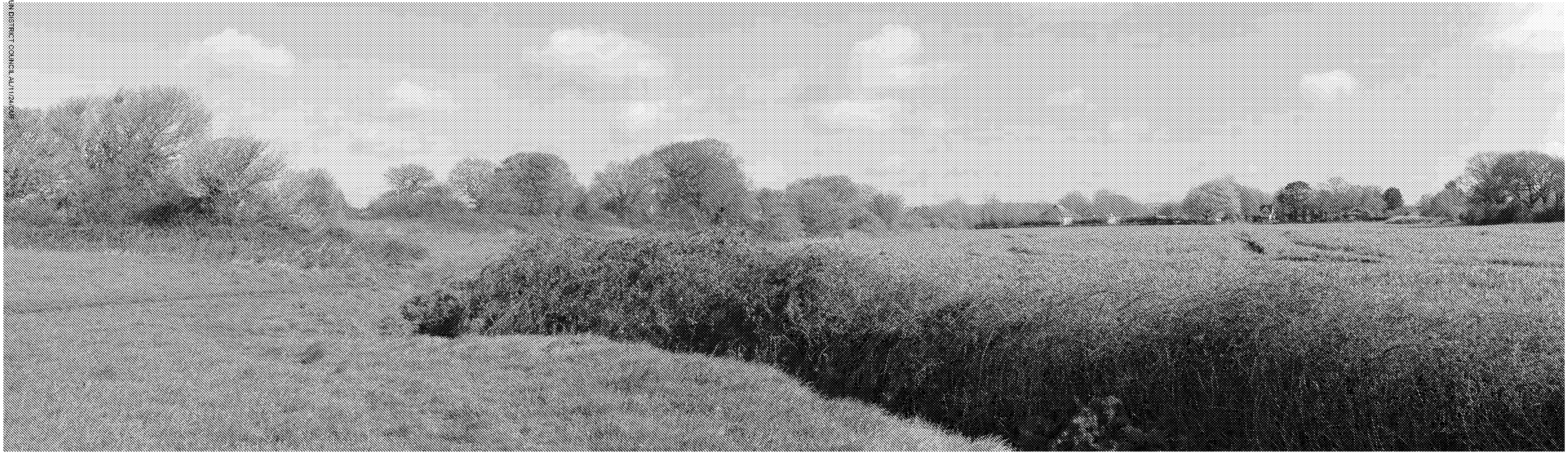
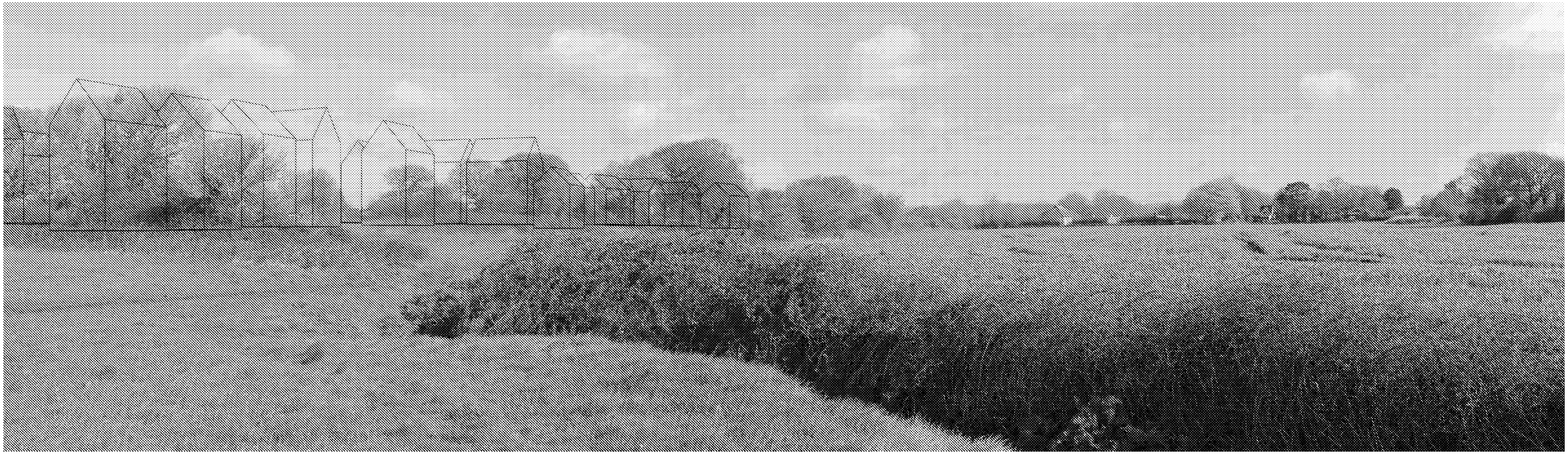
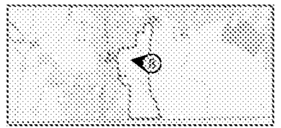


VIEWPOINT 8 - EXISTING BASELINE (Winter View - 90 degree FoV) - Right



VIEWPOINT 8 - EXISTING BASELINE & WIREFRAME (Winter View - 90 degree FoV) - Right



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Direction of view:	290°	Enlargement factor and sheet size:	96% at A1 (400mm recommended viewing distance)
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Drawing Revision

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CALA HOMES SOUTH HOME COUNTIES

Project
LAND EAST OF WESTERGATE

Drawing Title
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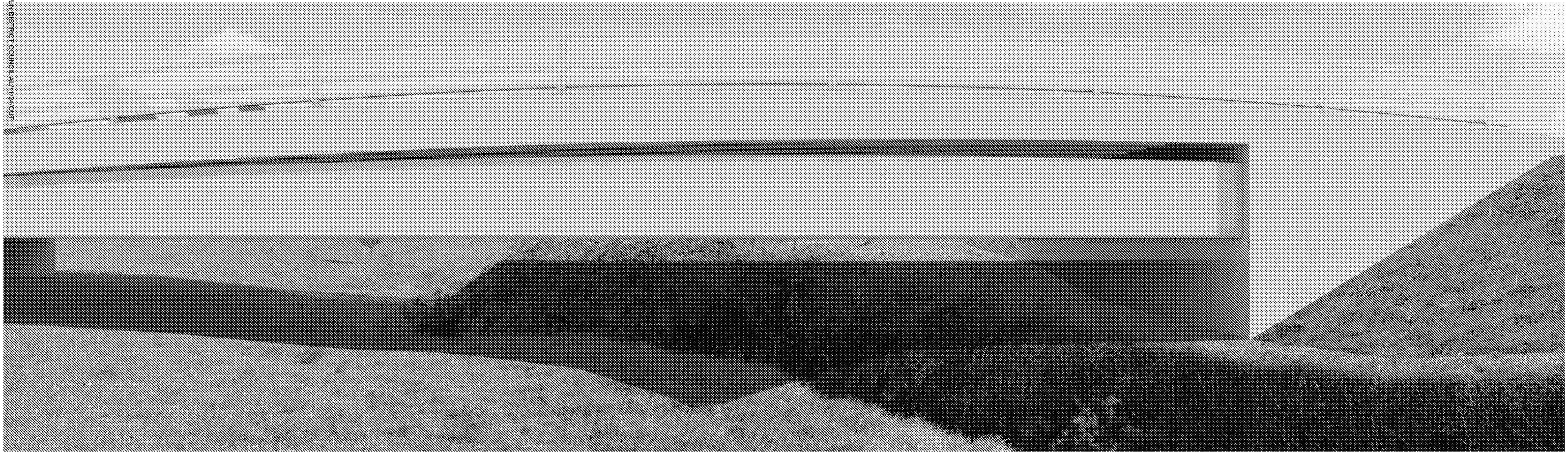
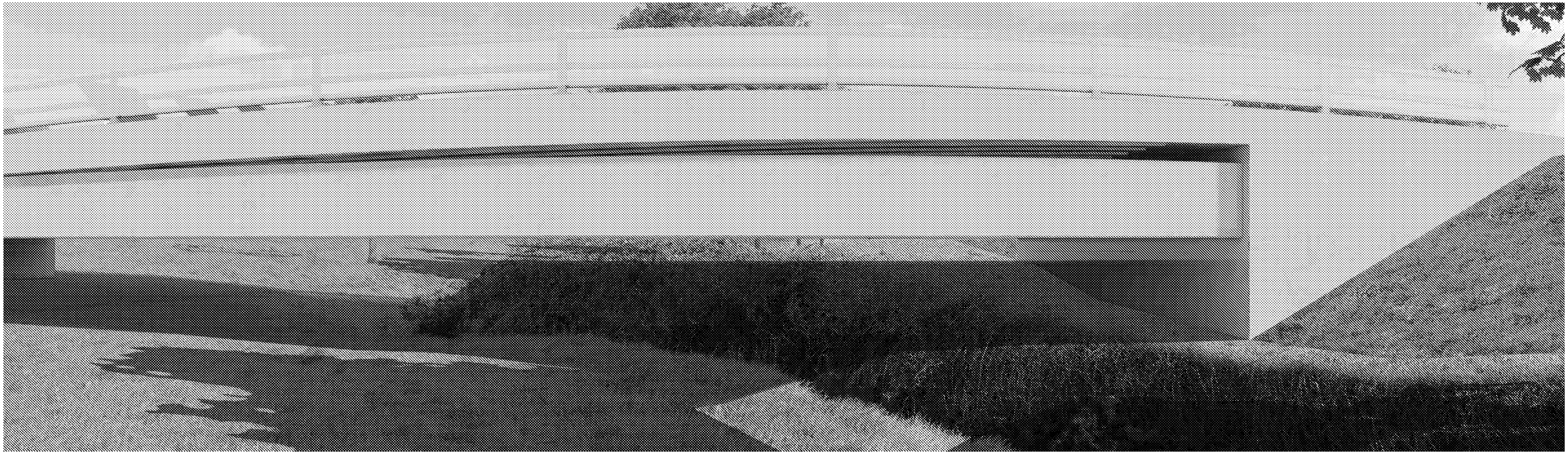
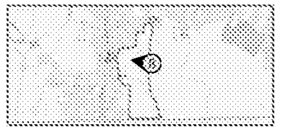


VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT (Winter View - 90 degree FoV) - Right



VIEWPOINT 8 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (Winter View - 90 degree FoV) - Right



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Distance from proposal (m):	0	Projection:	Cylindrical
Direction of view:	290°	Enlargement factor and sheet size:	96% at A1 (400mm recommended viewing distance)
Height of camera above GL (m)	1.6	Horizontal field of view:	90°

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CALA HOMES SOUTH HOME COUNTIES

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ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 8

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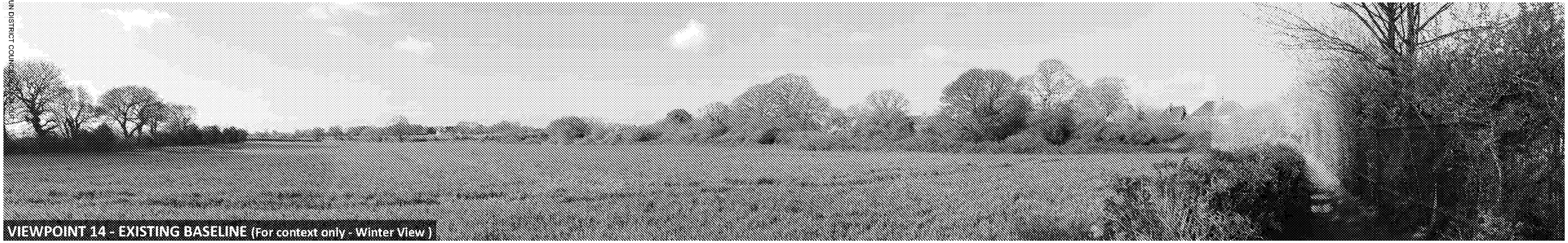
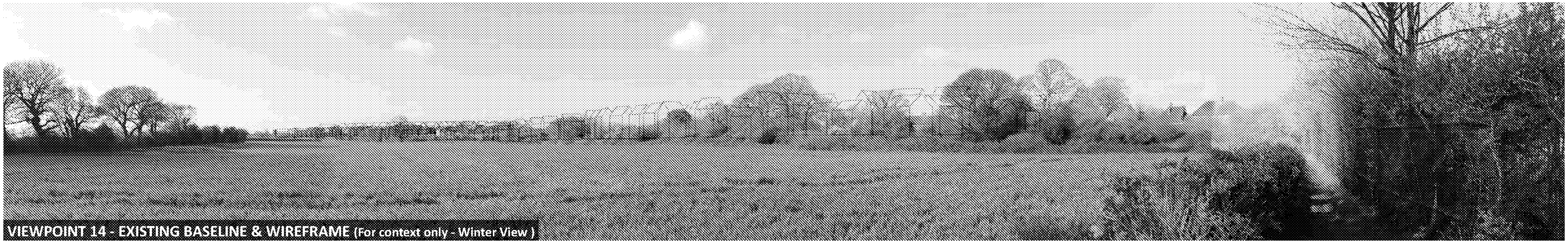
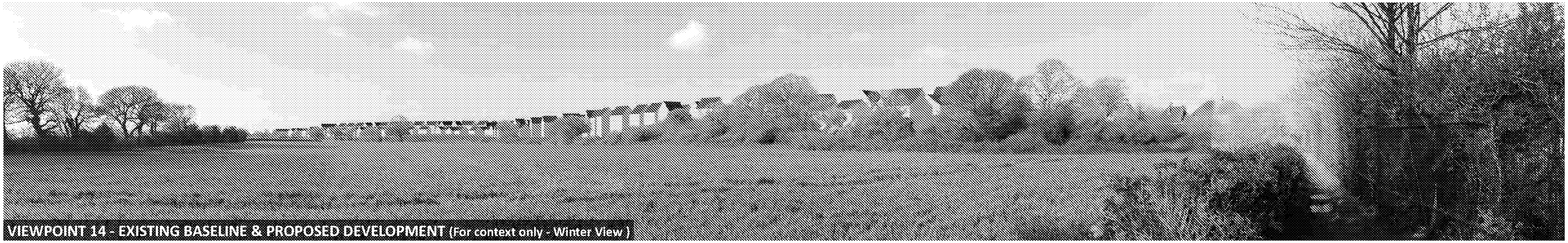


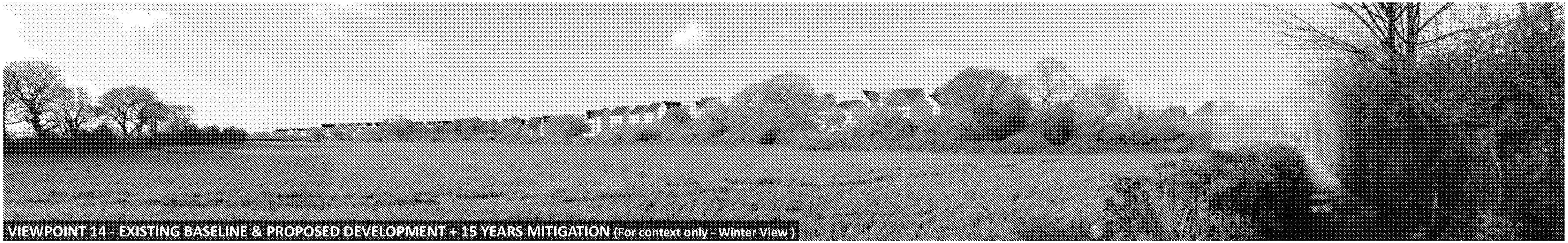
VIEWPOINT 14 - EXISTING BASELINE (For context only - Winter View)



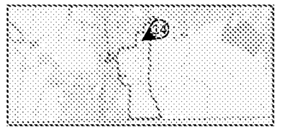
VIEWPOINT 14 - EXISTING BASELINE & WIREFRAME (For context only - Winter View)



VIEWPOINT 14 - EXISTING BASELINE & PROPOSED DEVELOPMENT (For context only - Winter View)



VIEWPOINT 14 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (For context only - Winter View)



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Height of camera above GL (m)	1.6	Horizontal field of view:	xxx°

Drawing Revision

Rev	Date	Description	Drawn	Checked
71	01/02/24	Issued	ALYNN	PG

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CALA HOMES SOUTH HOME COUNTIES

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Drawing Title
ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 14

Page 1 OF 3

Status	Sheet Size	Date	
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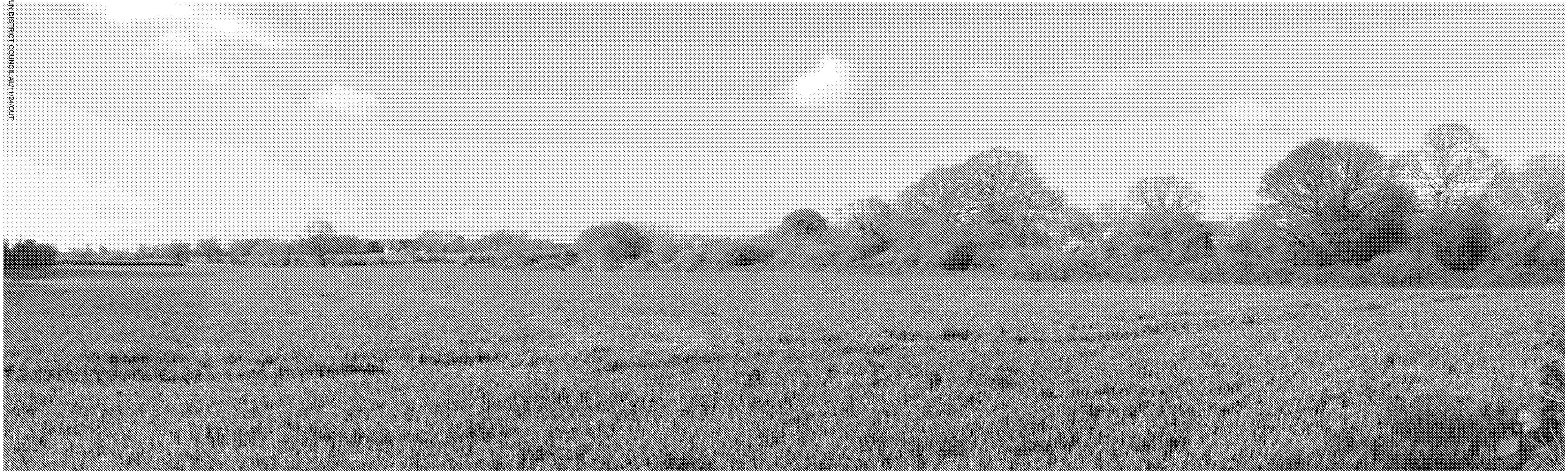
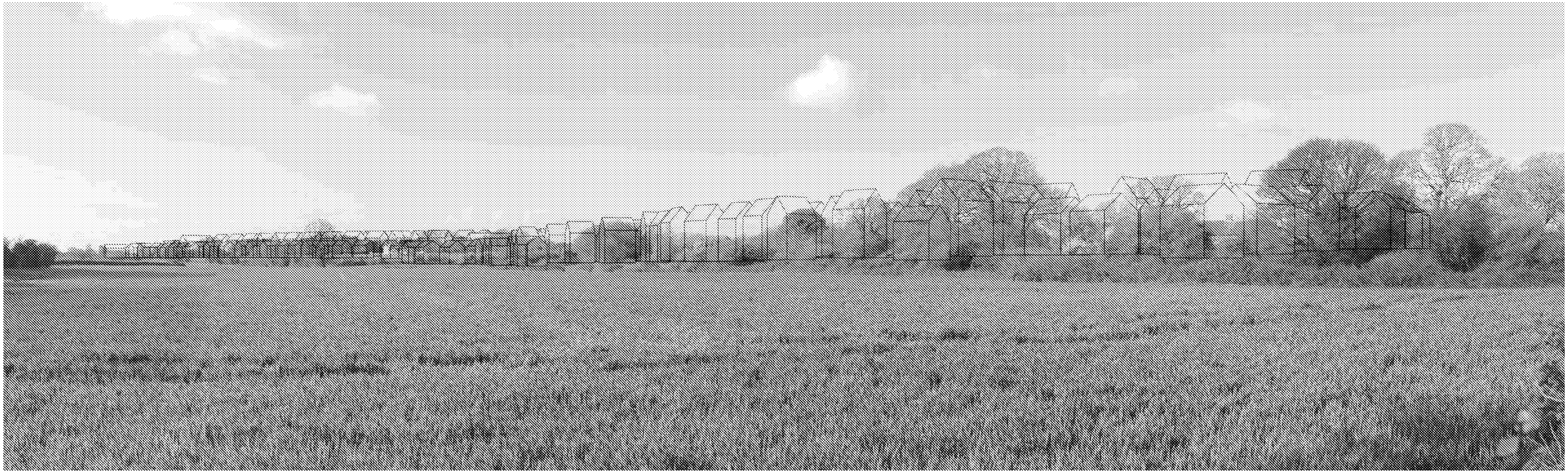
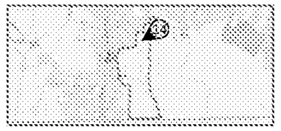


VIEWPOINT 14 - EXISTING BASELINE (Winter View - 90 degree FoV)



VIEWPOINT 14 - EXISTING BASELINE & WIREFRAME (Winter View - 90 degree FoV)



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Distance from proposal (m):	70	Projection:	Cylindrical
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ILLUSTRATIVE PHOTOMONTAGE VIEWPOINT 14

Page 2 OF 3

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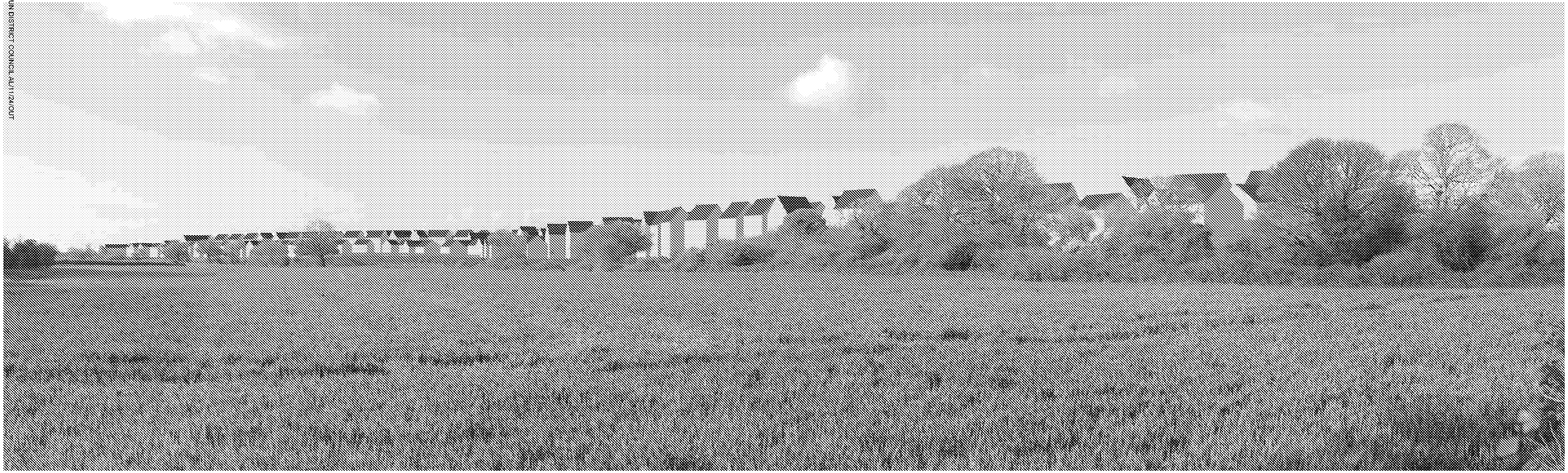
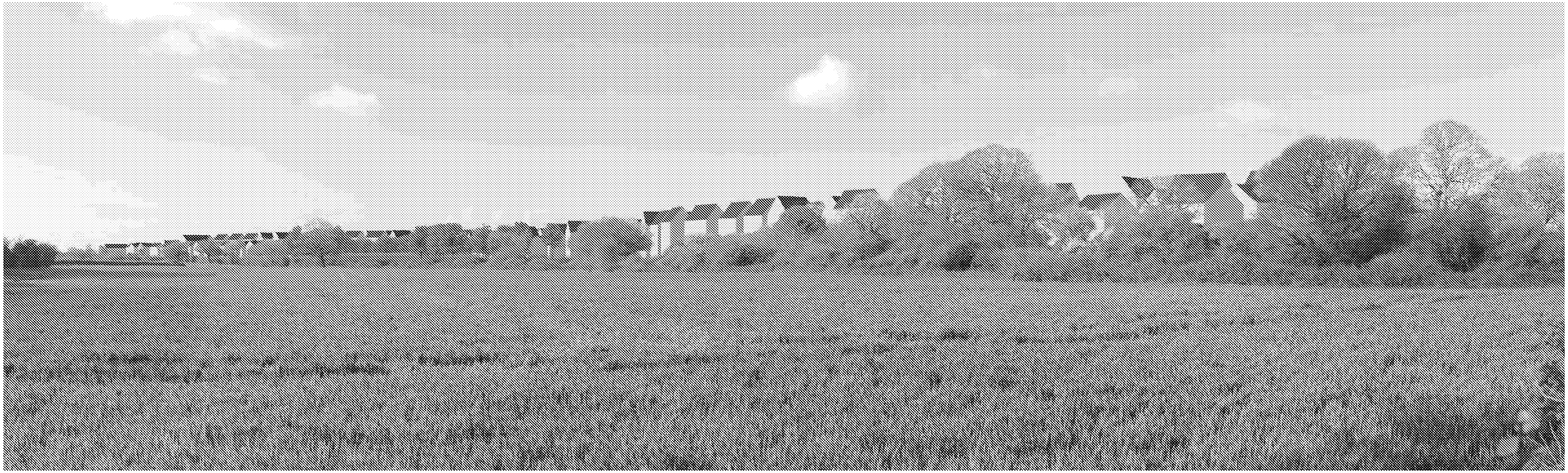
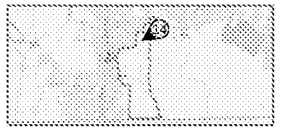


VIEWPOINT 14 - EXISTING BASELINE & PROPOSED DEVELOPMENT (Winter View - 90 degree FoV)



VIEWPOINT 14 - EXISTING BASELINE & PROPOSED DEVELOPMENT + 15 YEARS MITIGATION (Winter View - 90 degree FoV)



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Appendix 1 - Predicted Visual Effects

Receptor	Distance to application boundary	Receptor and location	Change	Sensitivity	Magnitude of change	Significance	Nature of effect
Occupiers of Residential properties							
VP 1	45m	St Richards Rd	**Construction** – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium	Substantial - moderate	Major-Moderate	Adverse
			Year 1 Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium	Substantial - moderate	Major-Moderate	Adverse
			Year 15 Post-Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond, filtered by boundary planting	Medium	Moderate	Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	**Construction** – New access road and housing visible in the middle distance between existing dwellings.	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – New access road and housing visible in the middle distance between existing dwellings. Street trees in place	Medium	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Access road and housing visible in the middle distance between existing dwellings. Street trees have some softening effect.	Medium	Moderate	Moderate	Adverse
VP 18	55m	Ivy Lane	**Construction** – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond, filtered by boundary planting	Medium	Moderate	Moderate	Adverse
Users of Public Rights of Way / Public spaces / Landmarks							
VP 2	Boundary	Middle of PRoW - Footpath 298	**Construction** – Substantial change to the view with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
VP 3	Boundary	Intersection of PRoWs 298 and 297	**Construction** – Substantial change to the view. Loss of boundary vegetation with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Loss of boundary vegetation with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Loss of boundary vegetation with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
VP 4	Boundary	West of PRoW - Footpath 298	**Construction** - New access road and housing visible in foreground with residential development to both sides breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – New access road and housing visible in foreground with residential development to both sides breaking skyline and obscuring views beyond. Street trees in place	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Access road and housing visible in foreground with residential development to both sides breaking skyline and obscuring views beyond. Street trees have some softening effect.	Medium	Substantial	Major-Moderate	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	**Construction** – New access road and housing visible in the middle distance between existing dwellings.	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – New access road and housing visible in the middle distance between existing dwellings. Street trees in place	Medium	Moderate	Moderate	Adverse

Receptor	Distance to application boundary	Receptor and location	Change	Sensitivity	Magnitude of change	Significance	Nature of effect
			Year 15 Post-Completion – Access road and housing visible in the middle distance between existing dwellings. Street trees have some softening effect.	Medium	Moderate	Moderate	Adverse
VP 6	Within site	PRoW - Footpath 300	**Construction** – Substantial change to the view. Estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view with estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Estate road and residential development dominant in foreground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
VP 7	Within site	Intersection of PRoW - Footpath 300 and north-south hedgerow	**Construction** – Substantial change to the view. Estate road and residential development dominant in foreground to the north breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Estate road and residential development dominant in foreground to the north breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Estate road and residential development dominant in foreground to the north breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
VP 8	Within site	Eastern boundary of the application site	**Construction** – Substantial change to the view. Access road on embankment and bridge in foreground to the north as it crosses the Rife. Estate road and residential development dominant in middle ground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Access road on embankment and bridge in foreground to the north as it crosses the Rife. Estate road and residential development dominant in middle ground breaking skyline and obscuring views beyond	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Access road on embankment and bridge in foreground to the north as it crosses the Rife. Estate road and residential development dominant in middle ground breaking skyline and obscuring views beyond. Some softening by tree planting	Medium	Substantial	Major-Moderate	Adverse
VP 9	Within site	Intersection of PRoW 296 with unidentified path.	**Construction** – Substantial change to the view. Residential development dominant in view beyond tree line beyond SuDS basin breaking skyline and obscuring views beyond. Access road bridge visible to the south	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Residential development dominant in view beyond tree line beyond SuDS basin breaking skyline and obscuring views beyond. Access road bridge visible to the south	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Residential development dominant in view beyond tree line beyond SuDS basin breaking skyline and obscuring views beyond. Access road bridge visible to the south. Some softening by tree planting	Medium	Substantial	Major-Moderate	Adverse
VP 10	Within site	Unidentified path within site. South of PRoW 298.	**Construction** – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse
VP 11	Within site	East of PRoW - Footpath 298	**Construction** – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse

Receptor	Distance to application boundary	Receptor and location	Change	Sensitivity	Magnitude of change	Significance	Nature of effect
			Year 15 Post-Completion – Substantial change to the view. Residential development dominant in view breaking skyline and obscuring views beyond. Significant trees retained	Medium	Substantial	Major-Moderate	Adverse
VP 12	Within site	Eastern boundary of the site	**Construction** – Substantial change to the view. Residential development dominant in view beyond tree line breaking skyline and obscuring views beyond. Access road bridge and SuDS basin visible to the south	Medium	Substantial	Major-Moderate	Adverse
			Year 1 Completion – Substantial change to the view. Residential development dominant in view beyond tree line breaking skyline and obscuring views beyond. Access road bridge and SuDS basin visible to the south	Medium	Substantial	Major-Moderate	Adverse
			Year 15 Post-Completion – Substantial change to the view. Residential development dominant in view beyond tree line breaking skyline and obscuring views beyond. Access road bridge and SuDS basin visible to the south. Some softening by tree planting	Medium	Substantial	Major-Moderate	Adverse
VP 13	Within site	Between PRoW 296 and 317	**Construction** – Glimpses of residential development through trees to the west of the view. Open space visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – Glimpses of residential development through trees to the west of the view. Open space visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Glimpses of residential development through trees to the west of the view. Open space visible to the south.	Medium	Moderate	Moderate	Adverse
VP 14	70m	PRoW 296, on the south east corner of Eastergate Primary school's boundary.	**Construction** – Glimpses of residential development through trees to the west of the view. Access road bridge visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south. Some softening by tree planting	Medium	Moderate	Moderate	Adverse
VP 15	155m	Church lane, north of Manor Farm	**Construction** – Glimpses of residential development through trees to the west of the view. Access road bridge visible to the south.	Medium - high	Slight	Moderate	Adverse
			Year 1 Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south.	Medium - high	Slight	Moderate	Adverse
			Year 15 Post-Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south. Some softening by tree planting	Medium - high	Slight	Moderate	Adverse
VP 16	450m	PRoW - Footpath 321. On the southwest corner of Fleurie Nursery	**Construction** – Glimpses of residential development through trees to the west of the view. Access road bridge visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 1 Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south.	Medium	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Glimpses of residential development through trees to the west of the view. Development in southern field visible in the middle distance. Access road bridge visible to the south. Some softening by tree planting	Medium	Moderate	Moderate	Adverse
VP 17	Boundary	North East corner of the application site's boundary	**Construction** - Site not visible	Medium	-	-	-
			Year 1 Completion – Site not visible	Medium	-	-	-
			Year 15 Post-Completion – Site not visible	Medium	-	-	-
VP 19	1km	PRoW - Footpath 321. South of Elm Grove South	**Construction** – Glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate.	Medium	Slight	Moderate - minor	Adverse
			Year 1 Completion – Glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance.	Medium	Slight	Moderate - minor	Adverse

Receptor	Distance to application boundary	Receptor and location	Change	Sensitivity	Magnitude of change	Significance	Nature of effect
			Year 15 Post-Completion – Glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance. Some softening by tree planting	Medium	Slight	Moderate - minor	Adverse
VP 20	1km	Northern intersection of PRoW 323 with the railway	**Construction** – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate.	Medium	Negligible	Minor	Adverse
			Year 1 Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance.	Medium	Negligible	Minor	Adverse
			Year 15 Post-Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance. Some softening by tree planting	Medium	Negligible	Minor	Adverse
VP 21	1.2km	PRoW - Footpath 323	**Construction** – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate.	Medium	Negligible	Minor	Adverse
			Year 1 Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance.	Medium	Negligible	Minor	Adverse
			Year 15 Post-Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance. Some softening by tree planting	Medium	Negligible	Minor	Adverse
VP 22	1km	PRoW - Footpath 323	**Construction** – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate.	Medium	Negligible	Minor	Adverse
			Year 1 Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance.	Medium	Negligible	Minor	Adverse
			Year 15 Post-Completion – Distant glimpses of residential development through trees to the west of the view, against the backdrop of the edge of Westergate. Development in southern field visible in the middle distance. Some softening by tree planting	Medium	Negligible	Minor	Adverse
VP 23	1km	PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field	**Construction** - Site not visible	Medium	-	-	-
			Year 1 Completion – Site not visible	Medium	-	-	-
			Year 15 Post-Completion – Site not visible	Medium	-	-	-
VP 24	4.5km	Nore Folly	**Construction** - Site not visible	High	-	-	-
			Year 1 Completion – Site not visible	High	-	-	-
			Year 15 Post-Completion – Site not visible	High	-	-	-
VP 25	4.9km	Halnaker Windmill	**Construction** - Site not visible	High	-	-	-
			Year 1 Completion – Site not visible	High	-	-	-
			Year 15 Post-Completion – Site not visible	High	-	-	-
Users of Local Roads							
VP 1	45m	St Richards Rd	**Construction** – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium - Low	Substantial - moderate	Moderate	Adverse
			Year 1 Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond	Medium - Low	Substantial - moderate	Moderate	Adverse

Receptor	Distance to application boundary	Receptor and location	Change	Sensitivity	Magnitude of change	Significance	Nature of effect
			Year 15 Post-Completion – Proposed development visible between the existing dwellings, breaking skyline and obscuring views beyond, filtered by boundary planting	Medium - Low	Moderate	Moderate - minor	Adverse
VP 5	Within site	Intersection of PRoW 298 with Westergate St	**Construction** – New access road and housing visible in the middle distance between existing dwellings.	Medium - Low	Moderate	Moderate	Adverse
			Year 1 Completion – New access road and housing visible in the middle distance between existing dwellings. Street trees in place	Medium - Low	Moderate	Moderate	Adverse
			Year 15 Post-Completion – Access road and housing visible in the middle distance between existing dwellings. Street trees have some softening effect.	Medium - Low	Moderate	Moderate - minor	Adverse

Appendix 2

Methodology and Glossary of Terms

1. Methodology

1.1 The following section provides a description of the survey and assessment methods used within this LVIA.

Assessment Terminology

1.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between 'impact' and 'effect'. The impact is what will happen i.e. the permanent loss of trees and hedgerows. The effect is the result of the impact i.e. opening of new views or a change in the perception of the local landscape character.

1.3 The term 'Study Area' relates to the area of land that has been described and assessed as part of this LVIA. The term 'Development' or 'Proposals' refer to all the elements of the proposed development. The term 'Site' refers to the area that contains the existing elements such as hedgerows, fields etc within the planning application boundary. A full glossary of the terms used in this assessment is provided at below.

Guidance and Approach

1.4 This assessment has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition)[3] and other guidance produced by the Countryside Agency[4] and the former Department of the Environment, Transport and the Regions (DETR)[5]. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed.

Overview of the Assessment Process

1.5 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

1.6 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- **Establishment of the landscape baseline** - through identification of the physical and perceptual landscape characteristics within the site and surrounding study area (in the form of landscape character assessment) and the relative value that is attached to the landscape by way of detailed desk-based study (to identify relevant landscape designations and related planning policy) and site field work.

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[3] Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

[4] Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002.

[5] Department of the Environment, Transport and the Regions- 'Lighting in the Countryside: Towards Good Practice'.

- **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected including the extent and nature of principal views to the proposed development from visual receptors in the study area.

- **Identification of Potential effects** - The broad design parameters of the project were established at the time of commission in terms of the nature of the development. This provided sufficient information to identify the likely scale and nature of the changes to landscape characteristics and value as well as changes affecting visual amenity.

- **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e. their ability to accommodate the proposed change without resulting in overly negative effects).

- **Identification of mitigating measures** – Iterative development of the proposals and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to 'Primary' measures (inherent) which form part of the design process and 'Secondary' measures (foreseeable) designed to address any residual adverse effects of development.

- **Assessment of the final scheme design** – Assessment of the magnitude and significance of the effects of the proposals during the construction stage, during operations and completion (restoration).

Extent of Study Area

1.7 The definition of a Study Area is an important part of a landscape and visual impact assessment as it describes the predicted maximum geographical extents within which potential environmental effects may occur and which are assessed for their significance.

1.8 The study area is determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Site and a field survey to assess the limits of potential significant visibility. The latter is informed by a Zone of Theoretical Visibility (ZTV) study in which views of the proposals would be confined.

1.9 For the Site, the study area is broadly delineated by the Westergate to the west, the southern edges of Eastergate and Barnham to the east, and the railway to the south.

Site Surveys

1.10 The Site and surrounding area was visited April 2023 in order to inform the LVIA and gather photography. The survey was undertaken during winter when deciduous trees were substantially free of leaves and therefore allowed a full and 'worst case' view of the Site to be taken. An additional viewpoint was taken from Halnaker Windmill in August 2023.

1.11 A total of 25 locations were selected and used as representative viewpoints. These were points both within the site and the surrounding landscape with potential views. They represent a range of potential visual receptors.

Consultation

1.12 The location of the viewpoints used were agreed with Sue Howell, Leisure and Landscape Officer at Arun District Council.

Assumptions and Limitations

Assessment of Landscape Effects

Landscape Baseline

1.13 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured or landscape effects predicted and assessed.

1.14 The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.

1.15 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and landuse, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

Landscape Character

1.16 Existing Landscape Character Assessments are critically judged for their applicability to the application site and wider study area.

1.17 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the study area, namely:

- **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage.
- **Land Cover:** Vegetation, Tree Cover, Built Form.
- **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character.

Landscape Value

1.18 As part of describing the landscape baseline the value of the potentially affected landscape is established. This is done on an element by element basis within the assessment.

1.19 Existing landscape designations are an indication of higher landscape value and are identified through desk study. It should be noted that a lack of formal designation does not immediately make the value of a landscape of low importance.

1.20 The value for both designated and undesignated landscapes is assessed during the field work stage. Box 5.1 of GLVIA3 guidance is used as the basis of the assessment of landscape value.

1.21 Value is presented on a three-point scale of High, Medium, and Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.1 below gives an indication of the value assigned to various landscape designations.

Table APP 1.1 Landscape Receptor Value

Designations	Description	Value
• National Landscape Designations • National Heritage Designations	Areas by virtue of their attractive landscape have national importance and or national heritage assets that either themselves or via their setting have natural links to the landscape.	**High** – due to national importance.
• Regional Landscape Designations • Regional Heritage Designations	Areas designated at a county or local level on the basis of the quality of the landscape to the region and or the basis of the heritage importance including matters of setting and views.	**High/Medium** Due to regional/ local importance.
• Local Landscape Designations	Area designated at a local level to reflect the importance of a landscape and or area at a local level.	**High/Medium/Low** Subject to their assessed importance within the locality.
• No Formal Designation	Local importance of undesignated land judged as part of assessment process.	**High/ Medium/Low** subject to their assessed importance locally.

Landscape Susceptibility

1.22 Landscape Susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on the baseline conditions of that individual receptor.

1.23 Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment. Where noted, the definition for the grades of susceptibility is described in Table APP 1.2 below.

Table APP 1.2 Landscape Receptor Susceptibility

Grade	Description
High	Little or no ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.
Medium	Some ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.
Low	An ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.

1.24 It should be noted that the relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as an AONB) may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

Landscape Sensitivity

1.25 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of effect.

1.26 The assessment provides a clear rationale for both the landscape receptor's existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor's sensitivity has been graded in a particular way.

1.27 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define landscape receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. Table APP 1.3 provides a description of the grades of sensitivity along with examples of typical indicators.

Table APP 1.3 Landscape Receptor Sensitivity

Grade	Description	Typical indicators
High	A landscape area with a particularly distinctive character and sense of place. Landscape characteristics that make a notable contribution to a landscape area. The environment is fragile and an impact is likely to leave it in an altered state from which recovery will be difficult	• Highly valued for its scenic quality. • Highly valued for its landscape character. • Designed landscape of historical importance. • Strong heritage or cultural associations. • Appreciated as a recreational resource. • Landscape characteristics that cannot be readily replaced. • Landscape in good condition.
Medium	A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristics that make a positive contribution to a landscape area. The environment has a degree of adaptability and resilience and is likely to cope with the changes caused by an impact, although there may be some residual modification as a result	• Some scenic quality with some discordant scenic elements. • Recognisable landscape character that has value. • A recognisable area/ tract of designed landscape. • Some heritage and/or associations. • Some tolerance of the type of proposed development. • Some appreciation as a recreational recourse. • Landscape elements than could be replaced. • Landscape in reasonable conditions.
Low	A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristics that make a limited positive	• Limited or no scenic quality. • Landscape character is ordinary or weak. • Tolerance to the type of development. • Not a recognisable designed landscape. • No known heritage or cultural associations. • No obvious appreciation as recreational resource. • Landscape characteristics could be readily replaced.

	contribution to a landscape area. The environment is adaptable and is resilient to change. Nearly all impacts can be absorbed without modifying baseline conditions.	- Landscape in poor condition.

1.28 To allow easier inspection and review of the assessment process Table APP 1.4 below is used to aid consistency in the definition of sensitivity.

Table APP 1.4 Sensitivity Matrix

Category		**Susceptibility**				
		High	**Medium High**	**Medium**	**Medium /Low**	**Low**
Value	**High**	High	High	Medium/High	Medium	Medium
	Medium/ High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/ Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Landscape Effects

1.29 The magnitude of effect on landscape receptors is assessed by considering a number of factors. The factors considered are listed below and include:

1. Size or scale of the proposed development;
2. Geographical extent of the effect;
3. Contrast or integration with the existing landscape character;
4. Duration of effects; and
5. Reversibility.

1.30 The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the development. The assessment takes into account:

- The extent/proportion of the landscape element that is lost or added;
- The contribution of that element to the character of the landscape;
- The revised setting of the landscape or landscape element resulting from the development;
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

1.31 The geographical extent over which the landscape effects occur is distinct from the size or scale. For example, large scale effects may be limited to the immediate site area. The geographical extent, where noted, is defined as:

- Wide - Influencing several landscape character areas.
- Medium - Landscape character area in which the site lies.
- Local - The Site and immediate surrounds.
- Site - Site level of the development itself.

1.32 The duration of effects is classified as short, medium or long term. Unless otherwise stated the durations are defined as:

- Short term: 0-5 years
- Medium term: 5 – 10 years
- Long term: beyond 10 years

1.33 Reversibility is different from duration and passes a judgement about whether the landscape effect is reversible or not. It is judged on a scale of: reversible, partially reversible and permanent.

1.34 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels. A description of the magnitude categories is described below in Table APP 1.5.

Table APP 1.5 Magnitude of Change for Landscape Receptors

Grade	Description
Substantial	A large change compared to the natural variations in background levels. A clear breach of limits and standards may also occur
Moderate	Change which is noticeable and may be a breach of limits and standards
Slight	Change which when compared to background levels is only just noticeable. Limits and standards will not be breached.
Negligible	Minor changes to baseline environment that is not perceptible.
No impact	No change to baseline environment

Assessment of Visual Effects

Visual Baseline

1.35 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed or visual effects predicted and assessed.

1.36 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Value attached to views and visual amenity

1.37 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

1.38 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.6 below gives an indication of the value assigned to views and visual amenity.

Table APP 1.6 Visual Receptor Value

Grade	Description
High	Views from and/or visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references.
Medium	Views from and/or the visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction.
Low	Views from and/or visual amenity associated with every day locations or routes that do not benefit from any designation or cultural associations.

1.39 Existing landscape designations are a general indication of visual value but this cannot be assumed and must be confirmed by assessment. Likewise, the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views is assessed during the field survey.

Susceptibility of visual receptor to change

1.40 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:

1. The occupation or reason why one is experiencing the view or area; and
2. The amount of interest or attention one may have in the view and appearance of the area.

1.41 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table APP 1.7 below.

Table APP 1.7 Visual Receptor Susceptibility

Scale	Description of susceptibility	Typical Receptors
High	Little or no ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	• Residential occupiers • People who are engaged in outdoor recreation whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, travellers on recognised scenic routes. • Communities where setting of an area contributes to general visual amenity.
Medium	Some ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	• Users of transport routes; and • People who are engaged in outdoor recreation where the view is not the primary focus of attention.
Low	An ability to accommodate change caused by development without adverse consequences for the visual	• People at work; or • Going about business that is not focussing on the views or general visual amenity.

	receptor group experiencing the view/ and or general visual amenity	

Visual Sensitivity

1.42 Visual Sensitivity is derived from combining the judgements of value of a view or visual amenity and susceptibility of the visual receptor together. It is itself carried forward to determine the significance of visual effect.

1.43 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor's sensitivity has been graded in a particular way.

1.44 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix at Table 2.4 is used to aid consistency in the definition of visual sensitivity. Table APP 1.8 below provides a description of the grades of visual sensitivity along with typical indicators.

Table APP 1.8 Visual Receptor Sensitivity

Grade	Description	Typical Indicator
High	A highly attractive view or area with an obvious attraction and lack of discordant features.	• Highly valued for its scenic quality • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Strong heritage /cultural associations. • Focus of a recreational resource. • Views and amenity that cannot be readily replaced. • Potentially benefiting from a national regional or local landscape designation.
Medium	An attractive view or area with some attraction and limited discordant features.	• Some scenic quality • Some tolerance to the type of proposed development. • A recognised area or piece of designed landscape. • Some heritage and/or cultural associations. • Some appreciation as a recreational resource. • Views and amenity can be recreated. • Potentially benefiting from regional or local landscape or heritage designation.
Low	An ordinary view with no distinguishing visual character or an area with a general lack of positive visual features.	• Limited or no particular scenic quality or elements. • Tolerance to the type of proposed development. • Not a recognised designed landscape. • No known heritage or cultural associations. • No obvious appreciation as a recreational resource.

		• Views and amenity that can be readily replaced or recreated. • Unlikely to be subject to landscape or heritage designation.

Viewpoint Selection

1.45 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. In selecting the viewpoints, the following factors are taken into account:

- Viewing distance and direction – short, medium, long distance or oblique;
- The nature of the viewing experience – static views, views along a route;
- The type of view- glimpsed, panorama, screened, partial; and
- The potential for cumulative views in conjunction with other existing and proposed development.

Visual Presentation Methods

1.46 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs.

1.47 All photographs are taken using a 20-megapixel full-frame Canon EOS 6D with a fixed 50mm lens as recommended by Landscape Institute Technical Guidance Note 06/19 – 'Visual Representation of Development Proposals'.

1.48 Photographs are taken in landscape format with sufficient overlap for stitching. Where it has been necessary to raise or lower the horizon line by cropping, this has been stated. A minimum of three clear reference points are included in each panoramic view to enable the accurate production of the photomontage. GPS co-ordinates for each photomontage viewpoint are taken.

1.49 Photographs are stitched by hand in cylindrical projection. Once stitched the resulting panoramic image may be scaled down 50% before the preparation of the photomontage was started but only if the file size was unmanageable. The images have not been cropped. The 3D model used for the photomontage, whether produced in SketchUp or LSS, is output at a 50mm equivalent focal length. The 3D model includes a minimum of 3 clear reference points in the view to fix the position of the proposals. Vertical height data is based on OS data, which may include some inherent inaccuracies, or survey data. An eye height of 1.6m is used.

1.50 The final photomontage is produced in Photoshop. The resulting photomontage is then cropped to a 90-degree view angle, up to an ideal maximum of 120 degrees. This is a guide and the proposals, and its relevant landscape, will determine the horizontal field of view from any given viewpoint.

1.51 Photomontage sheets are produced in Illustrator using a 400mm viewing distance at A1. Guidance allows between 300mm to 500mm but recommends all montages prepared for a given site should be represented using the same viewing distance, where this is possible.

1.52 Information listed on each sheet included:

- Camera, lens focal length and horizontal field of view;
- Date, time and direction of view;
- The viewpoint's height above ground level and OS grid coordinates;
- Recommended Viewing Distance; and

- Viewpoint Co-ordinates e.g. Eastings and Northing.

Magnitude of Visual Effects

1.53 The magnitude of visual effect is assessed by considering a number of factors. These typically include:

- **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the proposed development
- **Geographical extent of the effect-** angle of view, distance of the receptor to the development and the extent over which the changes would be visible.
- **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.
- **Duration of visual effects**- 0-5 years short term, 5-15 years medium term and 15 years onwards long term.
- **Reversibility**.

1.54 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of visual change is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table APP 1.9 below.

Table APP 1.9. Magnitude of Change for Visual Receptors

Grade	Description
Substantial	A large change compared to the natural variations in background levels. A clear breach of limits and standards may also occur
Moderate	Change which is noticeable and may be a breach of limits and standards
Slight	Change which when compared to background levels is only just noticeable. Limits and standards will not be breached.
Negligible	Minor changes to baseline environment that is not perceptible.
No impact	No change to baseline environment

Significance and nature of Effect on Landscape and Visual Receptors

1.55 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning behind the assessment. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary.

- **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- **Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements so as to improve the quality and integrity of the landscape and/or visual resource.
- **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

1.56 To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table APP 1.10 below).

1.57 It should be noted that the table is only used as a 'guide' and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e. adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results.

Table APP 1.10 Significance of Effects Matrix

Sensitivity of Receptor	Magnitude of Impact				
	Substantial	**Moderate**	**Slight**	**Negligible**	**No Impact**
High	Major	Major-Moderate	Moderate	Moderate-Minor	Neutral
Medium	Major-Moderate	Moderate	Moderate-Minor	Minor	Neutral
Low	Moderate	Minor	Minor-Neutral	Minor-Neutral	Neutral

1.58 The intermediary categories of Minor Negligible, Minor Moderate and Moderate Major will be used where the significance of effect falls between the broad definitions outlined in Table APP 1.11 below.

Table APP 1.11 Significance of Effect

Significance of effect	Landscape	Visual
Major	The proposals will result in a prominent change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principle elements altering the baseline landscape context.	The proposals will result in a large change in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements.
Moderate	The proposals will result in a notable change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	The proposals will result in a noticeable change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.
Minor	The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
Neutral	No discernible change in the key characteristics of the landscape or alterations to the quality and integrity of the landscape receptor.	The proposals will result in some very small change in view/ areas visual amenity or introduce/ alter elements, features or characteristics in a barely perceptible way.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other 'service' categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church

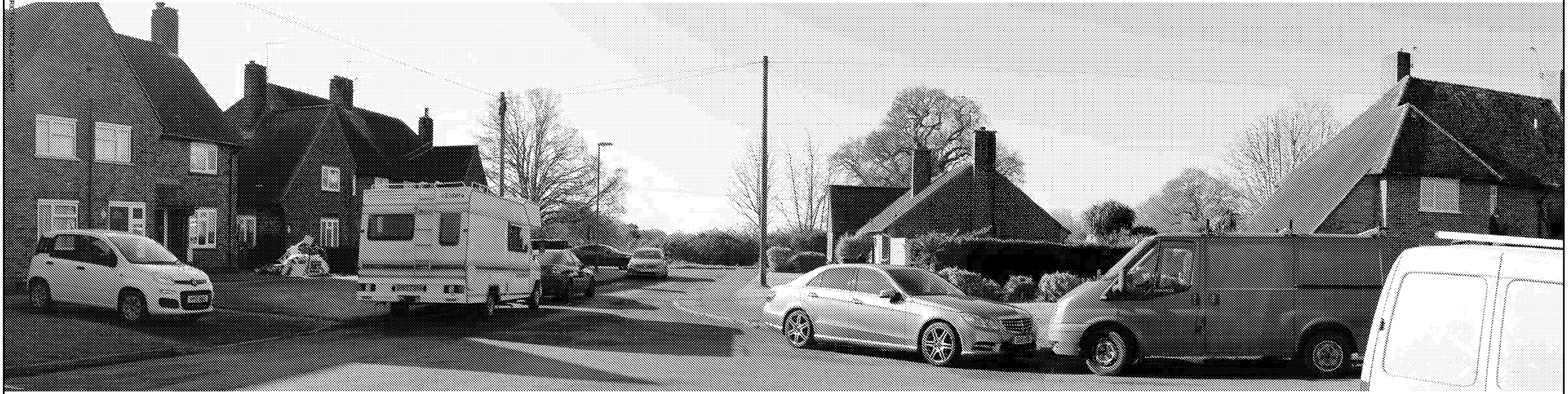
	towers or wooded skylines OR a particular aspect of the project proposals.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

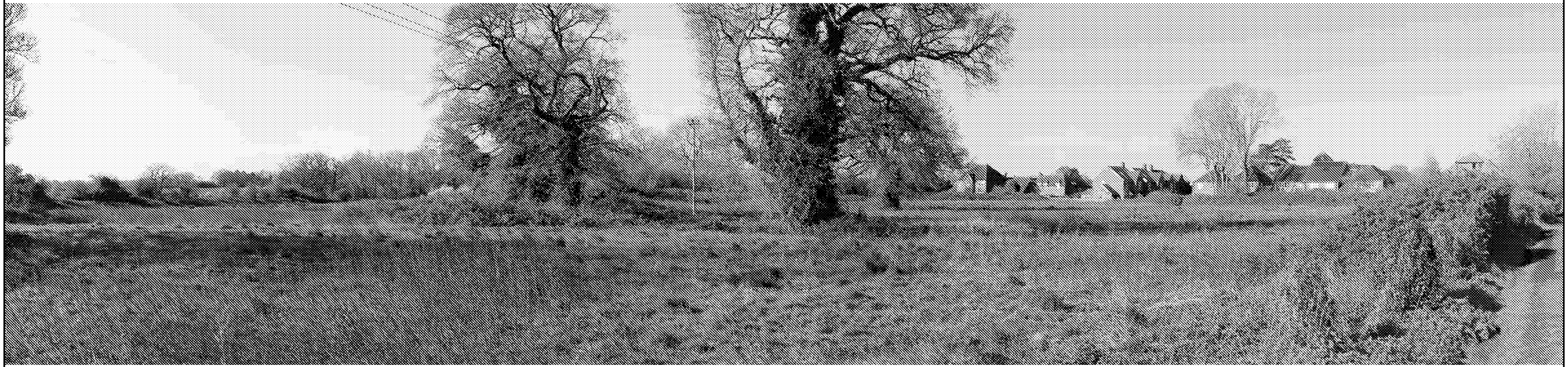
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

Appendix 3

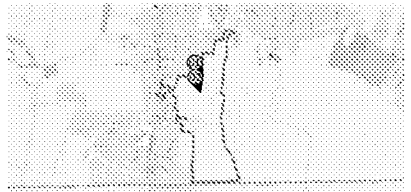
Field Survey Record Sheets



Viewpoint 01 - St. Richards Road



Viewpoint 02 - Middle of PRoW - Footpath 298



Viewpoint 01 details

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Time:	07:55

Viewpoint 02 details

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Altitude AOD:	26m
Distance to Site:	01m
Date:	13/04/2023
Time:	08:00

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 1 OF 21

Date SEP 2023

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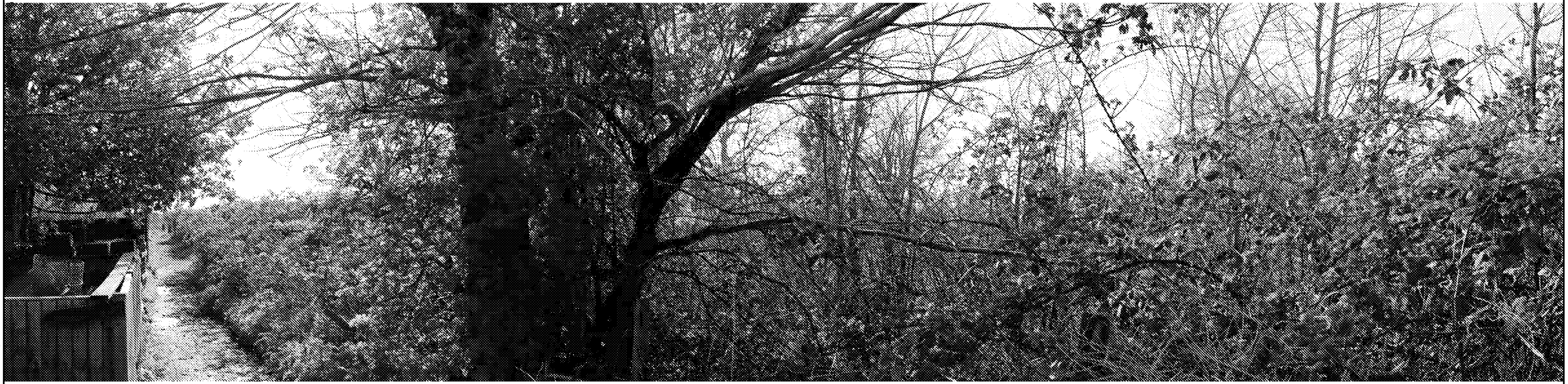
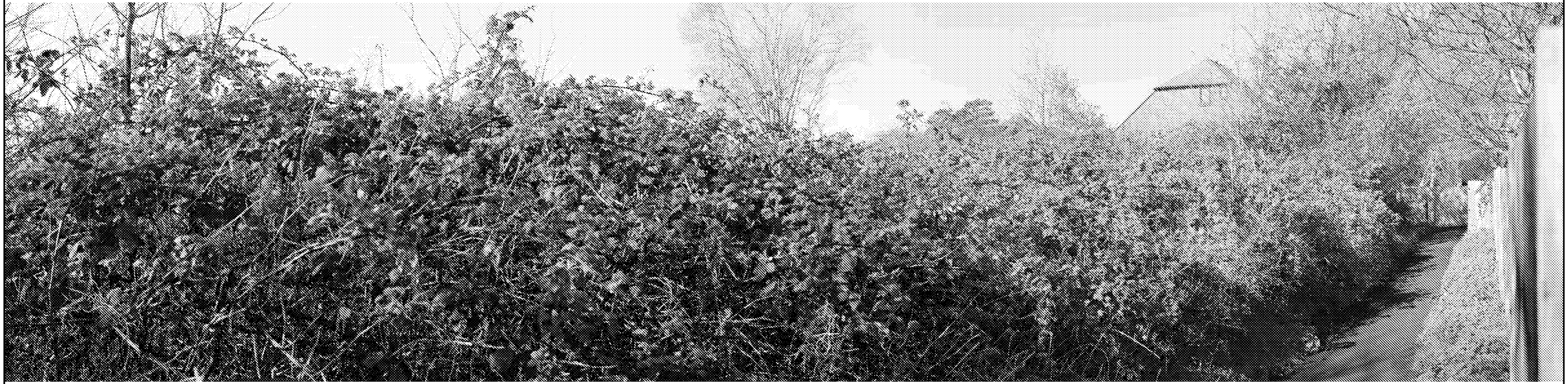


Viewpoint 03 - Intersection of PRoWs 298 and 297



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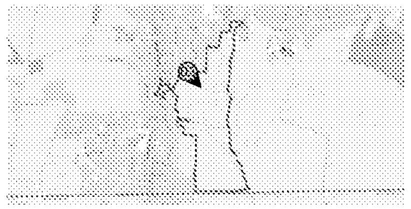

Viewpoint 03 details

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Project LAND EAST OF WESTERGATE

Client CALA HOMES (SOUTH HOME COUNTIES) LTD

Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

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Date SEP 2023

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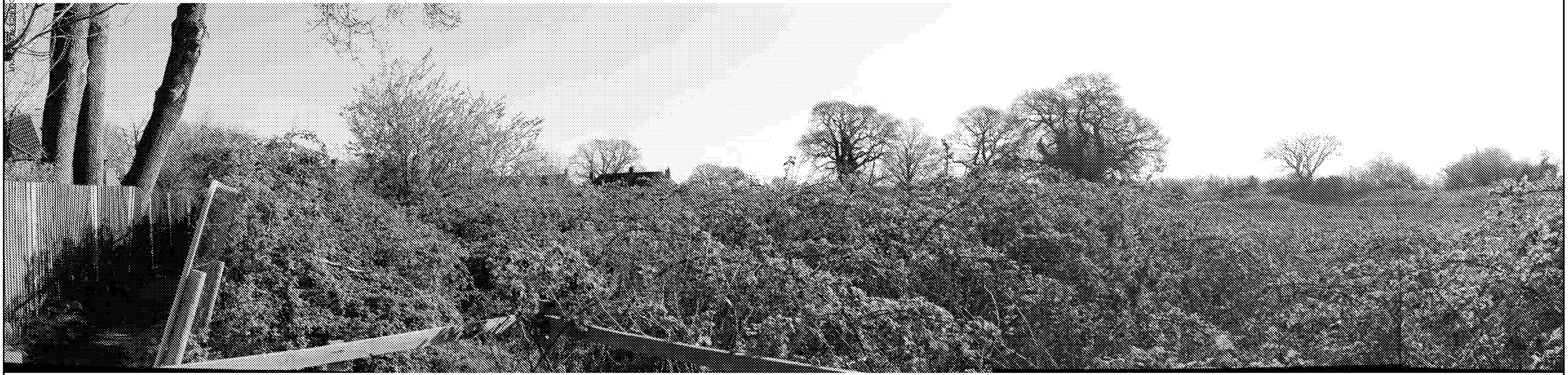
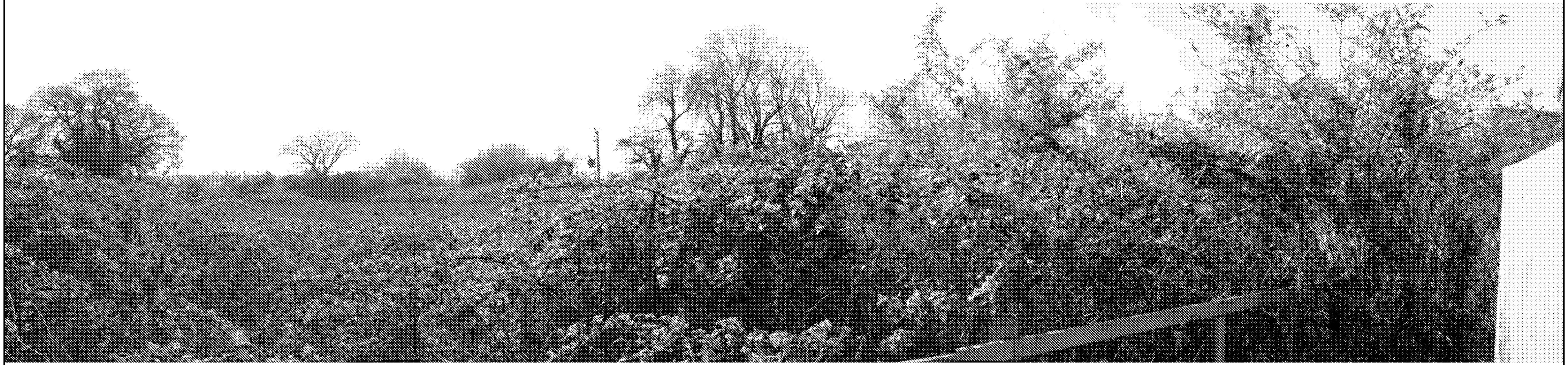
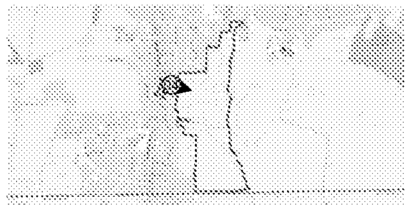


Viewpoint 04 - West of PRoW - Footpath 298



Viewpoint 04 - continued



Viewpoint 04 details

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Distance to Site: 06m

Date: 13/04/2023
Time: 08:06

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

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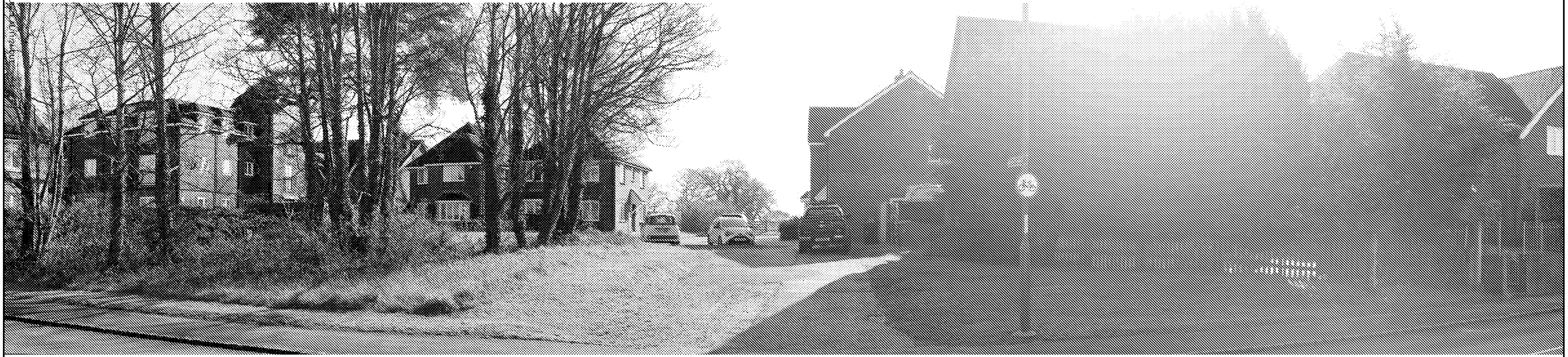
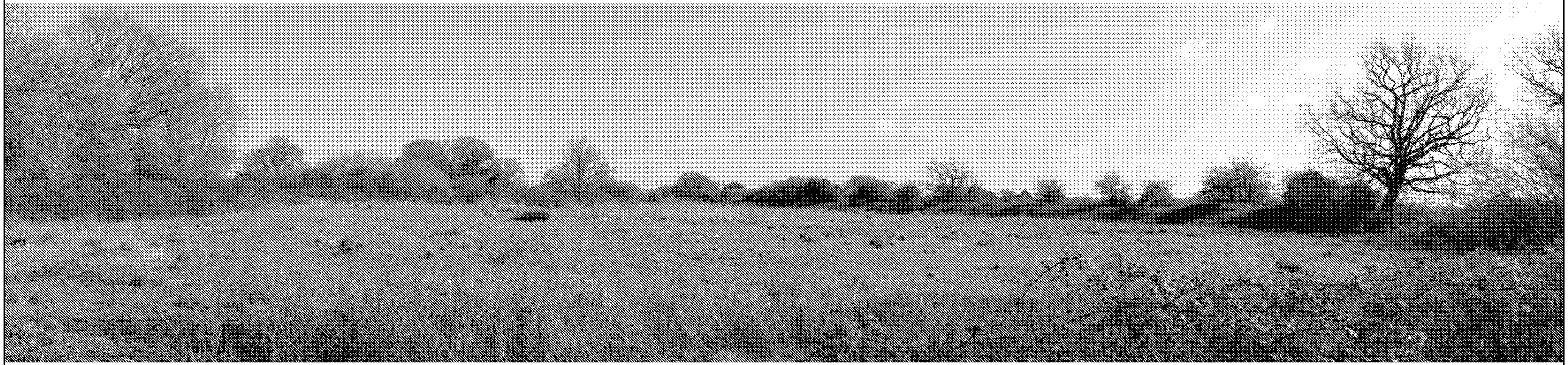
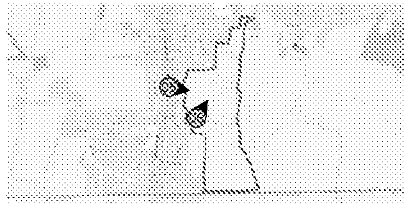
Z:\3170LandeastofWestergate\3170-4-PLANNING\3170-4-4APPLICATION\3170-4-4-4LVIA\3170-4-4-4-AP-0003-S5-P1PhotographicFieldSurveyRecord.indd



Viewpoint 05 - Intersection of PRoW 298 with Westergate St.



Viewpoint 06 - PRoW - Footpath 300



Viewpoint 05 details

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Time: 08:10

Viewpoint 06 details

Grid Reference: E: 494015, N: 104724
Altitude AOD: 10m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:16

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 4 OF 21

Date SEP 2023

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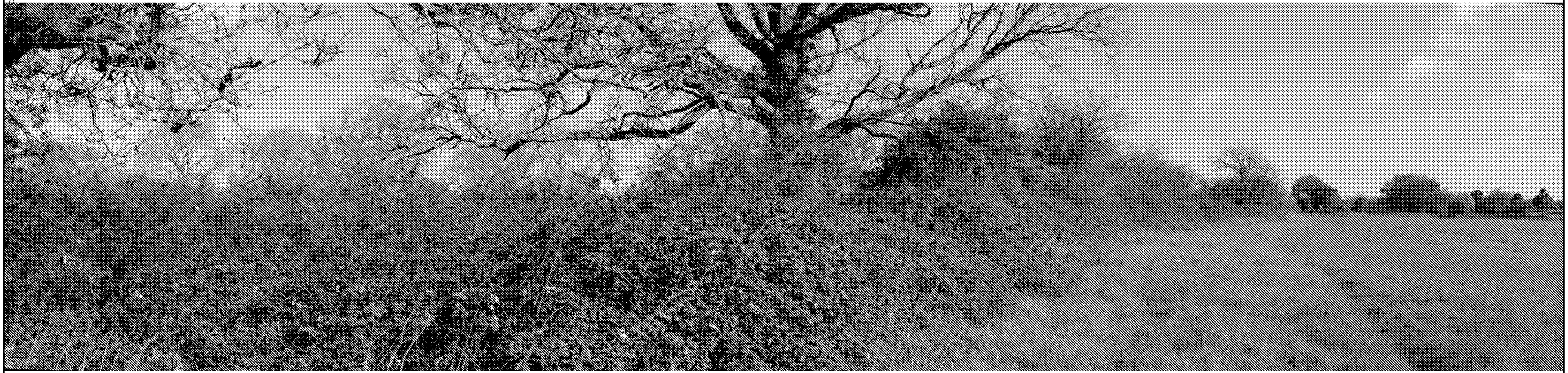
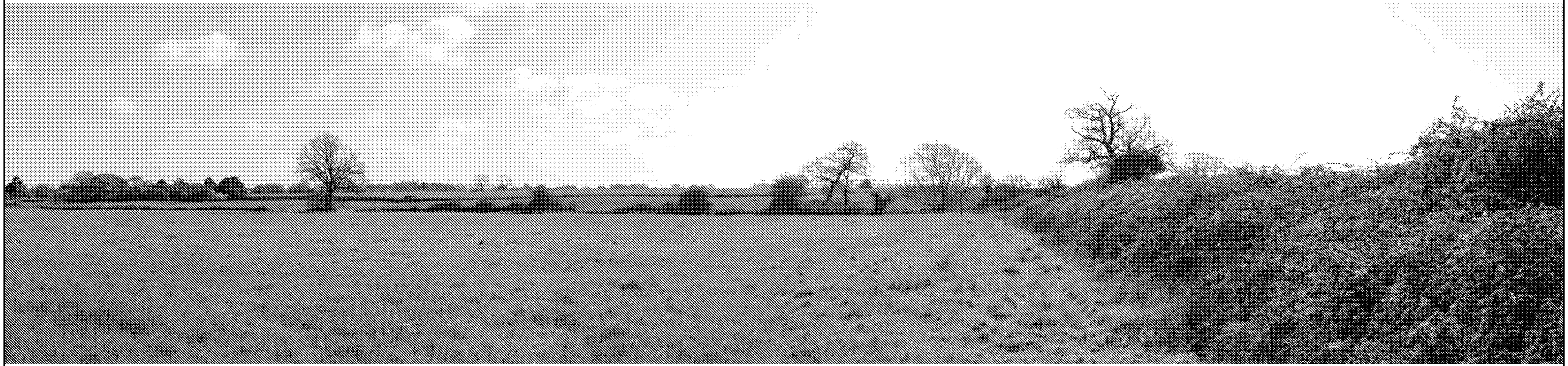
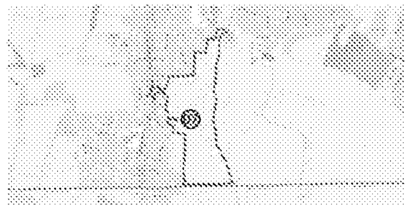


Viewpoint 07 - Intersection of PRoW - Footpath 300 and north-south hedgerow



Viewpoint 07 - continued



Viewpoint 07 details

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Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 5 OF 21

Date SEP 2023

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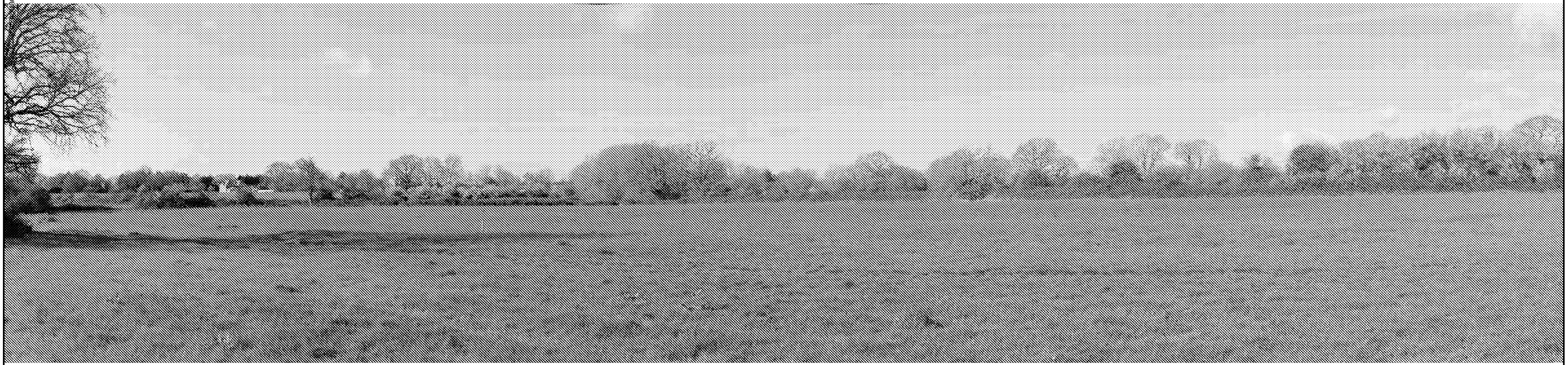
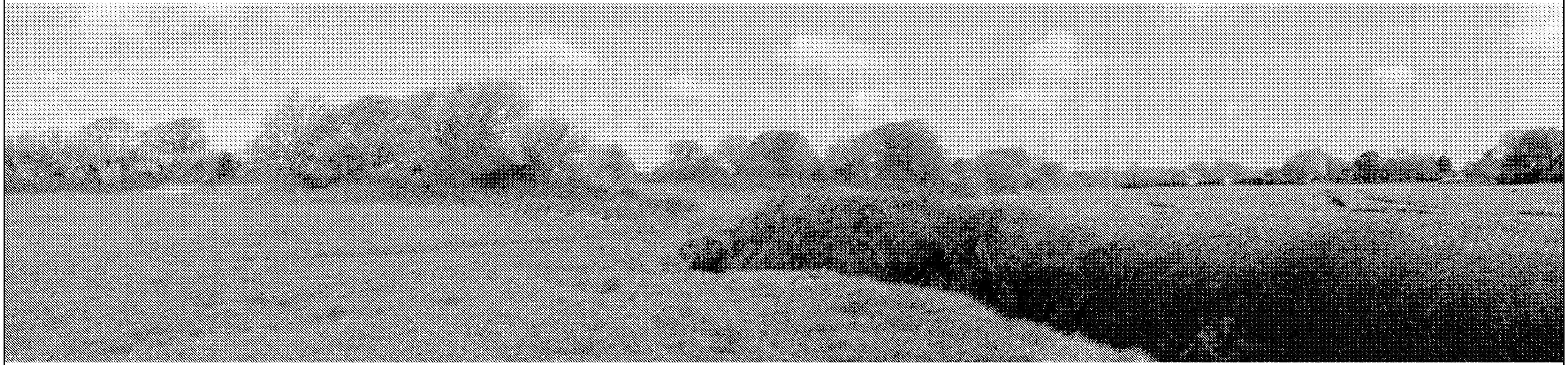


Viewpoint 08 - Eastern boundary of the application site



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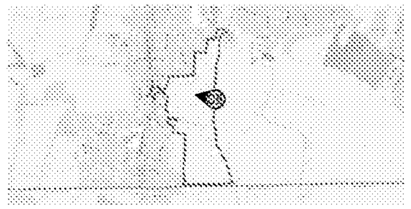

Viewpoint 08 details

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Time:	08:25

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 6 OF 21

Date SEP 2023

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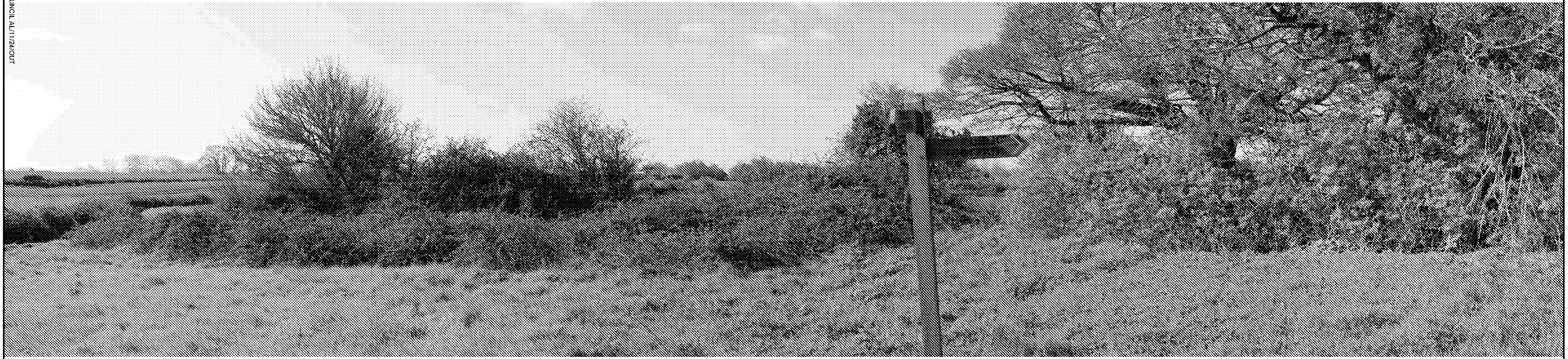
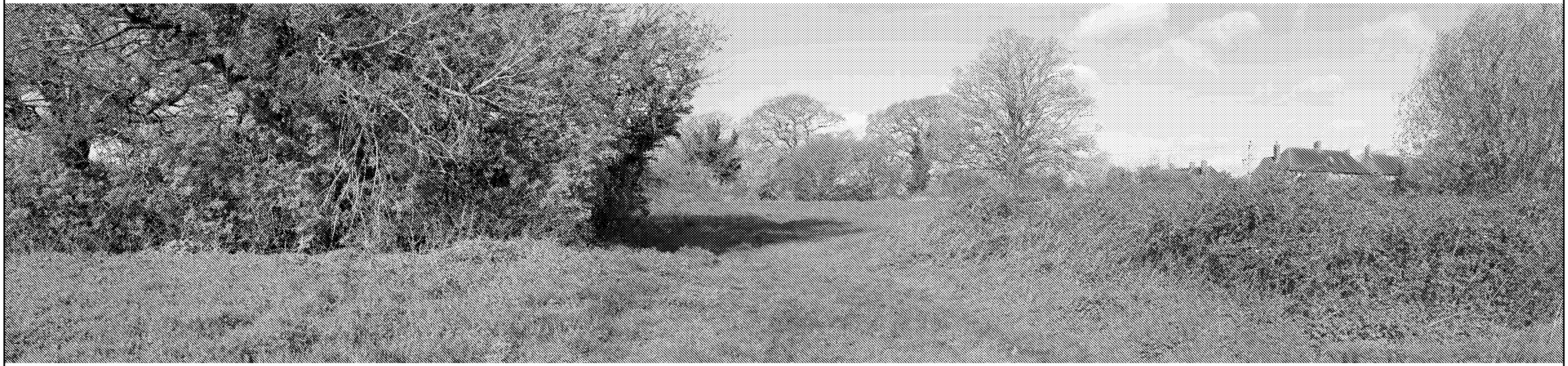


Viewpoint 09 - Intersection of PRoW 296 with unidentified path.



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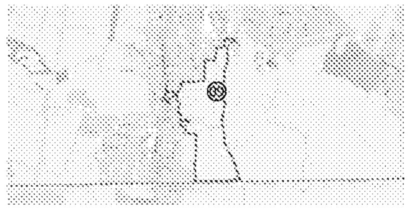

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Time: 10:54

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
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PHOTOGRAPHIC FIELD SURVEY RECORD
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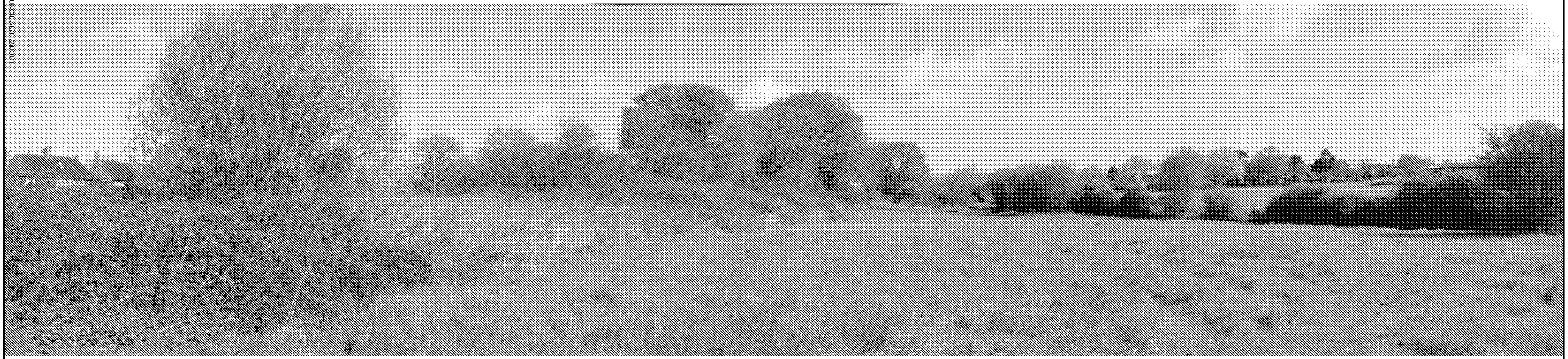
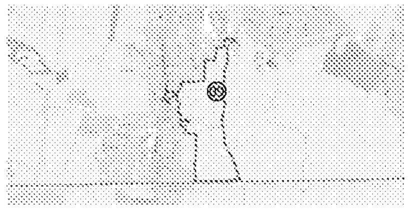
ARUN DISTRICT COUNCIL AL/11/24/OUT



Viewpoint 09 - continued



Viewpoint 09 details

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Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 8 OF 21
Date SEP 2023

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[illegible] Street, Swindon,
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e: mail@davidjarvis.biz
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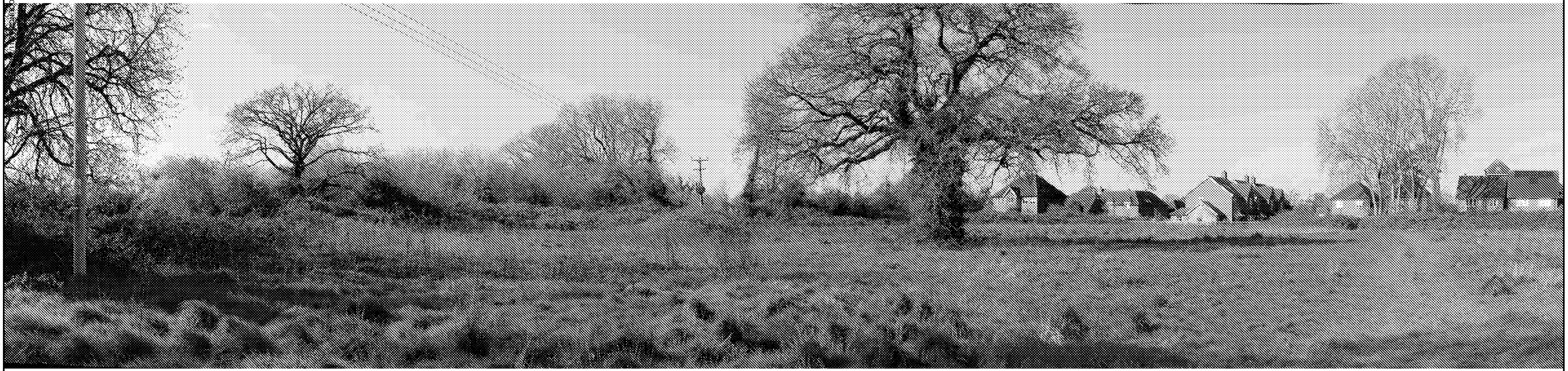
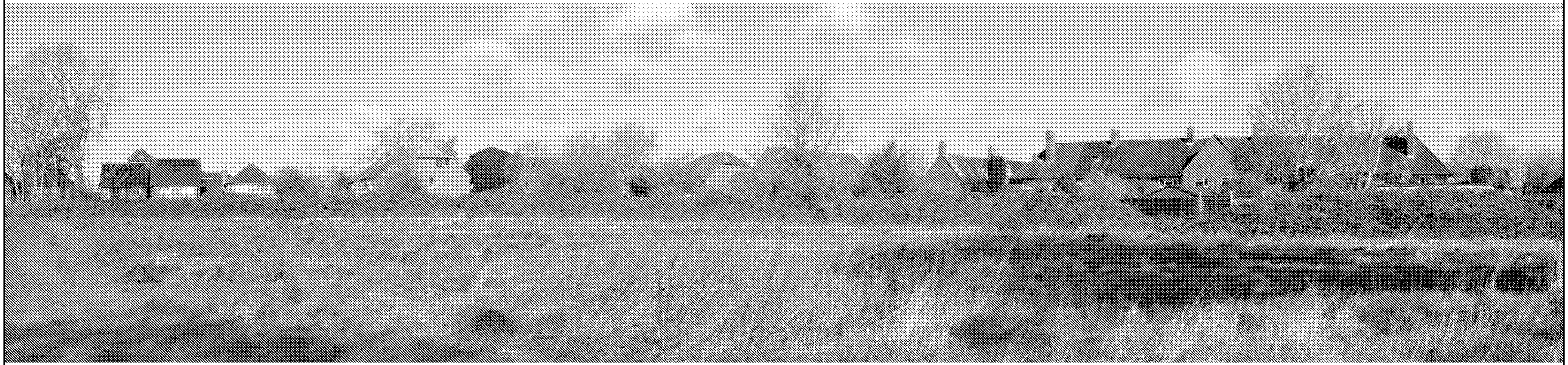
Z:\3170LandeastofWestergate\3170-4-PLANNING\3170-4-4APPLICATION\3170-4-4-4LVIA\3170-4-4-4-AP-0003-S5-P1PhotographicFieldSurveyRecord.indd



Viewpoint 10 - Unidentified path within site. South of PRoW 298



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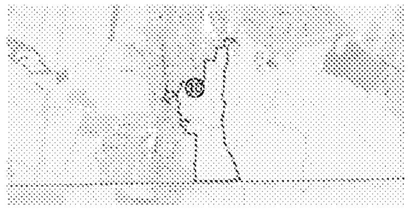

Viewpoint 10 details

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Distance to Site: 00m

Date: 13/04/2023
Time: 08:31

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 9 OF 21

Date SEP 2023

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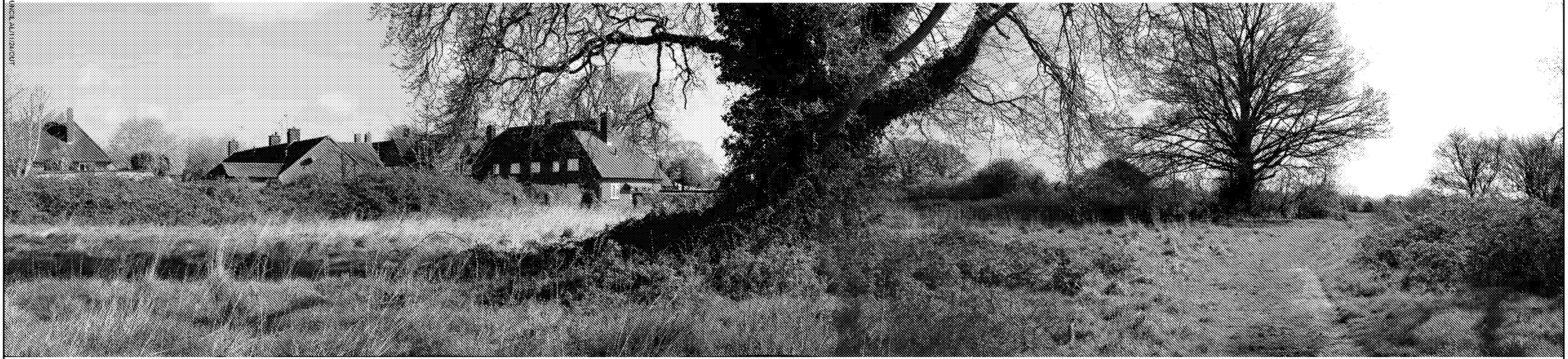

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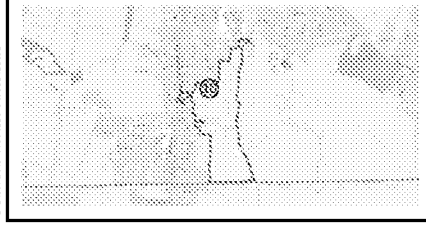

Viewpoint 10 details

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Time: 08:31

Project: LAND EAST OF WESTERGATE
Client: CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title: 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 10 OF 21

Date: SEP 2023

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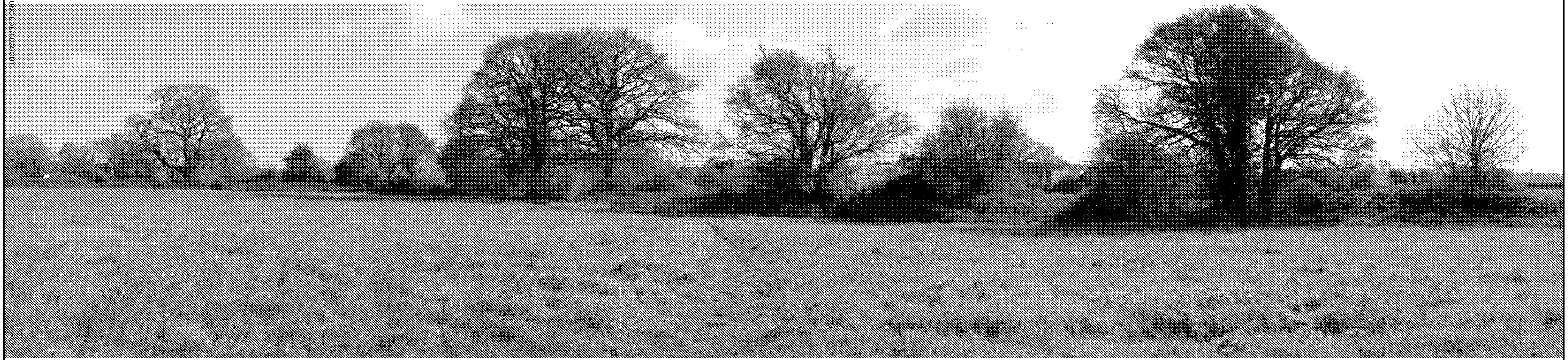
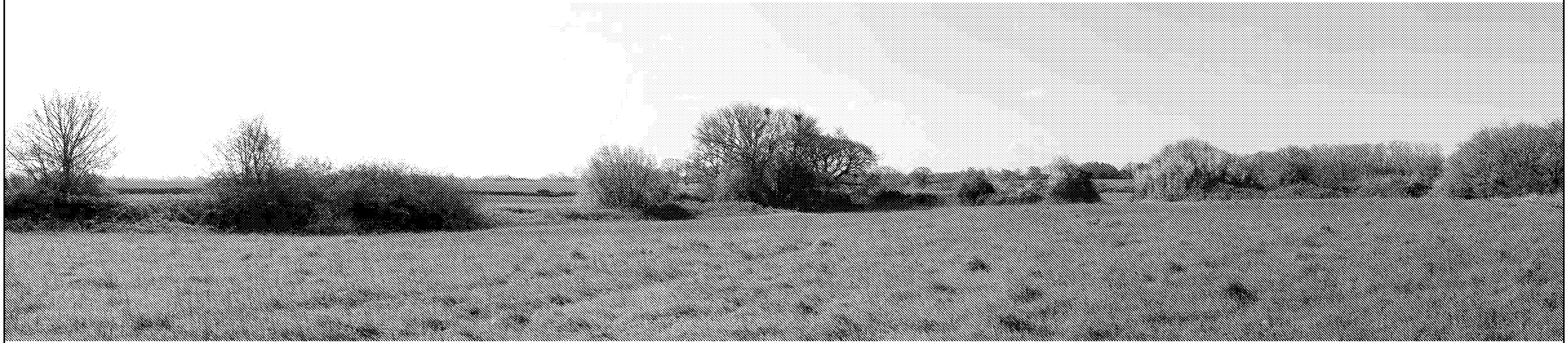


Viewpoint 11 - East of PRoW - Footpath 298



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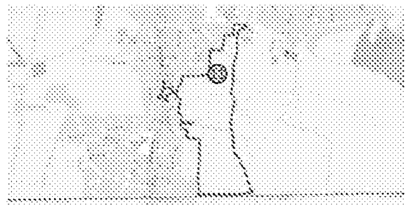

Viewpoint 11 details

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Altitude AOD:	07m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:34

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 11 OF 21

Date SEP 2023

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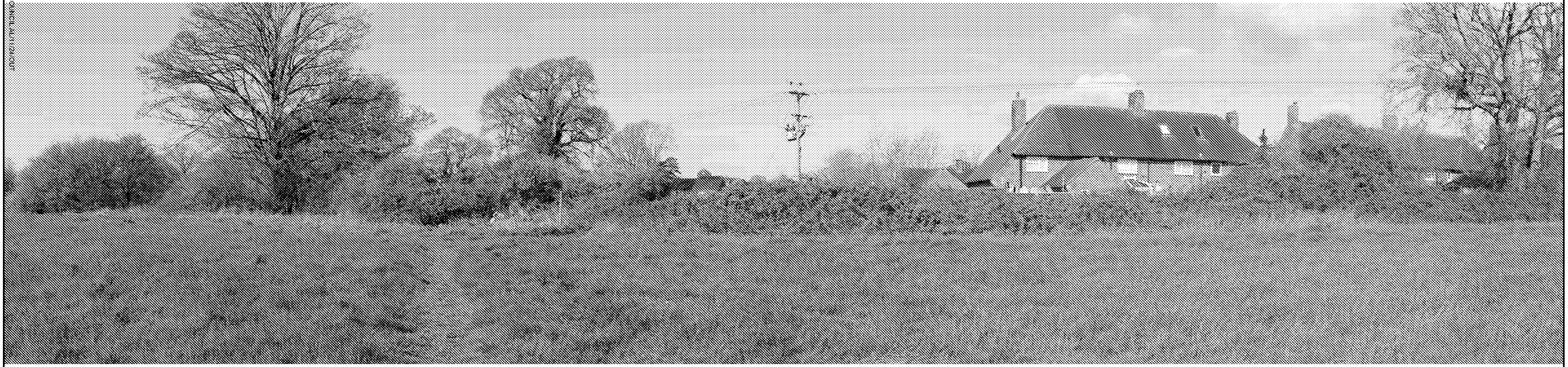

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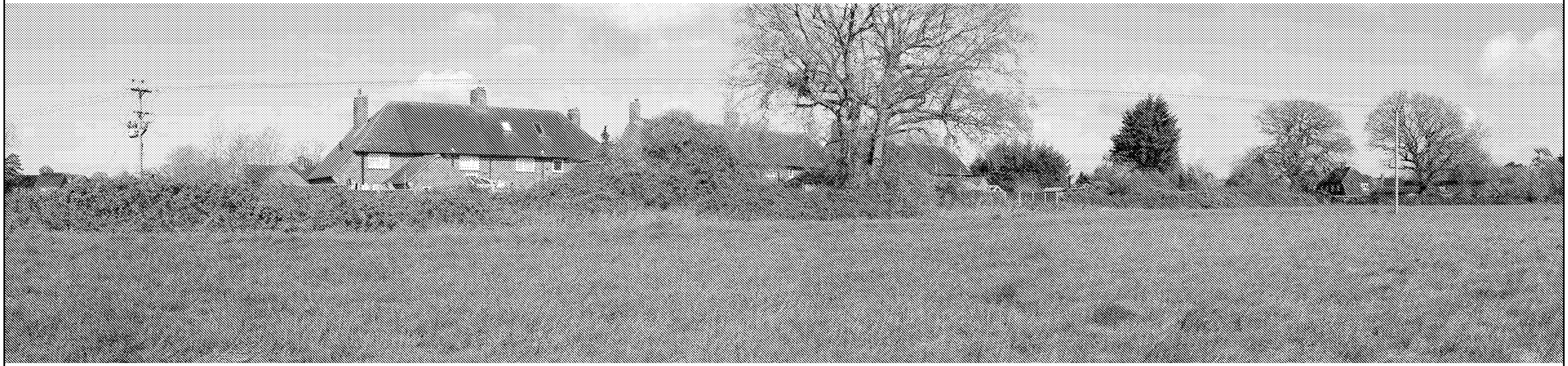

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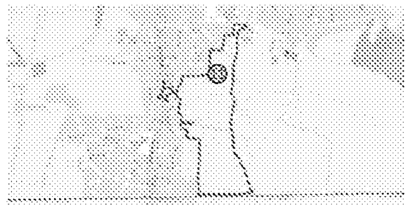

Viewpoint 11 details

Grid Reference: E: 494146, N: 104983
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Distance to Site: 00m

Date: 13/04/2023
Time: 08:34

Project: LAND EAST OF WESTERGATE
Client: CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title: 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 12 OF 21

Date: SEP 2023

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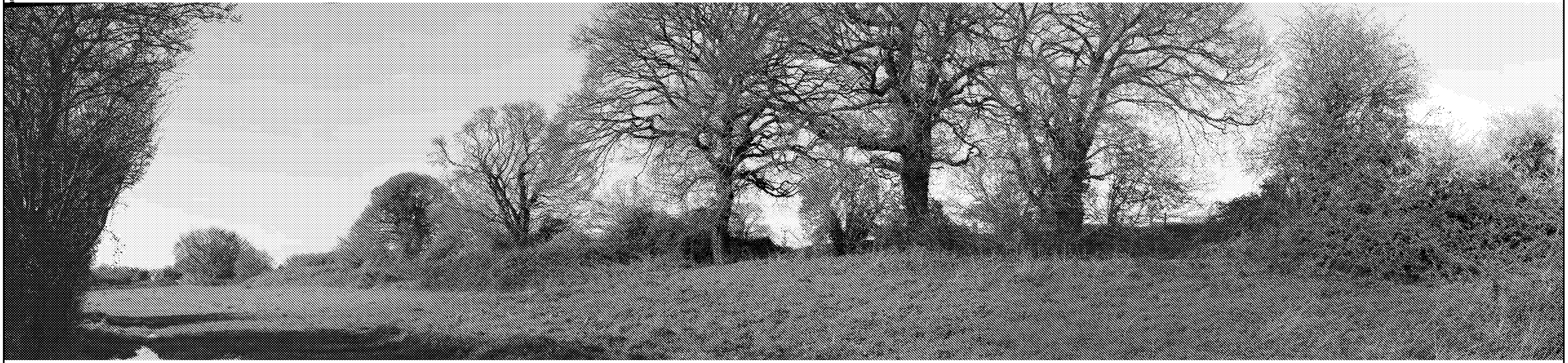
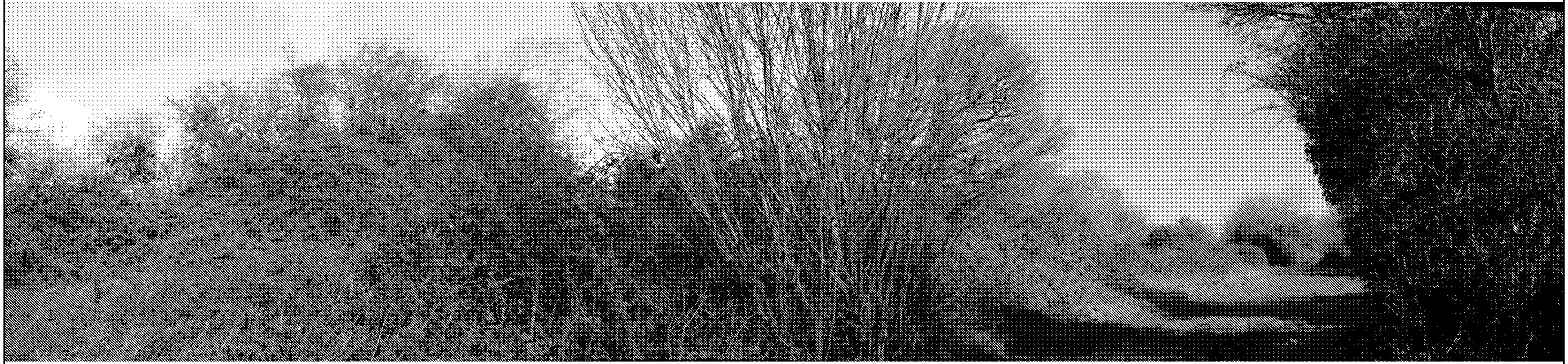
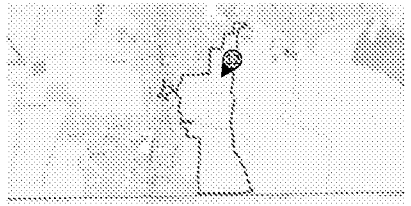


Viewpoint 12 - Eastern boundary of the site



Viewpoint 12 - continued



Viewpoint 12 details

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Altitude AOD: 03m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:37

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 13 OF 21

Date SEP 2023

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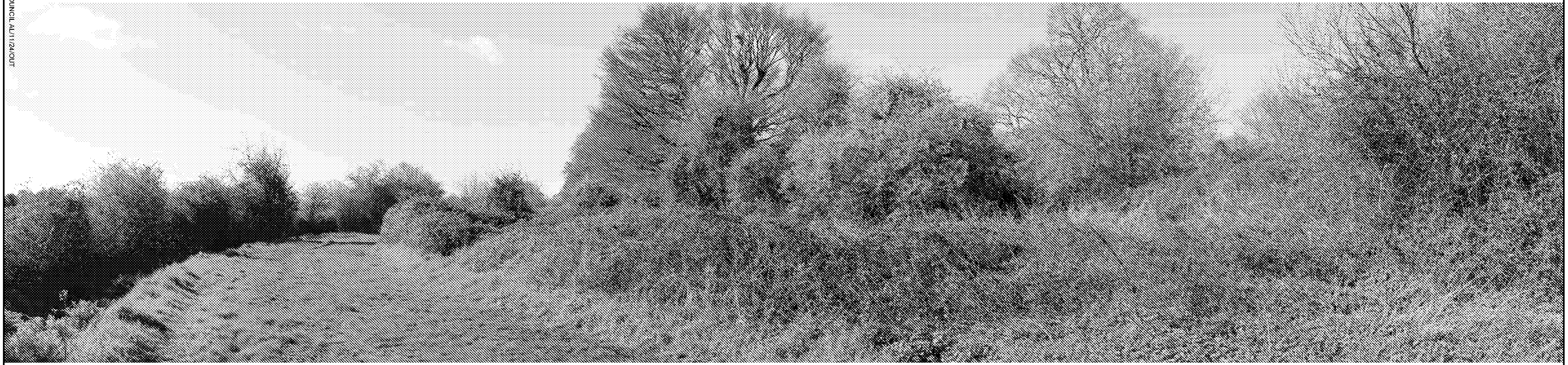
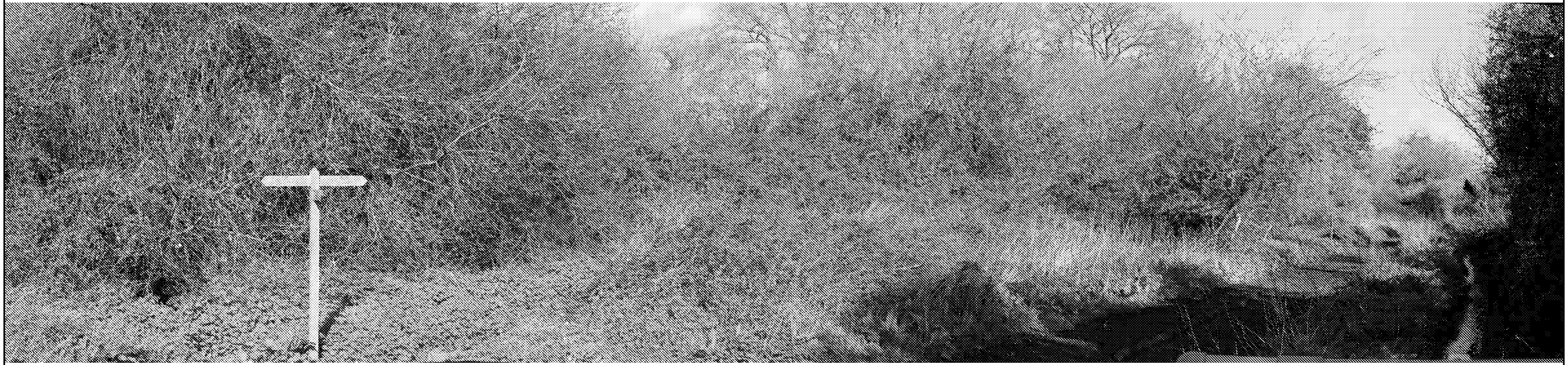
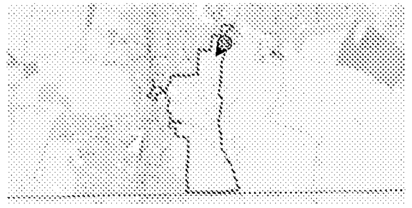


Viewpoint 13 - Between PRoW 296 and 317



Viewpoint 13 - continued



Viewpoint 13 details

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Date: 13/04/2023
Time: 08:40

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 14 OF 21

Date SEP 2023

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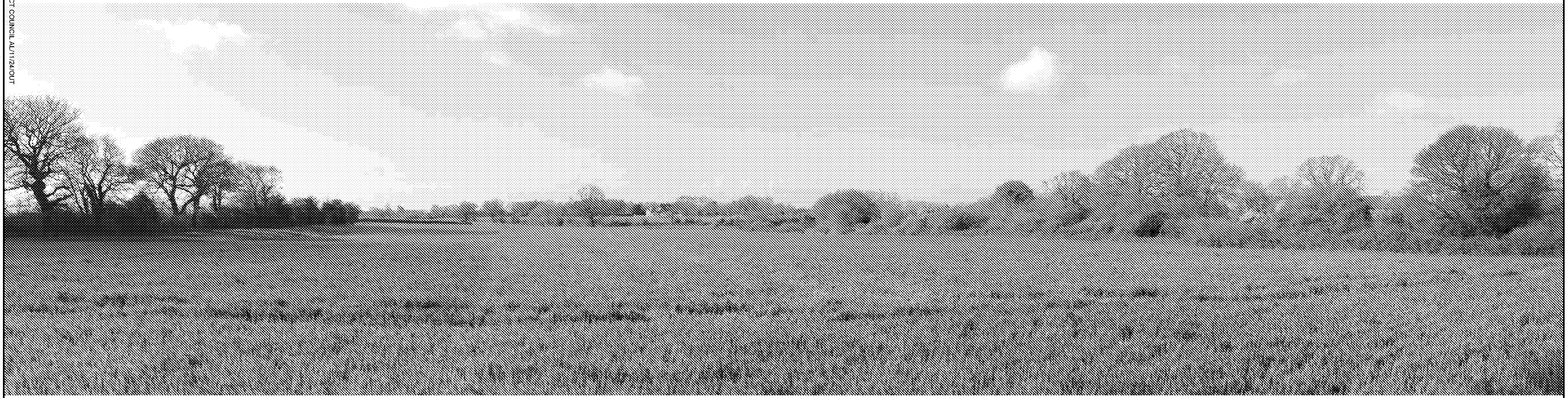
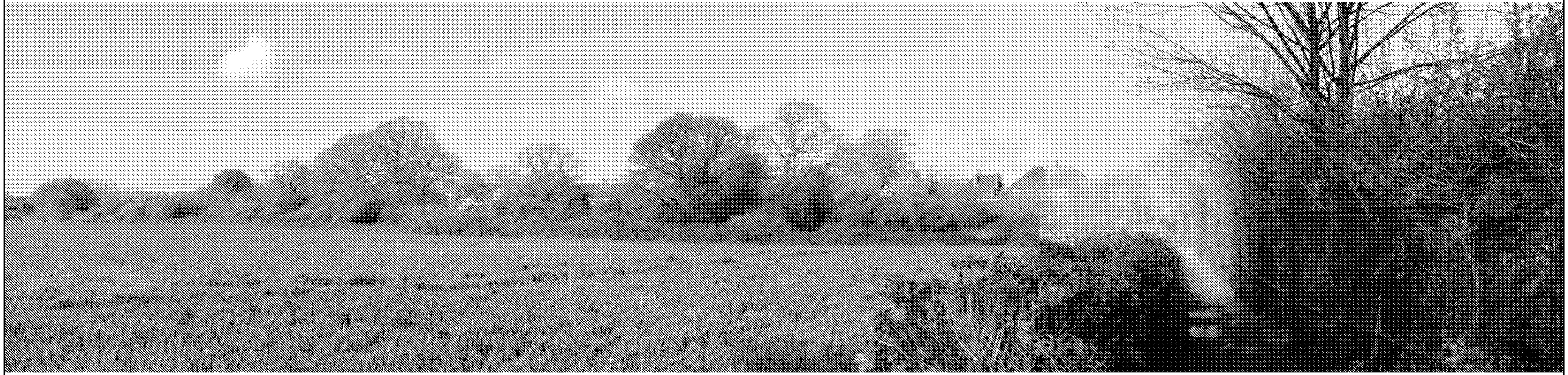
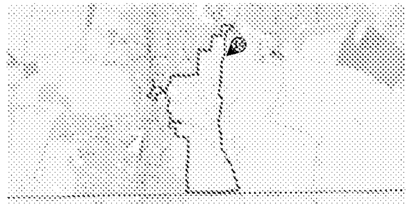


Viewpoint 14 - PRoW 296, on the south east corner of Eastergate Primary school's boundary.



Viewpoint 14 - continued



Viewpoint 14 details

Grid Reference: E: 494321, N: 105142
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Distance to Site: 70m

Date: 13/04/2023
Time: 08:42

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
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Date SEP 2023

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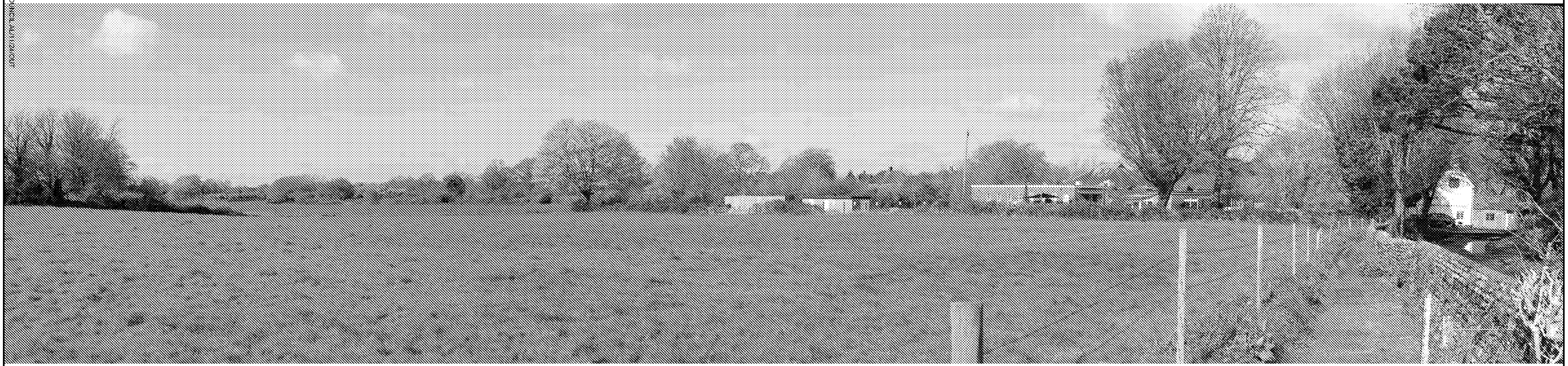
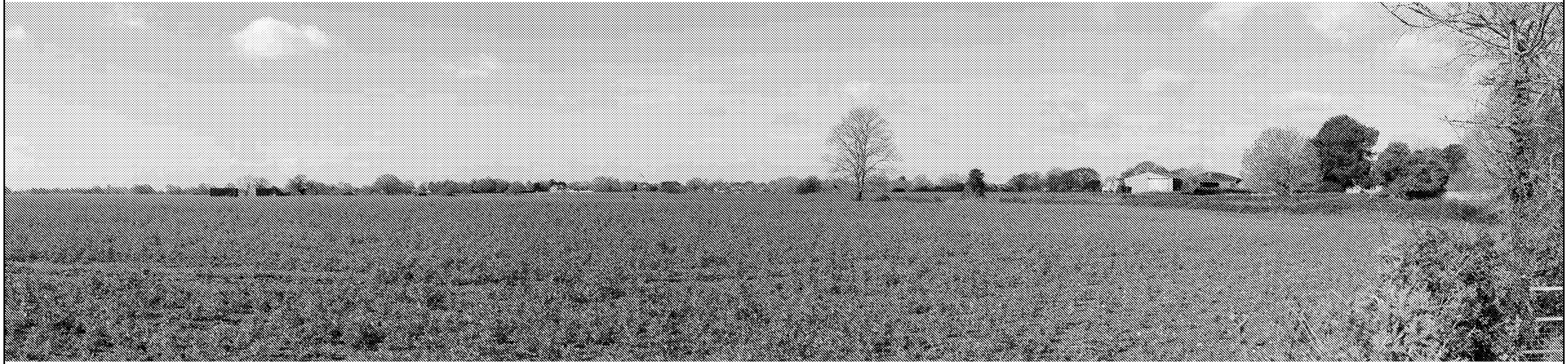
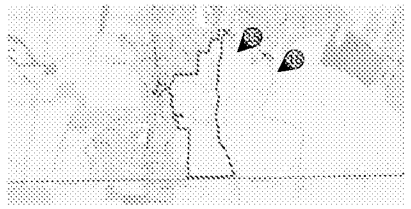


Viewpoint 15 - Church lane, north of Manor Farm



Viewpoint 16 - PRoW - Footpath 321. On the southwest corner of Fleurie Nursery



Viewpoint 15 details

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Time:	08:46

Viewpoint 16 details

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Altitude AOD:	01m
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Date:	13/04/2023
Time:	08:52

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 16 OF 21

Date SEP 2023

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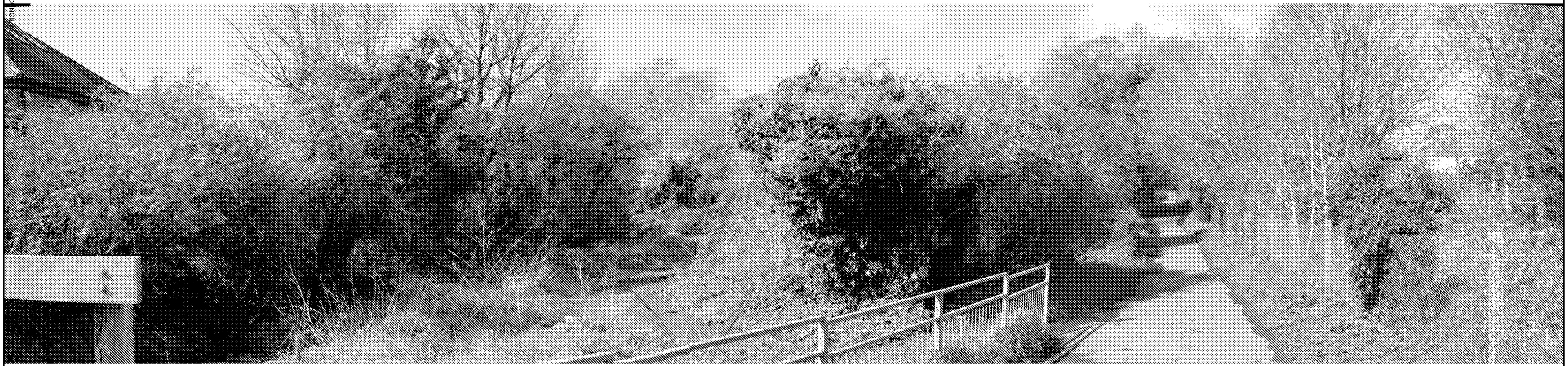
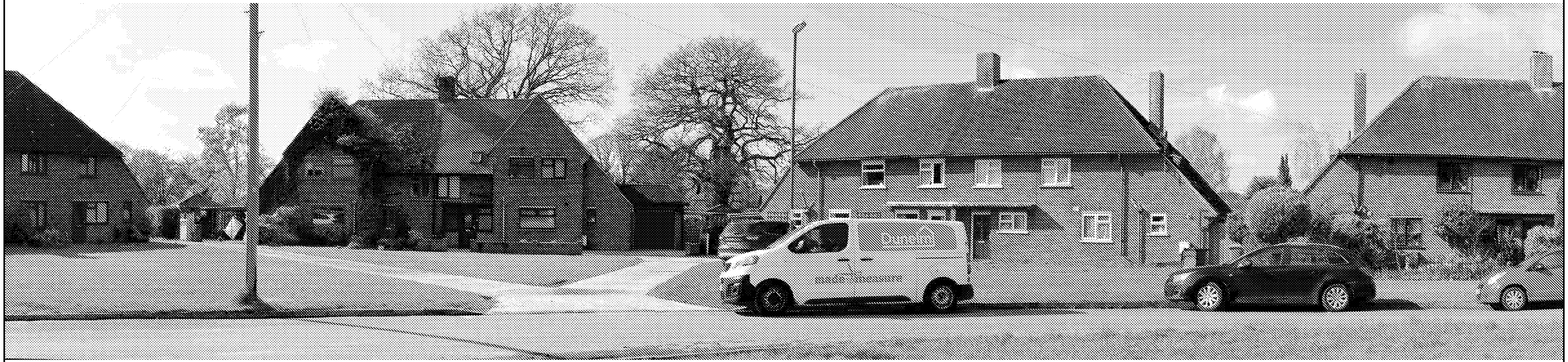
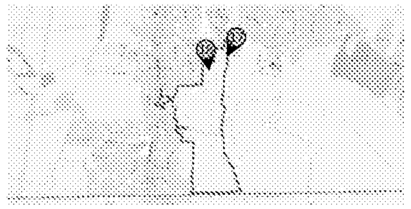


Viewpoint 17 - North East corner of the application site's boundary



Viewpoint 18 - Ivy Lane



Viewpoint 17 details

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Viewpoint 18 details

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Date:	13/04/2023
Time:	09:07

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 17 OF 21

Date SEP 2023

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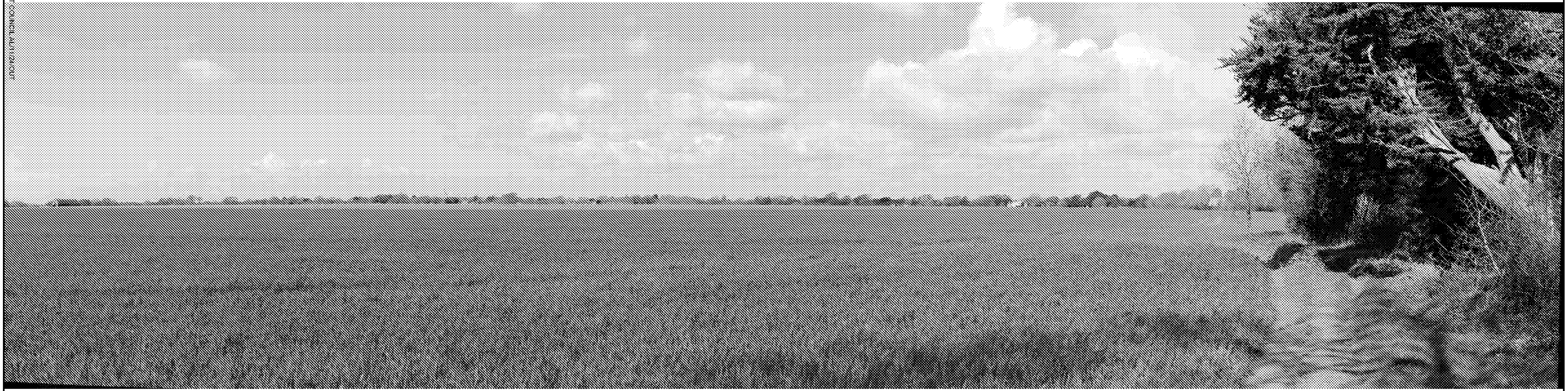
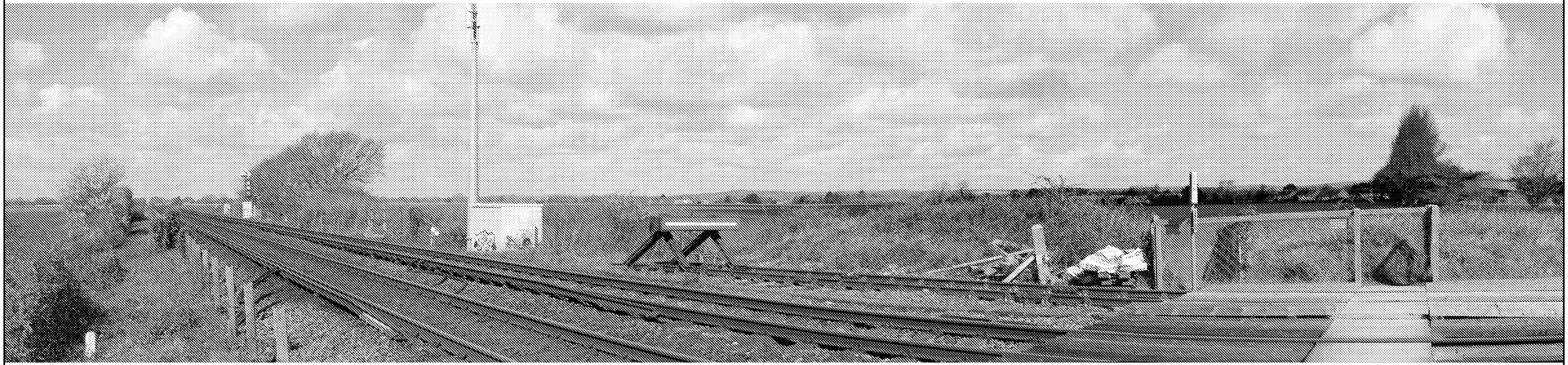
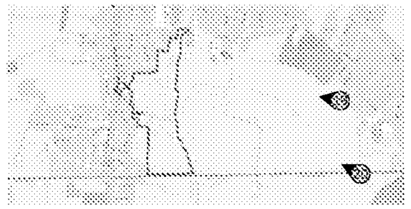


Viewpoint 19 - PRoW - Footpath 321. South of Elm Grove South



Viewpoint 20 - Northern intersection of PRoW 323 with the railway



Viewpoint 19 details

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Date:	13/04/2023
Time:	09:26

Viewpoint 20 details

Grid Reference:	E: 495374, N: 104345
Altitude AOD:	-02m
Distance to Site:	1043m
Date:	13/04/2023
Time:	09:32

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

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APPENDIX 3 - SHEET 18 OF 21

Date SEP 2023

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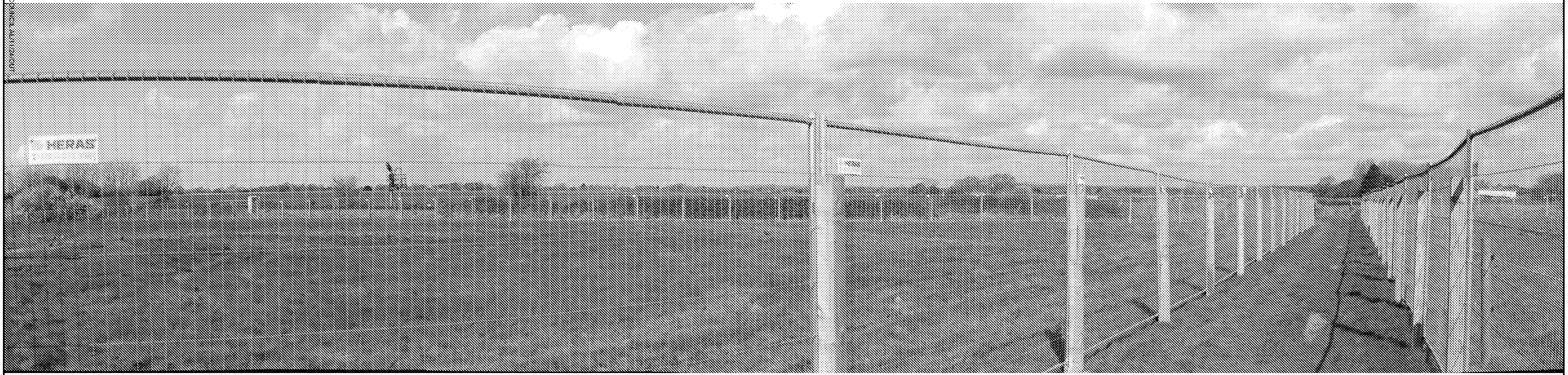
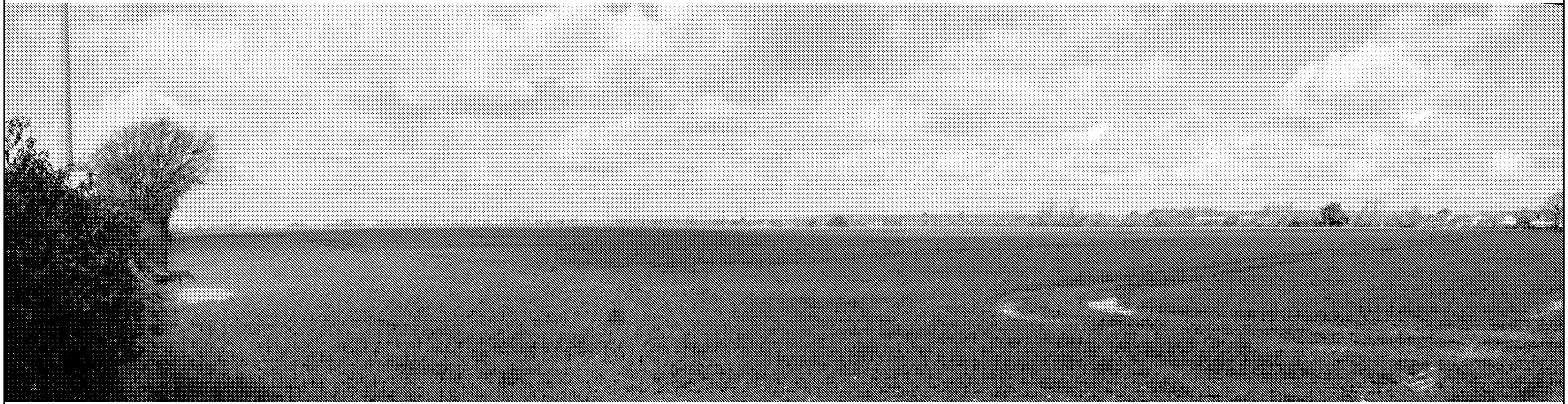
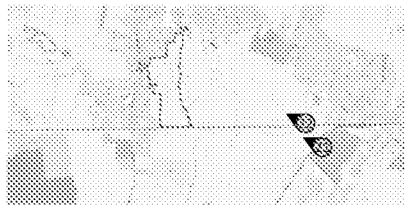


Viewpoint 21 - PRoW - Footpath 323



Viewpoint 22 - PRoW - Footpath 323



Viewpoint 21 details

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Distance to Site:	1207m
Date:	13/04/2023
Time:	09:38

Viewpoint 22 details

Grid Reference:	E: 495366, N: 104370
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Distance to Site:	1036m
Date:	13/04/2023
Time:	09:47

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD APPENDIX 3 - SHEET 19 OF 21
Date	SEP 2023

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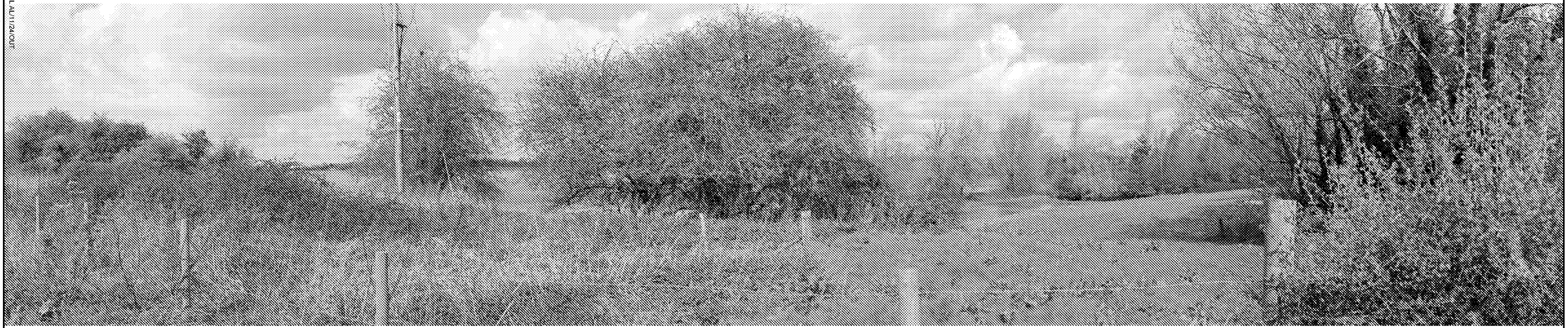
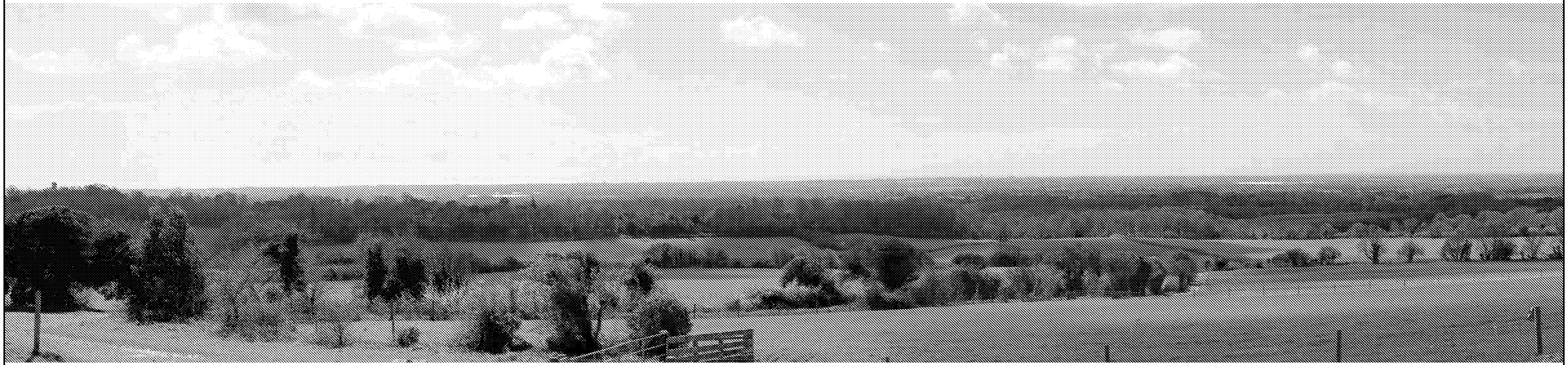
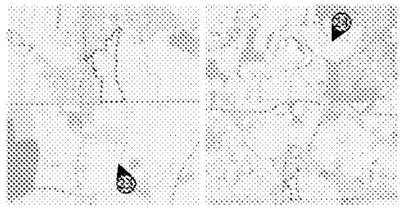


Viewpoint 23 - PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field



Viewpoint 24 - Nore Folly



Viewpoint 23 details

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Distance to Site: 1021m

Date: 13/04/2023
Time: 10:14

Viewpoint 24 details

Grid Reference: E: 495520, N: 109541
Altitude AOD: 103m
Distance to Site: 4475m

Date: 13/04/2023
Time: 10:54

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 20 OF 21

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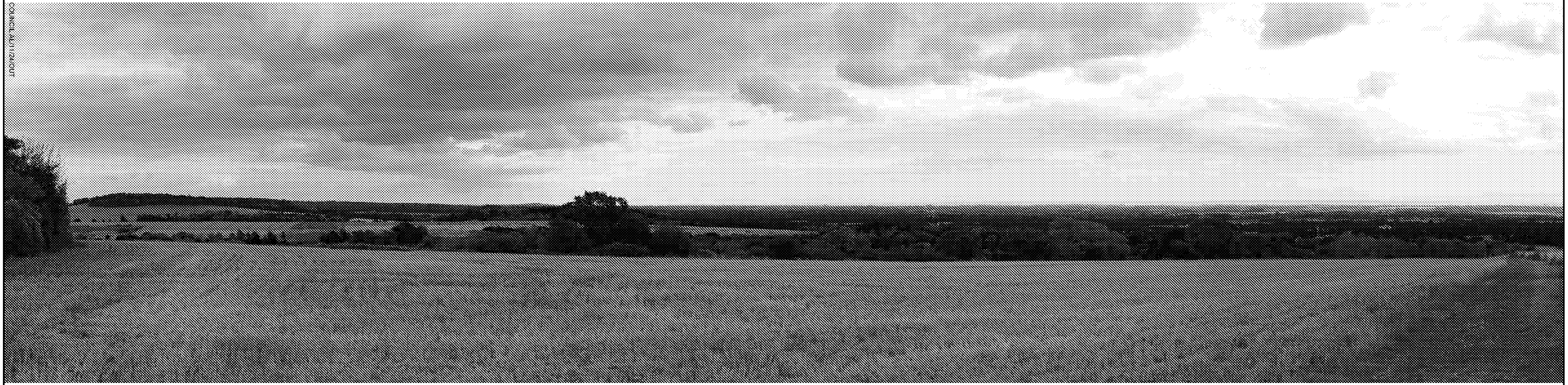
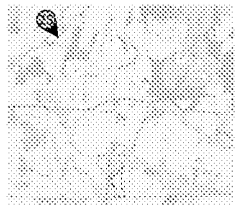


Viewpoint 25 - Halnaker Hill summit



Viewpoint 25 details

Grid Reference:	E: 492015, N: 109603
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Distance to Site:	4894m
Date:	03/08/2023
Time:	14:11

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD APPENDIX 3 - SHEET 21 OF 21
Date	SEP 2023

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Appendix 4

Extracts of Landscape Character Assessments

Sheet SC9

Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

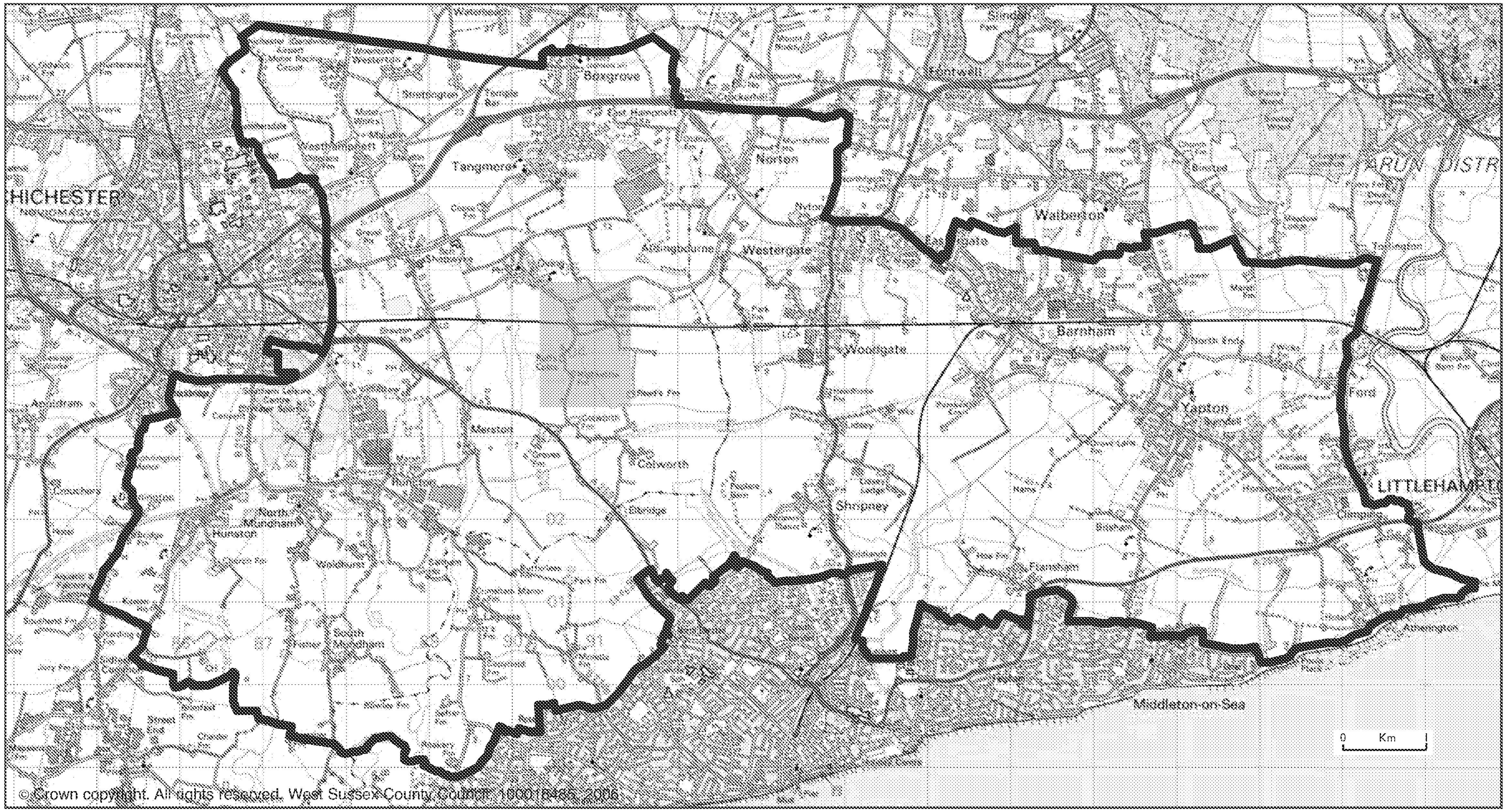
Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).

Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



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Historic Features

- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

Change - Key Issues

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.
- Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

Landscape and Visual Sensitivities

Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.

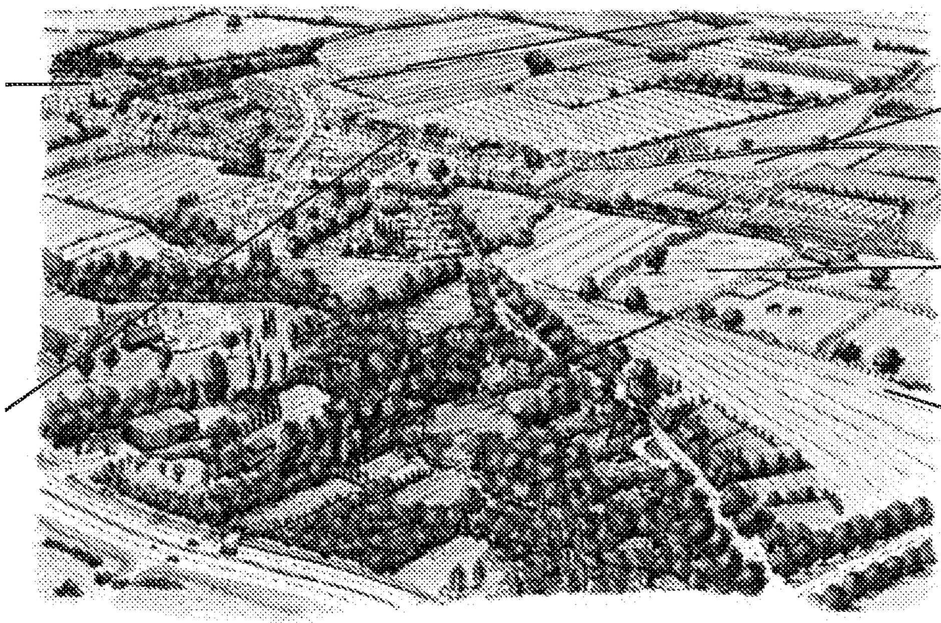
Scattered villages - Merston

Gravel Pit Lakes - Chichester

Clusters of glasshouses - Barnham

Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



Establish landscape management plans for urban edges to enhance the distinction between urban and rural landscape

Encourage landscape enhancements around villages and on their approaches

Encourage bold tree planting associated with large agricultural and industrial buildings

Encourage and promote land management schemes to increase grassland areas

Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors

Conserve the significant views to Chichester Catherdral and the South Downs.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

For further information call [redacted] or visit www.westsussex.gov.uk

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