

Land Adjacent to Woodgate Nurseries

Landscape and Visual Appraisal

October 2021

DLA.2052.LVA.RPT.01.V4

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1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Appraisal (LVA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Hanbury Properties for the proposed residential development on land adjacent to Woodgate Nurseries, West Sussex.

1.1.2 The proposal is for an outline application for up to 95 dwellings with associated open space and landscaping and access west off the A29 (Lidsey Road) see Figure 02. This report should be read in conjunction with the Planning Statement, prepared by Luken Beck, and the Design and Access Statement accompanying this application.

1.1.3 The LVA considers the effects of the proposed development upon the landscape and visual resources of the site and surrounding area. The development is confirmed by Arun District Council as not EIA development.

1.2 Site Location

1.2.1 The site is located on the southern edge of Woodgate (OS reference centred SU 93698 03855) as illustrated on Figure 01 and consists of two parcels of current arable farmland.

1.2.2 The site is bordered by the existing settlement edge to the north, the A29 to the east and open land to the south and southwest. To the west and northwest is a farm building and disused plant nursery.

Inset

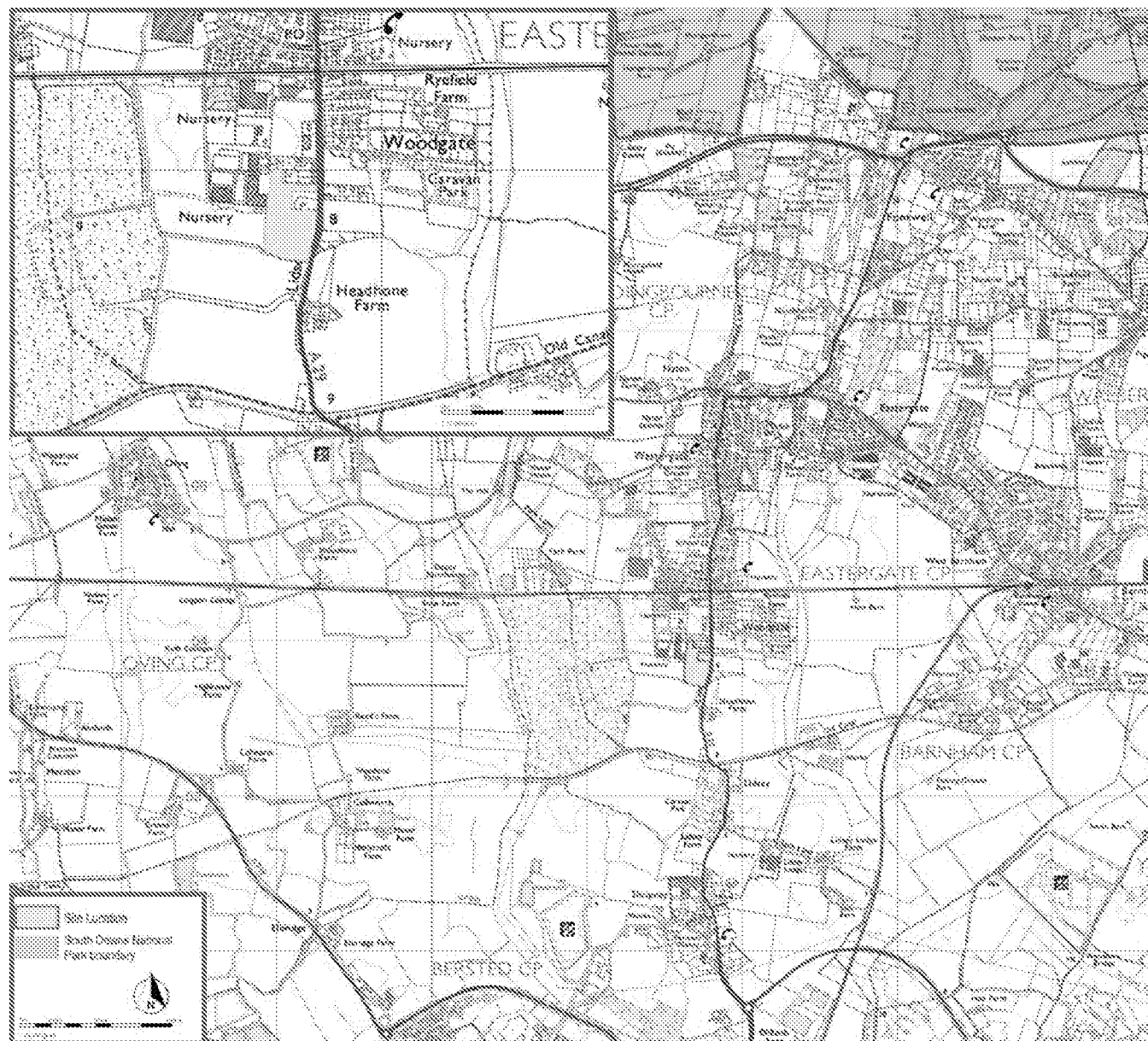


Figure 01 - Site Location and Boundary

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1.2.3 The residential boundary of Woodgate House aligns to the eastern boundary and lies between the site and the A29 within the northern parcel. The access to the dwelling forms the current access to the north of the site.

1.2.4 This track also provides access to the farm and residential property to the west. Woodgate House and its curtilage are not part of this site.

1.3 Proposals

1.3.1 The proposals comprise an outline scheme of up to 95 dwellings with a mix of housing tenure including 30% affordable housing.

1.3.2 The development will be accessed from a new junction off Lidsey Road (A29). The current access to Woodgate House and the residential property to the west will remain as access for the dwellings and as a pedestrian link only.

1.3.3 An illustrative masterplan shows the proposals will be set within a proposed enhanced native boundary framework which includes the removal and replacement of the existing low quality and value conifer hedgerows within the site.

1.3.4 The policy requirements for open space (as set out within the Arun Open Space Calculator) equate to 6166m²¹. The layout provides 7413m² of public open space with a further 1838m² for SUDS.

1.3.5 The existing drains will form part of the SUDS and habitat corridor links.



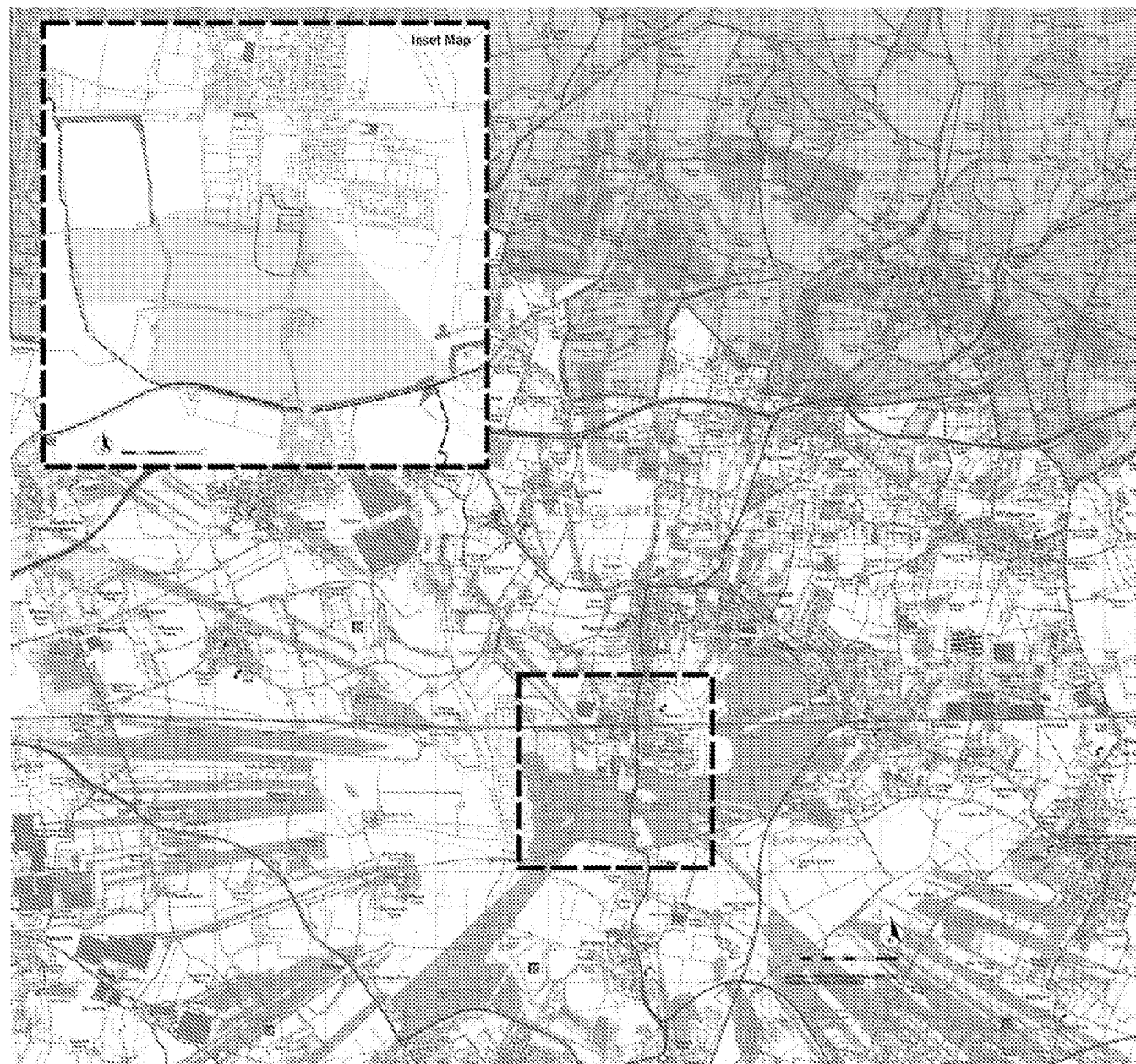
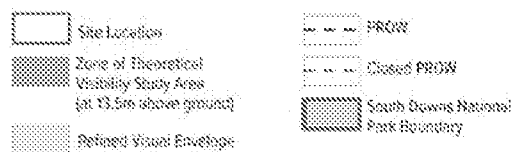
Figure 02 - Illustrative Masterplan

1.3.6 The layout also provides a Neighbourhood Equipped Area of Play (NEAP) and three Local Areas of Play (LAP).

¹ Discounting Parks and Gardens provision as the site does not meet the threshold for this provision.

1.4 Study Area

- 1.4.1 The study area and potential receptors have been derived using GIS Zone of Theoretical Visibility (ZTV) analysis. The baseline ZTV has been prepared using a Digital Terrain Model (DTM) OS Terrain 50 data sets which provide an elevation accuracy of $\pm 4\text{m}$.
- 1.4.2 To determine potential receptors, a theoretical 13.5m high 'transmitter' representing a maximum ridge height was located within the highest and lowest parts of the site. The process was run to provide a worst-case 'bare earth' scenario for the whole site, taking account of the removal of non-native boundary conifer trees.
- 1.4.3 The initial site visit confirmed that the site is of such a scale and distance away from the South Downs National Park (SDNP) that the potential for views are considered negligible.
- 1.4.4 The site visit was therefore undertaken within the 'pink study area' to determine and refine the visual envelope and the potential nature of views from receptors within the study area. The refined envelope is also shown on Fig 03 and discussed in further detail in Section 6.0.



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Figure 03 - Initial ZTV and refined Study Area

2 OVERVIEW

2.1 Scope

2.1.1 This assessment has been set out as follows:

Guidance & Policy

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

Baseline

- 2.1.2 An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;
- An assessment of key features within the site, including their **quality, value, sensitivity** and influence upon the site's character; and
 - Identification of the extent and range of potential receptors and views.

Predicted Effects

2.1.3 In assessing the visual impact from the different

receptor groups, views have been predicted through a combination of site visits. Where possible a photograph has been taken that represents a view from locations of the receptor groups. This however is limited to public views where access is freely available. The assessment of potential effects include:

- Description of the likely effects of the proposals on landscape elements/features; character; and views into and out of the site from the principal viewpoints.
- Mitigation measures that should be employed to avoid, reduce or remove significant adverse impacts; the residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

2.2 Methodology

2.2.1 While intrinsically linked, Landscape and Visual Appraisals are essentially separate procedures. It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the creditability of the work, therefore a structured, consistent and recognised approach is used.

2.2.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish Natural Heritage;
- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 09/19; and
- An Approach to Landscape Character Assessment - Natural England October 2014.

2.2.3 A full methodology including assessment techniques and criteria are given in **Appendix A**.

Photographic Material

2.2.4 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

Representative Viewpoints (RVP)

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

Specific Viewpoints (SVP)

2.2.6 The assessment identified that there were no Specific Viewpoints associated with the site.

Illustrative Viewpoints (IVP)

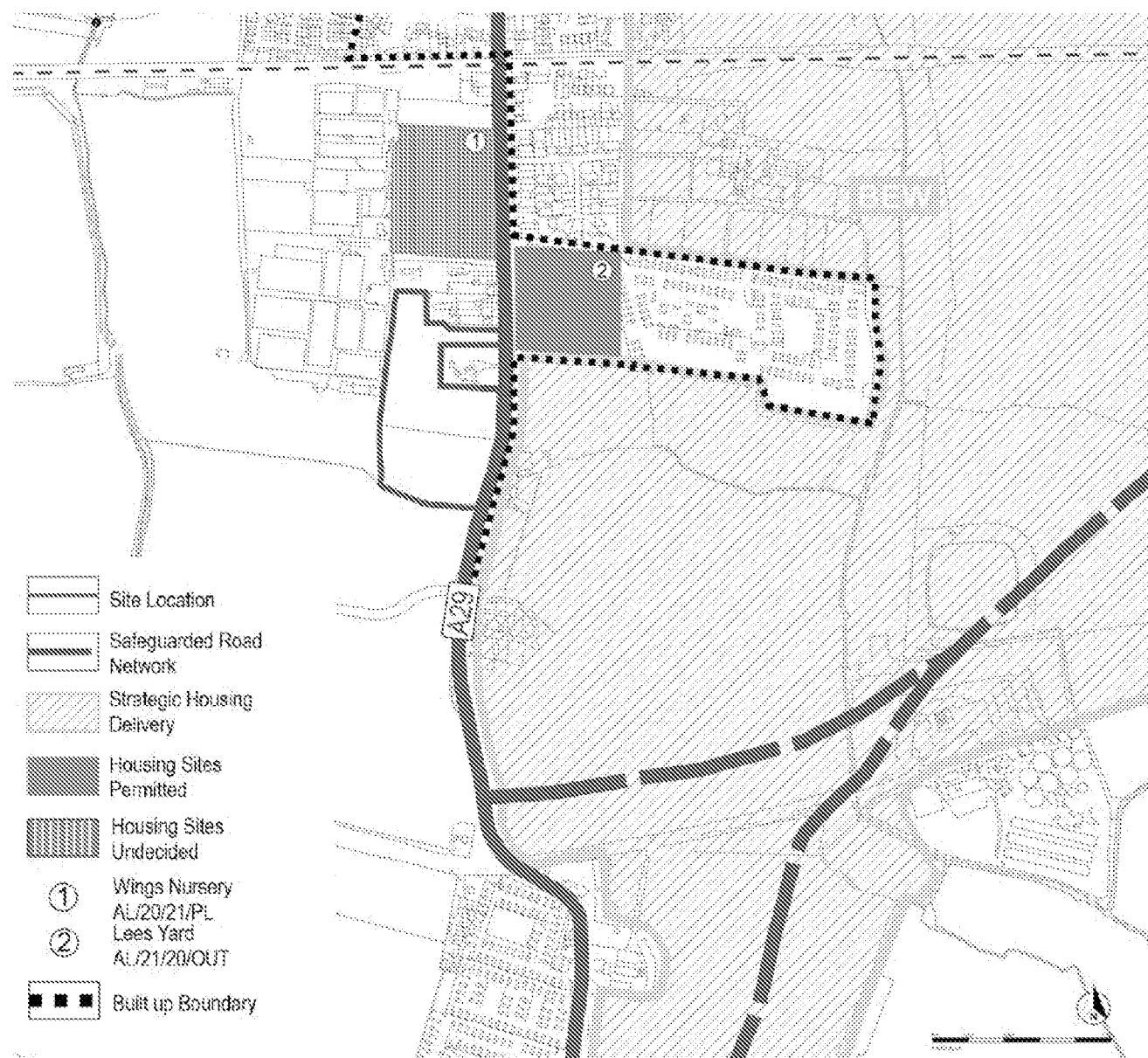
- 2.2.7 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint. This includes photographs which look out of the site towards potential visual receptors.

Other Technical Sources

- 2.2.8 As part of the application the following technical reports have been produced and referenced within this LVA:
- Arboricultural assessment and method statement, Land west of Lidsey Road, Woodgate - Barrell Tree Consultancy 21076-AA-PB Sept 2021; and
 - Ecological Impact Assessment, Land adjacent to Woodgate Nurseries, The Ecology Group P3816 Aug 2021.
 - Transport Assessment - Highgate Transportation

3 RELEVANT POLICY & CONSIDERATIONS

- 3.2.1 In terms of landscape, Table 02 sets out the landscape policy considerations that are being used to inform the evolving masterplan:
- Adopted Arun Local Plan 2011-2031 - July 2018; and
 - Aldingbourne Neighbourhood Development Plan 2019-2031.



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Figure 04 - Policy and Other Considerations

3.2.2 The following documents have also be used to inform the masterplan and Green Infrastructure (GI) strategy:

- Arun District Design Guide SPD – Adopted 25th January 2021;
- Public Open Space, Playing Pitches and Built Facilities January 2020 SPD; and
- The Arun Open Space tool kit.

3.2.3 The assessment also relates back to evidence bases that have been used to inform the Local Plan process and provide background information into the potential criteria for assessing capacity of sites for development, these include:

- Arun Landscape Study 2017 - Landscape Capacity of Strategic Sites in Arun District; and
- Arun Landscape Study 2006.

3.2.4 The site does not form part of any of the GI strategies for Arun or Aldingbourne.

Open Space

3.2.5 Open space is required in accordance with the current SPD - ADC Open Space, Playing Pitches, Indoor and Outdoor Built Facilities 2020 and is based on 2.2 persons per dwelling. Table 01 has been produced using the online calculator. The illustrative masterplan shows how this would be met and could provide a 1247m² surplus to the policy requirements. It could also deliver an additional equipped area of play for the residents south of the railway line which fall outside of the 100/400m radius catchment distance for LAPS and LEAPS of the new play area at Grender Way.

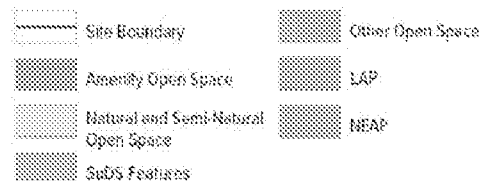


Figure 05 - Open Space Provision

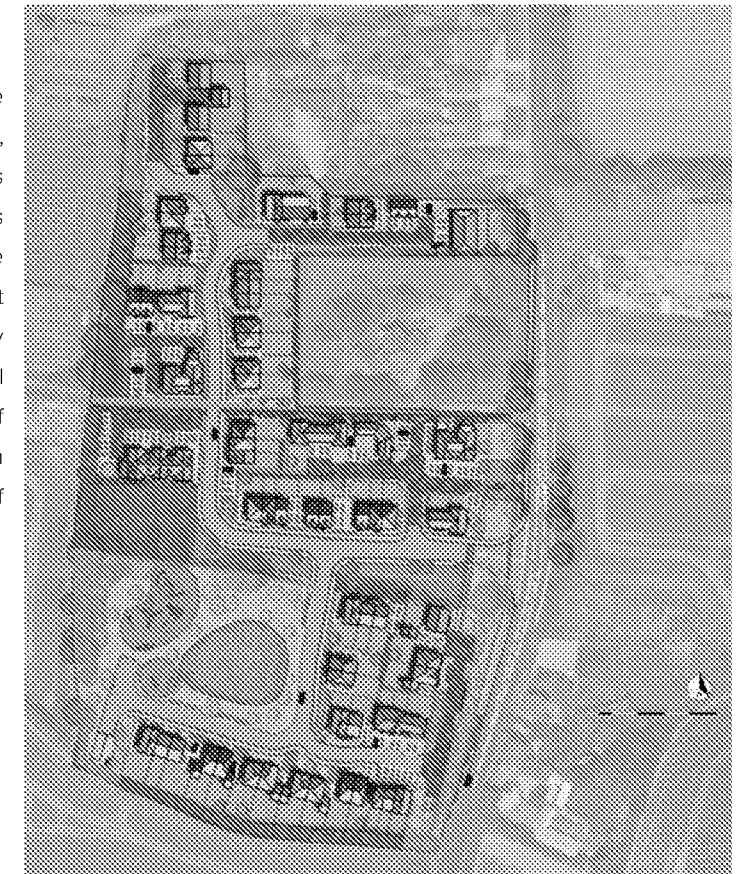


Table 01 - Open Space Provision - Policy OSR DM1 Open Space

ADC Categories	SDP Typologies	P/P m2	POP 209	Trigger Threshold	Req Prov	Site Provision
Public Open Space	Parks and Gardens	8	1672m ²	143 or more dwellings	N/A	N/A
	Amenity Green Space	6	1254m ²	15 or more dwellings	1254m ²	1329m ²
	Natural and Semi natural	18	3762m ²	57 or more dwellings	3762m ²	4866m ²
	Total Public Open Space		6688m²		5016m²	6195m²
Play Space	Local Areas of Play (LAPS)	2.5	523m ²	9 or more dwellings	523m ²	580
	Local Equipped Areas of Play (LEAPS)			34 or more dwellings		
	Neighbourhood Equipped Areas of Play (NEAPS) / Multi-use Games Areas (MUGA)	3	627m ²	83 or more dwellings	627m ²	638
	Total Play Space		1150m²		1150m²	1218m²
Total using on-line calc			7838m²		6166m²	7413m²

Table 02 - Relevant Landscape Policy

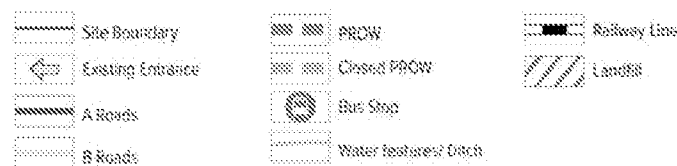
Policy	Relevant policy summary	Design Considerations
Adopted Arun Local Plan 2011-2031 - July 2018		
Policy SD SP1a	c. Provide for growth of the sustainable villages whilst maintaining their setting within the open countryside	The boundary with open countryside will be defined by the southern and southwest boundary which will be enhanced with native species to strengthen the defined boundary and provide longevity.
	k. Retain and enhance natural environment resources, including biodiversity.	The Green Infrastructure (GI) is being considered to retain and enhance existing habitats and biodiversity opportunities. The overall aim is to provide a biodiversity gain. This could be achieved through the replacement of conifers with native tree belts, enhancement and protection of the field drains and the introduction of additional tree planting as part of the streetscape and species rich grassland areas and margins.
Policy C SP1 Countryside	The planning need will need to be carefully balanced but where acceptable the rural urban fringe should be an early consideration in particular opportunities for landscape, biodiversity, woodland, recreation and access.	All boundaries will be considered to provide a clear and well defined settlement edge formed with native species and buffers.
Policy GI SP1 GI and Development	Whilst not within the GI Network Map for Aldingbourne the policy sets out a series of functions that can be used to strengthen GI.	These will be considered throughout the evolving design and provide the following opportunities: - Open Space - An initial desk top study shows that there is no formal play space to the south of the railway line within the 400m catchment of the park just off Hook Lane. This can be provided on site. - Improvements to biodiversity and nature - as previously described - Sense of place - create an attractive arrival point and core to the new development and southern settlement edge.
Policy LAN DM1 Protection of Landscape Character	Layouts should protect and enhance the natural features of the relevant landscape character area and take into account development patterns, their identify and setting.	The site's contribution to the Westergate Eastern Fringe (LCA 13) is outlined in Landscape Character. All of the key features will be retained and enhanced. The setting of the new boundary will also be considered against the character of Lidsey Road at this juncture and in views from the south.
Policy D SP1 Design	In particular relation to landscape the policy require the layout to positively respond to the character and local landscape, avoid obscuring public views, vistas and skylines and have a well considered public realm.	The LVA has not identified any sensitive views or vistas. The design element of the public realm and landscaping detail will evolve as the application progresses.
Policy D DM1 Aspects of form and design quality	In addition to the above the policy expects all existing trees and new tree planting as an integral part of any design.	The balance between which trees will be retained will be carefully considered against the arboricultural and ecological advice as well as the benefits to place making and character. Any losses in tree cover will be compensated and a notable increase in tree cover within the site will be achieved.
Policy HWB SP1 Health and well being	Maximise the landscape benefits to health and well being	This will be considered as part of the evolving design but will be achieved through the provision of green space - potential links to other recreational routes. The design of attractive setting.
OSR DM1 Open Space	Open space is to be provided in accordance with the current open space study. Using the ADC open space calculator this equates to a 187 person population.	The calculator requires a provision of 0.67ha (6688m ²) public open space and 0.12ha (1150m ²) play space. This is then further refined applying the 'threshold triggers' set out within the 2020 ADC Open Space SPD. This removes the requirement for the Parks and Gardens element of the Public Open Space, reducing the required quantum to 0.50ha (5016m ²). The play space quantum remains the same.
Policy OSR SP1 Allotments	To be provided for, if required, by way of offsite developer contributions.	The SPD sets out a provision quantum of 0.18ha (1829m ²).
Aldingbourne Neighbourhood Development Plan 2019- 2031		
Policy H8 Outdoor Space	H8.1 Provide opportunities for good quality outdoor space that contribute to tree cover and improved biodiversity.	Location of the open space along the existing habitat corridor through the site and to incorporate the existing mature trees within the site.
	H8.2 - Provide recreation opportunities for all ages which contribute to the 'open' feel of villages	The developing layout will retain a key public open space with opportunities for play and seating through the creation of a small village green.
Policy EH2 GI and Ecosystems	EH2.1 - Outlines the importance of hedgerows and watercourses as biodiversity corridors.	The existing boundaries and corridors will be retained and enhanced as part of the GI/design strategy. This will be worked through in more detail following the ongoing arboricultural and Ecology surveys.
	EH2.2 - show how the layout will incorporate, mitigate and enhance the function of biodiversity corridors.	The site does not lie adjacent to the Biodiversity Corridors identified in the NP however the overall aim is to provide a min 10% biodiversity gain.
Policy EH5 Surface Water	EH5.5 consideration should be given to the use of Sustainable Urban Drainage Systems	A pond will form part of the village green and be managed for biodiversity and well as providing a suitable SUDs feature.
	EH5.7 - Promotes the management and enhancement of the river network and riparian responsibilities.	The GI strategy includes the clearing and enhancement of the existing river and improved connectivity where feasible.
Policy EH6 Protection of trees and hedgerows	EH6.1 - The retention of trees and hedgerow that contribute to the character and habitats of the area.	The removal of trees and hedgerows will be carefully considered through consultation with the arboricultural and ecology surveys. The strategy has been to test the removal of the conifers and replace with native hedgerow/tree buffers. This will provide not only improvements in the character but also beneficial habitat opportunities and improved connectivity and longevity, including ground flora which is currently shaded out by the conifers and improved flight corridors for bats.

4 SITE CONTEXT

- 4.2.1 The site consists of two arable fields which lie on the southern fringe of Woodgate.
- 4.2.2 The northern field is enclosed to the north by residential curtilage and to the northwest and west by large scale horticultural nurseries. Further west lies the Lidsey Landfill Site which is currently under restoration and truncates wider views from the west.
- 4.2.3 The A29 delineates the eastern boundary to both fields. Development along the A29 to the east is sporadic and includes not only residential but some small business units and storage facilities (Lees Yard).
- 4.2.4 The current access to the site is via the access road to Woodgate House which insets into the eastern section of the upper field. This access track also provides access to the residential property associated with the glasshouses to the west.
- 4.2.5 A gap in the hedgerow dividing the two fields affords access between the parcels. A further field access in the southeastern most corner of the site provides farm access from Lidsey Road. The field is separated from the wider landscape by well defined and mature hedgerow boundaries.
- 4.2.6 The landscape and setting in which the site is experienced is limited to a section that can be defined to the north by the West Coastway Line and to the south by the well vegetated former canal (disused) (Footpaths ALD 200 and BAR 200/1).



Figure 06 - Site Context



4.1 Designations

- 4.1.1 There are no known statutory and non-statutory landscape, heritage or ecological designations with views or links to the site.
- 4.1.2 Whilst there are opportunities for views towards the Site from the SDNP these are considered at such a scale and distance they will have a negligible effect on views or experiences of the National Park (see Section 6.0 IVPA).

4.2 Access & Public Rights of Way

- 4.2.1 The A29 forms a main arterial route through the wider district that provides access to Bognor Regis approximately 5km to the south and the regional highway network beyond. At a local level, it runs directly through the village of Woodgate, passing the eastern site boundary and affording direct connections to the neighbouring settlements of South Shripney, Bersted, Eastergate and Westergate.
- 4.2.2 The A29 also provides convenient east and west links to Littlehampton and Chichester (8km and 6.5km respectively) from the A259 Felpham Relief Road (FRR) approximately 1.7km south of the site.
- 4.2.3 There is no pedestrian pathway along this section of the A29. The footway begins at the housing to the immediate north of the site.
- 4.2.4 Access to the site is obtained from a private track from the eastern boundary with the A29. There is no PRoW or public access within the site or links to PRoW within the wider landscape.

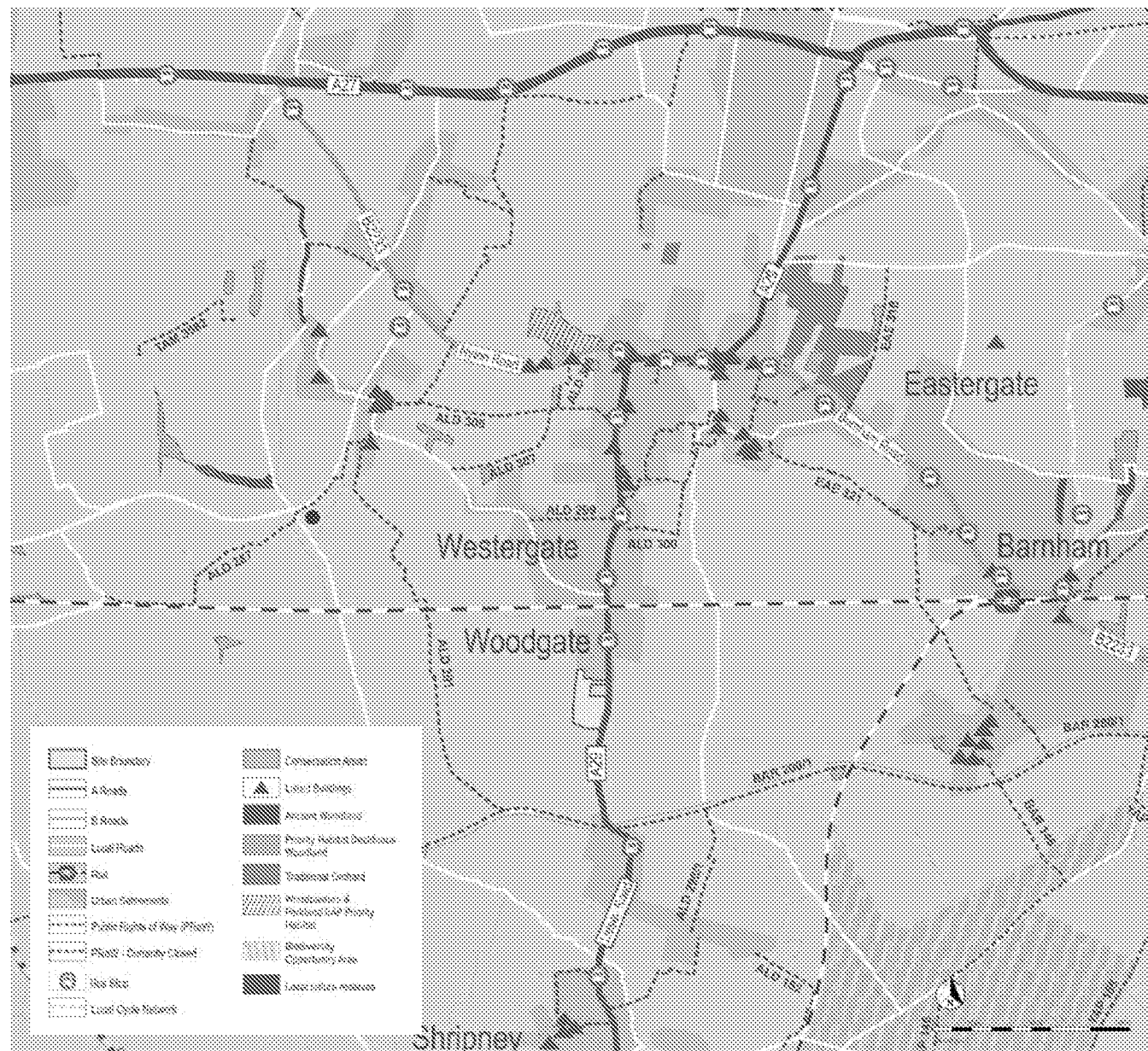


Figure 07 - Access and Statutory and Non-Statutory Designations

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- 4.2.5 PRoW with potential experiences of the site are limited to the following:
- Public footpath ALD200 (BAR 200/1 to the east to the A29) lies circa 800m south of the site and runs along the alignment of the former canal.
 - The footpath to the west, ALD291 has been closed to facilitate the landfill. It was confirmed by the PRoW Officer that this remains current. It is not known when this will reopen but will most likely form part of any restoration proposals associated with the landfill.
- 4.2.6 The closest bus stop is located approximately 70m north of the site entrance along the A29 whereby two local services, the 66A and 66C, operate journeys between Bognor Regis, Barnham, Yapton and Walberton.
- 4.2.7 To the northeast of Woodgate, Barnham train station provides direct services to Bognor Regis, London Victoria, Gatwick Airport, Littlehampton and Barnham.

5 LANDSCAPE CHARACTER

5.1 Landscape Character Assessments and Summary

- 5.1.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences,

biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place.

- 5.1.2 A desk study revealed that the following Character Assessments (Table 03) were applicable to the Site and its context. These are described under the sub-headers further below.

Table 03 - Landscape Character Assessments

Assessment	Character/Geography	Date
National		
National Character Area (NCA)	126 - South Coastal Plain	2013
Regional		
West Sussex LCA	SC9 Chichester to Yapton Coastal Plain	2003
Local		
Arun Landscape Study (ALS)	LCA 13: Westergate Western Fringe LCT L2: Medium/small-scale arable	2006

Arun Landscape Study (2006)

- 5.1.3 The ALS updated and refined the West Sussex characterisation providing a more localised assessment and has therefore been the primary reference for this assessment. The site lies within the broad area of Zone 2, but more locally within the Westergate Western Fringe Landscape Character Area 13 and its Landscape Character Type 'Medium/ small scale arable' sub-type L2 - See Appendix C.
- 5.1.4 The various characteristics of the NCA, West Sussex LCA and ALS have been set out within in Table 04,

below with a narrative of how the site positively or negatively contributes. These elements are discussed in further details in the following sections.

Topography, Geology and Hydrology - Section 5.2;
Landuse, Settlement and Historical Patterns - Section 5.3;
Vegetation and Features - Section 5.4; and
Visibility - Section 6.0.

- 5.1.5 The local topography is gently undulating which, alongside the treed field boundaries, provides a sense of enclosure. The open landscape created by the landfill to the west is a distinct detractor from this, however will be subject to restoration proposals at some point in future years.
- 5.1.6 The appraisal concurs with the general summary of LCA13 in that there is currently a degree of visual confusion and erosion of landscape character.
- 5.1.7 Overall, this appraisal has concluded that the site is influenced by the encroachment into the countryside of distinctly urban elements which has weakened the transition and settlement boundary. The site visit also found that beyond the native hedgerows and ditches, the site and immediate surrounding landscape had a very limited positive influence on the landscape character and the setting of the wider village.
- 5.1.8 Strengthening of these boundaries which comprise native tree belts, hedgerows and ditches will have a positive benefit both visually and in terms of longevity of positive landscape features.

Table 04: Summary of Landscape Character Assessments

REGIONAL	COUNTRY: West Sussex Landscape Character Assessment 2009	LOCAL: Arun Landscape Study 2005	
National Character Area: Downs South Coast Plain	NCP Character Area: South Coast Plain	Character Area 10: West Sussex: Western Fringe & LCT 12: Medium urban, arable	Site Contribution
Characteristics Relating to Topography, Geology and Hydrology			
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.	Low lying flat open landscape.	The LCT describes Medium-small fields across relatively flat or gently undulating landform	The site and surrounding area reflect the gently undulating landscape which has been altered in part by the neighbouring landfill. Moderate Contribution
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.	Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.		Drainage ditches and rifes are a key feature in the locality; however currently overgrown around the site Moderate Contribution - opportunities to improve.
Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.			The site and its immediate context does not reflect the landscape topography associated with the coastline, circa 5km south. Negligible Contribution

Characteristics Relating to Landuse, Settlement and Historical Patterns

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.

Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.

Clusters of glasshouses.

Large farmsteads along roads, and on dead-end tracks.

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.

Light industry in the countryside at Ford and Tangmere.

Patchwork of horticulture (glass houses/nurseries), Christmas tree plantation, paddocks, mobile home development and playing fields, forming a transition between the built-up area and arable farmland to the west; Linear residential development along Hook Lane

The immediate context is highly represent of these elements which weaken and suburbanise the transition between the settlement and the rural outlook.

Whilst the site forms a part of this landscape its is not considered a positive contribution to the surrounding landscape.

REG ID/AL	COUNTY/Neighbourhood Land Use Character Assessment SRA05	LOCAL Area Landscape Study SRA05	Site contribution
National Character Area: 129 South Coast Plain	SA3 Chichester to Hove Coastal Plain	Character Area 13: Westgate, Havant Binge & L1 L2 Medium/Low scale arable	

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.

Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.

There is a distinct lack of historical influences within the site and its immediate context.

Development within the site affords opportunities to introduce some of these influences.

Negligible Contribution

Characteristics Relating to Vegetation and Features

There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.

A low density of hedgerows and hedgerow trees with occasional shelterbelts.

Vegetation includes native hedges and trees, together with cypress shelter belts;

The site benefits from enclosure by way of native hedgerows and cypress shelter belts. The native hedgerows are considered a Moderate positive benefit to the wider landscape framework and enclosure, however the cypress shelter belts are of a low quality and condition and negatively affect the local landscape. There are opportunities to improve these.

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.

The LCT describes the following:

- Intensive arable farmland;
- Field boundaries include ditches, fencing, hedges;
- Greater sense of enclosure compared with large-scale arable farmland (L1)

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.

There is no association or contribution to the coastline landscapes.

Negligible Contribution

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.

The local vegetation and low lying topography screens opportunities for long views or focal points.

Negligible Contribution

5.2 Topography, Geology & Hydrology

- 5.2.1 The site is typical of the relatively flat landscape described within the LCA.
- 5.2.2 The local topography does not form a notable feature within the perceptual experiences of the site and its context, however it plays a significant role in restricting views to the immediate locality.
- 5.2.3 The site itself is broadly flat, with the highest elevation being 9.66m AOD in the north-western corner and 8.6m AOD in the south-eastern corner. These levels remain fairly consistent outside of the site negating opportunities for elevated views above the intervening vegetation and development.
- 5.2.4 The notable exception is the area of former landfill which lies 370m west of the site boundary. The restoration levels here rise to circa 4-6m above the surrounding ground levels and truncates views to the west.
- 5.2.5 The geology of the site is described within Soilscape (England)² Class 22 a Loamy soils with naturally high groundwater within the Chichester syncline consisting of London Clay overlain by loam topsoil.

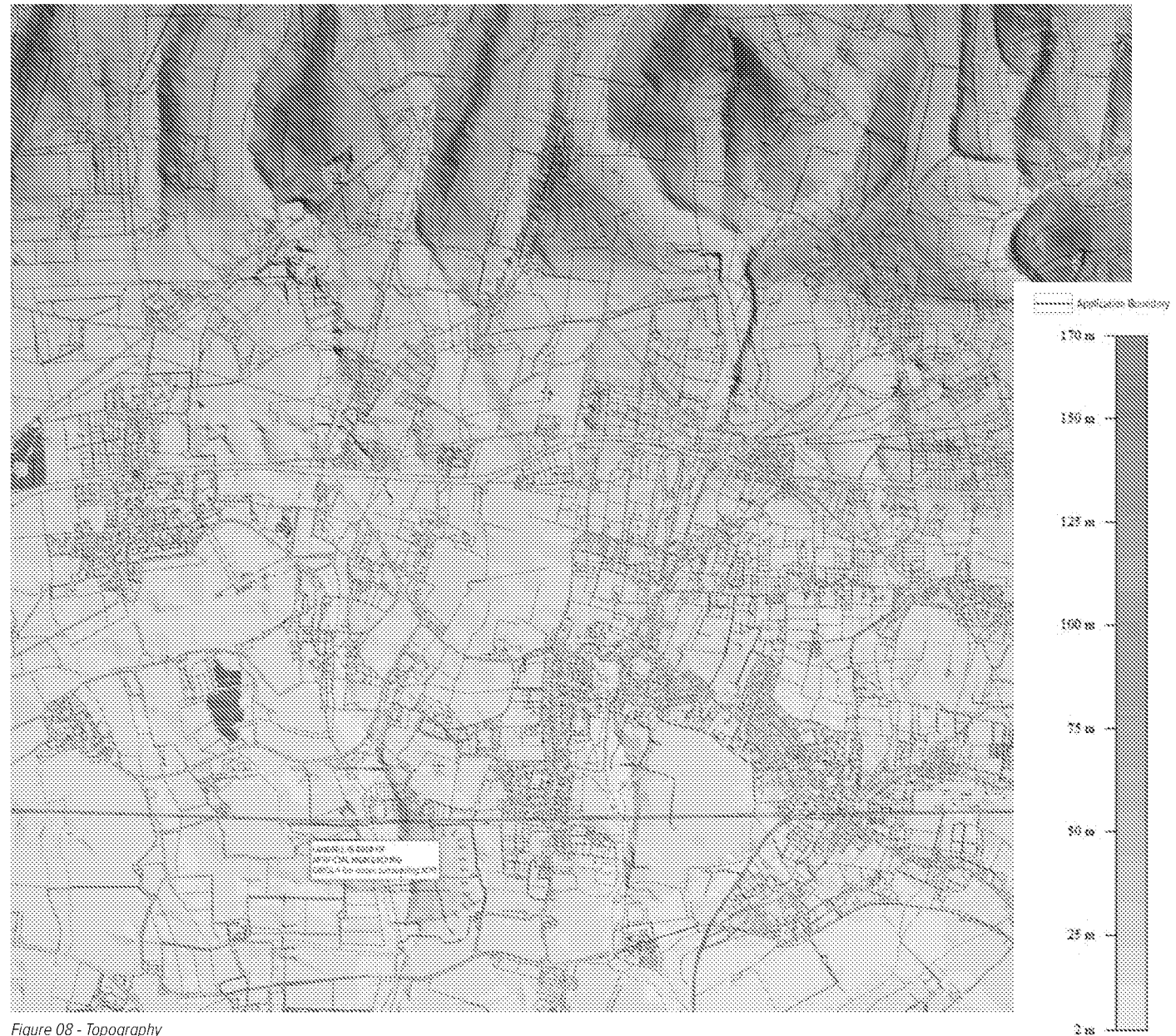


Figure 08 - Topography

² <https://magic.defra.gov.uk/MagicMap.aspx>

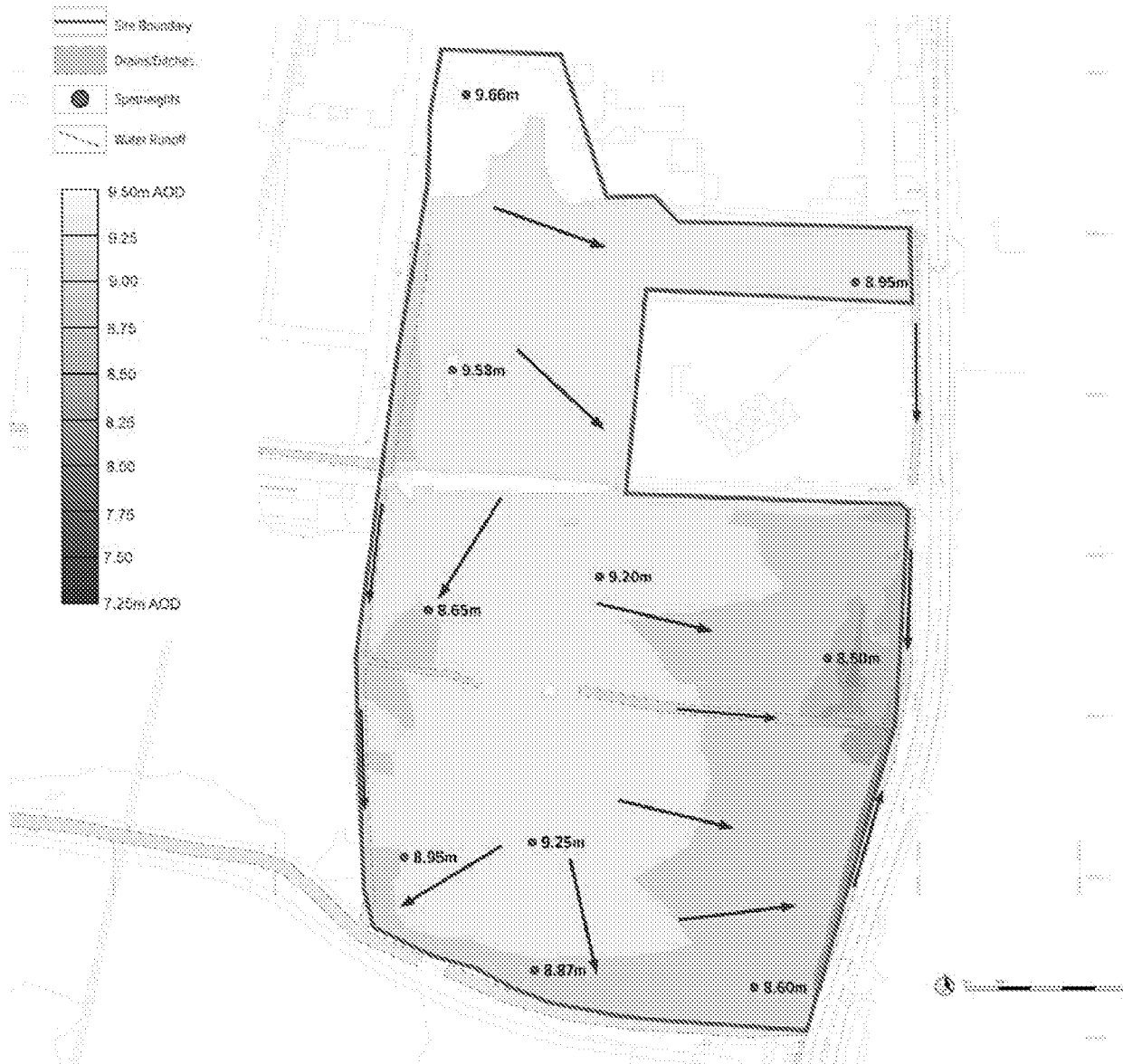


Figure 09 - Site Topography and Hydrology Features

- 5.2.6 The site lies within a wide swathe of EA Flood Map for Planning Zone 1 (Figure 10) and therefore a low probability of flooding.
- 5.2.7 The LCA describes field drains and riles as key features. There are several drainage ditches around the perimeter of the site, the northern residential boundary being the exception, and an east x west drain separating the two parcels (Figure 09).
- 5.2.8 These drains form part of a wider system and would benefit from clearance in particular the eastern drain which is currently overgrown.

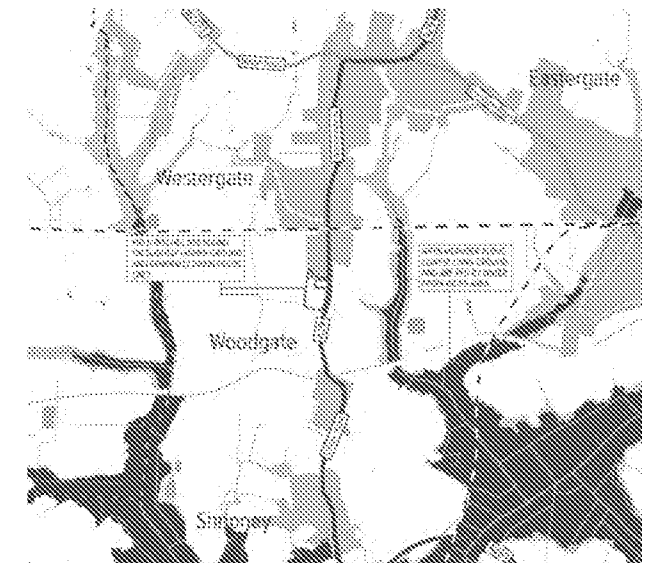


Figure 10 - EA Flood Map

5.3 Land Use, Settlement and Historic Patterns

Land Use

- 5.3.1 The landscape pattern is consistent with the patchwork of uses described within the ALS LCA as illustrated on Figure 13. This has resulted in piecemeal and infill development in and around historic settlements and farmsteads which has diluted the character of the traditional and historic vernacular of the area. The introduction of large scale nurseries and greenhouses, from 1960 onwards, has resulted in a prominent horticultural land use around the periphery of these local settlements often blurring the settlement boundaries and increasing the perception of encroachment and weak settlement boundaries. This is particularly notable to the immediately north west of the site.
- 5.3.2 The intensive farming described within the ALS LCT is the predominant use to the south and east. Current field boundaries remain broadly consistent with those shown in the historical mapping from 1877 (Figure 11).
- 5.3.3 The Strategic BEW allocation will have a significant impact upon this, in particular to the east, with the area becoming a significant new urban conurbation.
- 5.3.4 The land to the west will remain undeveloped due to its former use as landfill and the final restoration will reinstate the field patterns and hedgerows to integrate into the retained framework.
- 5.3.5 The disused Chichester to Arundel Canal, which lies

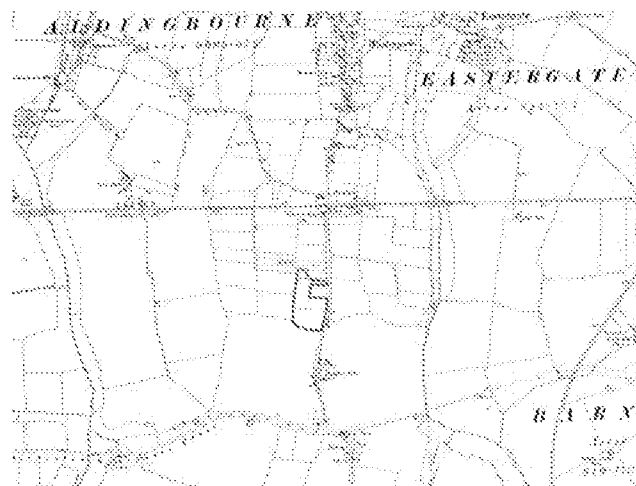


Fig 11 - 1877 Map

further to the south of the site, forms a well defined west x east link within the landscape although not a distinct feature in its own right.

Settlement & Historic Patterns

- 5.3.6 Early settlement morphology occurred in a linear direction along main routes, including Lidsey Road, directly to the east of the site. As these settlements have expanded outwards, their linear character has been eroded resulting in the perceived merging of the villages.
- 5.3.7 Expansion appears to be consistent and retained within the smaller field patterns that historically edged and separated the two villages of Westergate and Woodgate.
- 5.3.8 Caravan and park home sites are also notable large scale suburban features which, along with the nurseries, have encroached into the wider

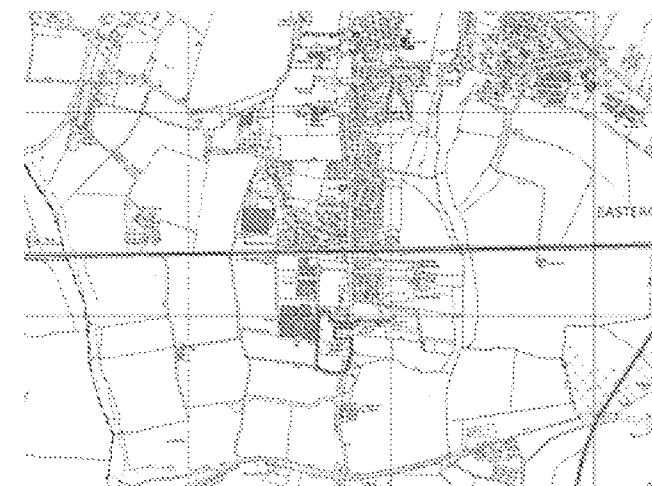


Fig 12 - 1977-1993 Map



Figure 13 - Land Use and Settlement Pattern

countryside, fragmenting the settlement edge, although retained within the historic field pattern. This is particularly notable within the immediate setting of the site and to the south of the railway line, along Lidsey Road, where development reflects a variety of land uses, building styles and materials with no overriding character or perceived threshold to Woodgate.

5.3.9 Historically, the smaller scale L2 field patterns have enabled, to a degree, to screen and limit the visual effects of the lower quality elements and encroachment however the loss of these boundaries, replacement with urban features and introduction of cypress shelter belts have created a suburban edge in places and degraded the settlement edge and rural transition.

5.3.10 The larger L1 fields to the south are more open and afford a stronger perception of agricultural/farmed landscape and rurality, with limited urban features within the views.

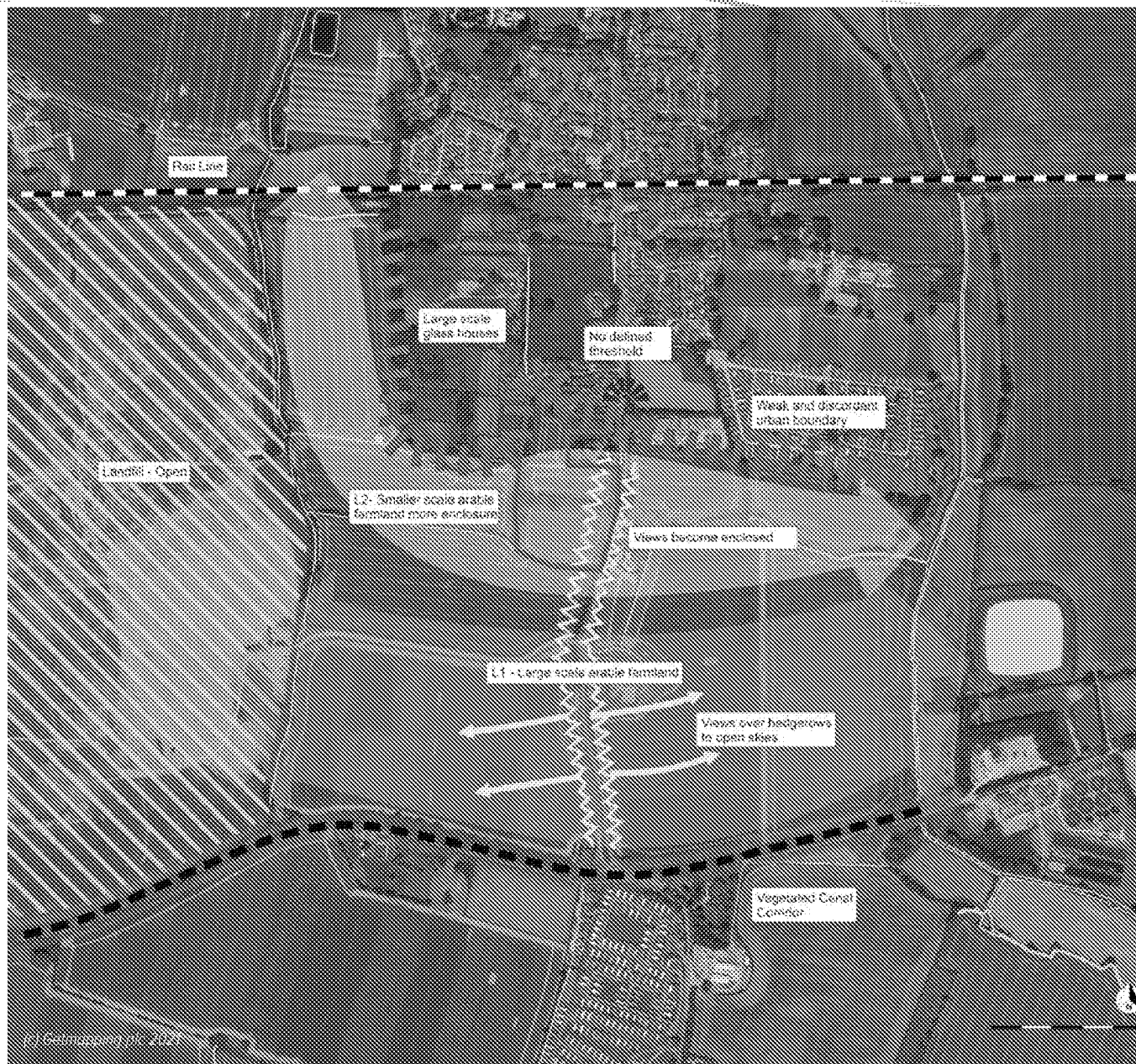


Figure 14 - Landscape Analysis

5.4 Site Features

Site Features

5.4.1 For the purposes of this assessment, the site is split into two parcels, each with a slightly differing character. Whilst both used for arable purposes, the current open residential boundary to the north of Parcel 1 introduces a suburban character which is not as notable to the south. Photographs of the various boundaries and elements have been included on the following pages along with a description of the quality, condition, value and sensitivity.

Parcel 1

5.4.2 With the exception of the urban boundary to the north and the suburban garden boundary of Woodgate House there is no visual connectivity with the wider landscape due to the conifer hedging. There is a distinct sense of enclosure and mature setting provided by the mature trees around the boundaries and within the gardens, however the constant noise from the A29 detracts from the overall tranquillity of the site.

Parcel 2

5.4.3 In comparison, Parcel 2 has a rural character due to the reduced conifer boundary and its current use for arable crops. The road still forms a notable audible and visual feature due to the gaps in the boundary.

5.4.4 Both parcels are considered 'ordinary' landscapes with little contribution or influence to the landscape character beyond their boundaries.

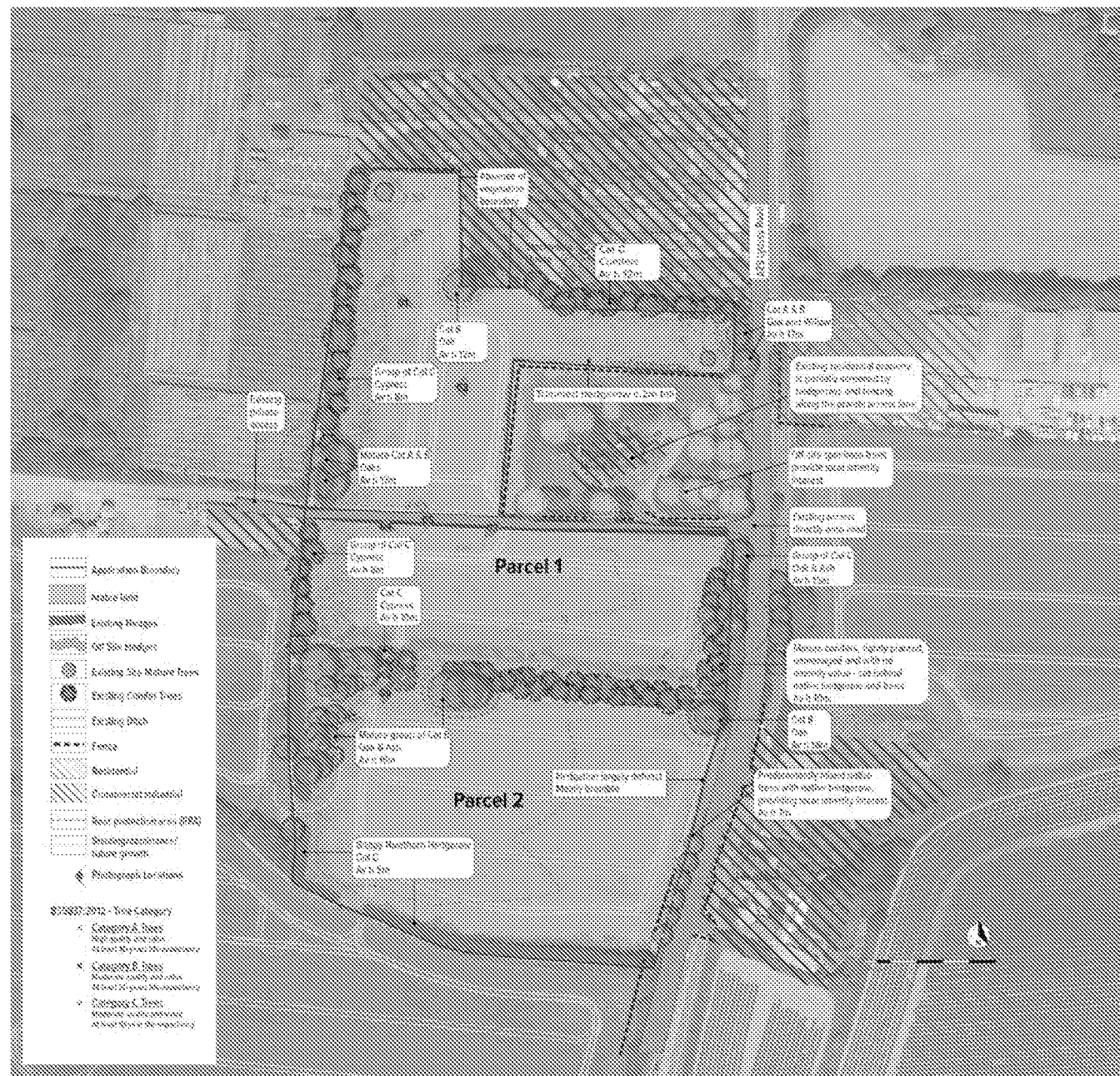


Figure 15 - Site Features

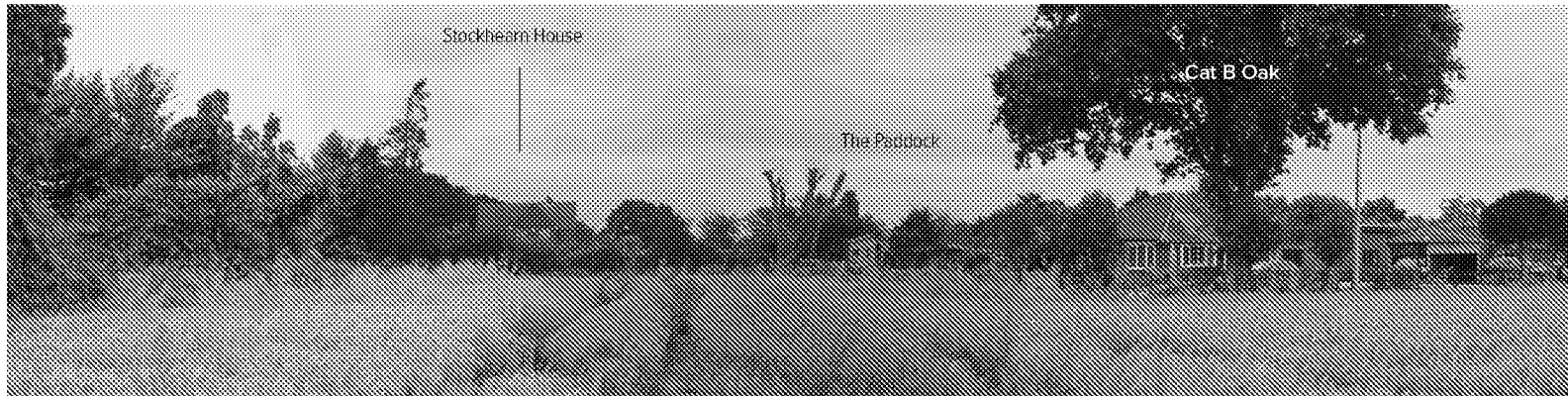


Photo 01: The northern boundary to Parcel 1 is defined by the existing settlement boundary. The boundaries consist of various types and heights of fencing, open boundaries and conifer hedging. These are all suburban in character and considered low quality features and value. The sensitivity is considered high due to the residential amenity rather than condition and landscape contribution. The Cat B oak tree forms a moderate/high quality, value and sensitivity feature as well as a habitat resource.

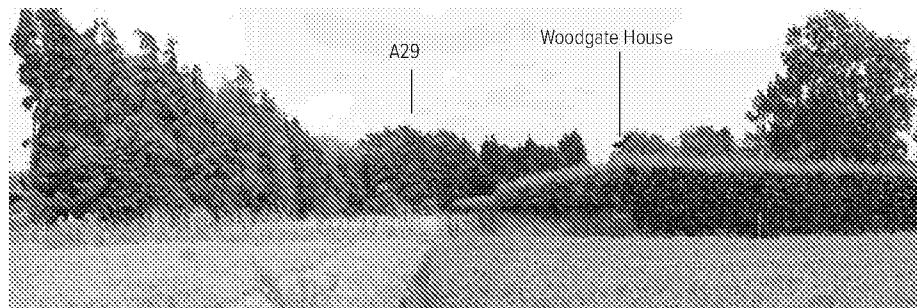


Photo 02: The northeastern boundary to Parcel 1 and A29 is defined by a tall conifer hedge that provides separation between the site and the access track/April Cottage (12m high and Cat C). As with the remainder of the northern boundary the sensitivity lies with the screening provided to adjoining residential amenity. The photo also shows the well defined hedge and closeboard fence surrounding Woodgate House (2m). This provides screening from the garden of the property into the site.

The boundary with the A29 is formed by a mature oak and willow which provide a high quality, value and sensitivity feature noted along the A29 as well as providing screening into the site.

The conifers in the view lie to the east of the A29.



Photo 03: The southeastern and southern boundary to Parcel 1. The boundary with the A29 is formed by a group of Cat C oak and ash which provide a 15m high screen. A secondary row of conifers align the inside of the boundary and provide additional screening. They are however not afforded the mod/high quality, value and sensitivity that the native boundary has, and instead are considered to have a negative effect on the character of the site as they are not indigenous. The conifer hedge continues west creating a visual screen between the two parcels and aligning a ditch. The conifers have overshadowed the ditch and resulted in lack of beneficial habitat connectivity.

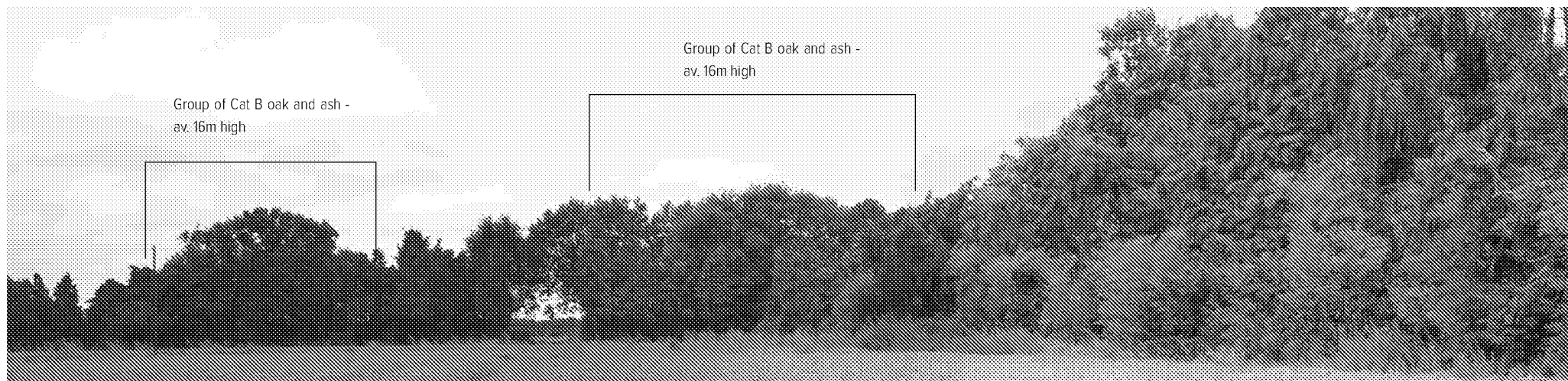


Photo 04: The southwestern corner to Parcel 1. There is a well formed access point into Parcel 2. Either side a small cluster of Cat B oaks and ash form a moderate quality, value and sensitivity feature however the native connectivity associated with the historic boundary shown on the 1877 map has been replaced/lost by the conifer shelterbelt. Whilst this provides visual separation, it is considered a low quality boundary feature which would benefit from enhancement. The western boundary is formed by a second conifer shelterbelt which reaches 8m in height and is Cat C. Again, the historic nature of the boundary appears to have been lost with some native scrub remnants along the ditch and base. These have a higher sensitivity.



Photo 05: The western boundary to Parcel 1. The conifer boundary continues along the length with the only quality and sensitivity features limited to the native scrub along the ditch and the group of Cat A & B oaks. These are considered to have a moderate (elevating to high for the oaks) condition, value and sensitivity. There is a framed view through to the adjoining residential property and glass houses through the entrance on the western boundary.

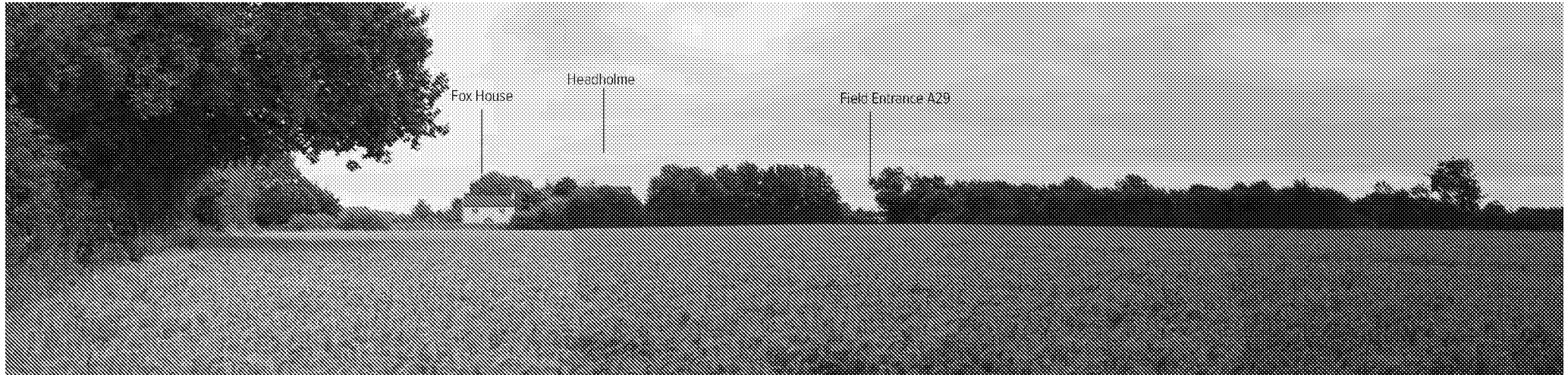


Photo 06: The eastern and southern boundary of Parcel 2. The western boundary, aligning the A29, has weak connectivity due to the hedge line being largely defunct to the north west. Bramble and scrub form some filtering to the vehicular movement along the road but the boundary is predominantly open. To the south of the boundary a mixed native hedgerow (hawthorn, elm and willow) provides better screening reaching a height of 7m, screening intervisibility between the site and cottages to the east. The quality and value of this boundary hedgerow is considered moderate/low however has a higher sensitivity due to its contribution to the wider connectivity of the landscape framework.

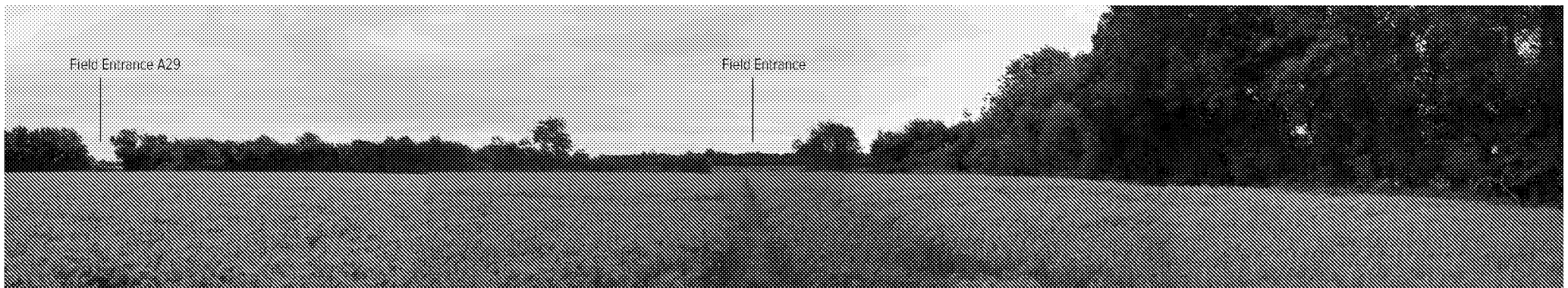


Photo 07: The southern and western boundary of Parcel 2. The photo above shows the open access point from Parcel 2 into the fields further south. The western boundary is formed by a mix of gappy 5m high hawthorn hedgerow and groups of 16m high Cat B oak and ash forming a mod/high condition,value and sensitivity boundary.

6 VISUAL ANALYSIS

6.4.1 The starting point of the visual analysis was the production of the ZTV (page 1). This illustrated where there was potential, predominantly from elevated receptors, for there to be views towards development within the site.

6.4.2 The site visits concluded that due to the intervening tree cover, localised topographic changes and built form the potential for these views was restricted to the immediate site locality. Views further north are truncated by the existing housing, to the east by vegetation along the A29 and beyond, to the south by hedgerows and the west by mature hedgerows and the nursery buildings.

6.4.3 The South Downs National Park is identified within the ZTV but is at such a distance that any changes will be negligible against the surrounding existing and strategic development (IVPA).

6.4.4 The potential receptors were identified as:

- **Stockhearn House and The Paddocks on the northern boundary** - Open upperstorey and garden views from the properties immediately north. Other views to the east are screened by a conifer boundary hedge outside of the site boundary (IVPB);
- **Woodgate House** - views limited to filtered upperstorey views by boundary treatments and trees (IVPC & RVP01);

- **A29** - Heavily filtered views from a limited 300m section starting at the northern boundary heading south. These will become more open as the conifers inside the native hedge are removed (RVP02, 03 & 04);

- **Fox House** - 15m east of Parcel 2 - Open upperstorey views. A close board fence screens higher sensitivity garden views (IVPD & RVP03); There is potential for heavily filtered winter views from **Headholme** which lies directly south of Fox House on the A29.

- **Southwell/Pear Tree Cottage and Lidsey Bridge Cottages (High Sensitivity)**. 242m and 455m south respectively. The properties all have some degree of tree cover around their boundaries and are predominately orientated to take in the views to the west. Potential for oblique and filtered garden views. RVP07 provides a representative view from Lidsey Bridge albeit it further west affording views over the whole of the southern boundary. Views from the cottages will be limited to the southwest corner.

- Limited views/filtered winter views from **FP ALD 200** (RVP07);

- **FP BAR200/1 710m SE** - Limited framed middle distance views (RVP08);

- The footpath to the west (ALD291) is closed. There appears to be an unofficial route and photographs have been included although not a designated PRoW

(RVP 09 & 10).

6.4.5 With the exception of views from the residential properties to the north and within the eastern section of the site, it is considered that enhancement of the boundaries will mitigate any views towards the development.

6.4.6 Where glimpsed views are experienced along the A29 these will not be considered out of character with the current approach and can be mitigated through careful layout design and enhanced boundary treatments.

6.4.7 The views from the existing dwellings will need to be sensitively approached and can include measures such as enhanced boundary treatments, protecting privacy through positioning of gable ends and setting development back from the boundaries - i.e. gardens. The findings of the visual analysis are presented on Figure 16.



Figure 16 - Visual Analysis

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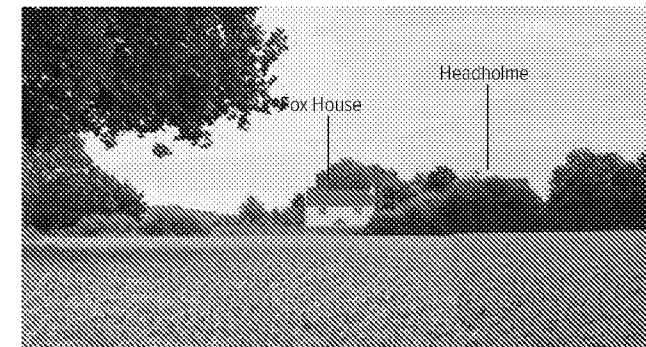
IVPA - Potential Views from Hainaker Mill (SDNP) - High Sensitivity. The elevated location (circa 6km north north-west of the site) affords a typical view over the vale from the South Downs. It is not easy to identify the existing settlements. The site is negligible in this view.



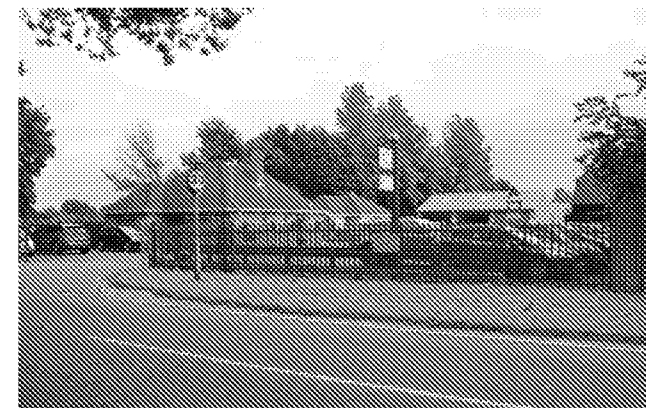
IVPB - Potential Views from Stockhearn House - Moderate Sensitivity. Adjacent property - High sensitivity. The views out of the site illustrates that there will be opportunities for open views from the upperstorey of Stockhearn House increasing to filtered winter views from the gardens during winter months. The higher sensitivity open gardens views from the adjoining property will remain all year round. These views are currently restricted to Parcel 1.



IVPC - Potential Views from Woodgate House - Moderate Sensitivity. There is potential for upperstorey views towards the north and west of the site over the intervening garden boundary. This boundary is formed by close board fences and dense planting screening views from the higher sensitivity gardens. Mature trees within the garden boundary will provide some screening and filtering to winter views.



IVPD - Potential upperstorey views from Fox House into Parcel 2. Heavily filtered wintyer views from Headholme



IVPE - Business/commercial park opposite the site (Lees Yard).



IVPF - Sporadic development along the A29 300m south



RVP01 - View looking west into the site access from the A29 - Low Sensitivity

Glimpsed transient views into Parcel 1 of the site and the southern fenced boundary of Woodgate House. The entrance forms one of several residential and commercial entrances on to the road and is not out of character along this section - see IVPs E & F.

Distance From Site:	15m E	Bearing at Image Centre:	271°
OS Grid Reference:	SU 93810 03867	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear



RVP02 - View looking north along the A29 - Low Sensitivity

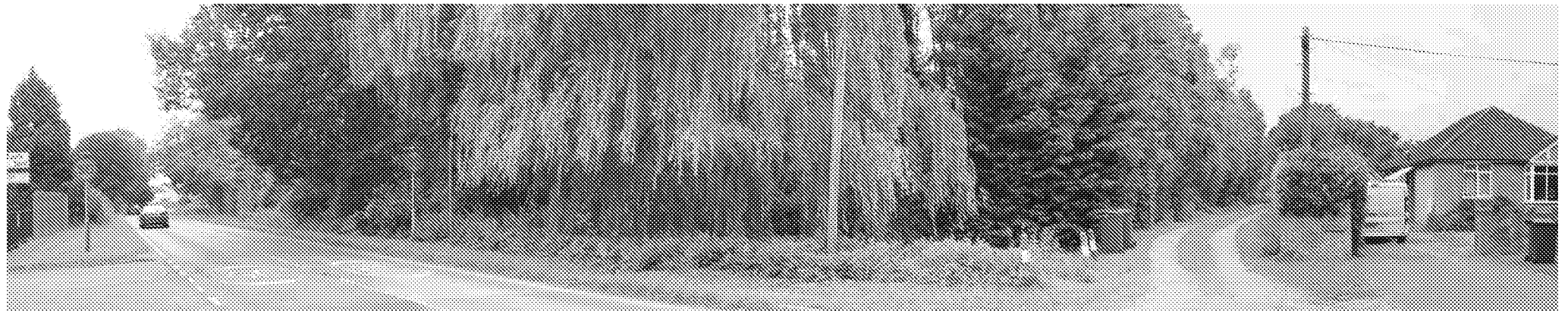
Views from the A29 into Parcel 1 are currently limited to heavily filtered views through the existing boundary vegetation. The removal of the conifers would open up views further but the remaining trees will retain a degree of enclosure that is limited to this section of the road. The current urban frontage to the road is visible in the middle distance.

Distance From Site:	15m E	Bearing at Image Centre:	296°
OS Grid Reference:	SU 93807 03813	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP03 - View looking into Parcel 2 from the A29 - Low Sensitivity/ Fox House - Moderate Sensitivity

The character of the road corridor to the south of the site becomes more open with lower hedgerows and some large open gaps that afford views to the east and west. Dispersed settlement along the road creates small sections of urban frontage. The open gap to the right of the picture affords transient views from vehicles into the site. These become more open in winter. These are representative of potential upperstorey views from Fox House, the higher sensitivity garden views are screened by a close board fence - See IVPD.

Distance From Site:	15m E	Bearing at Image Centre:	288°
OS Grid Reference	SU 93796 03763	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP04 - View looking south towards Parcel 1 from the A29 as it heads past the existing settlement boundary - Low Sensitivity

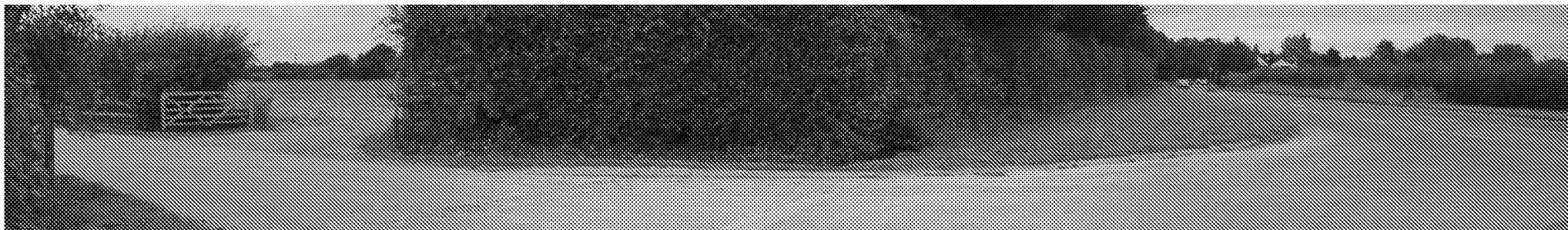
The north east corner of Parcel 1 forms part of the street frontage on the egress from the main settlement. The large willow, oak and boundary vegetation around Woodgate House screen views into the Parcel at this location. This RVP illustrates the screening provided by the conifers to the housing at the northeast corner.

Distance From Site:	15m NE	Bearing at Image Centre:	208°
OS Grid Reference	SU 93806 03954	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP05 - View looking north along the A29 - Low Sensitivity - also shows potential for winter views from properties on the opposite side of the road (Moderate Sensitivity)

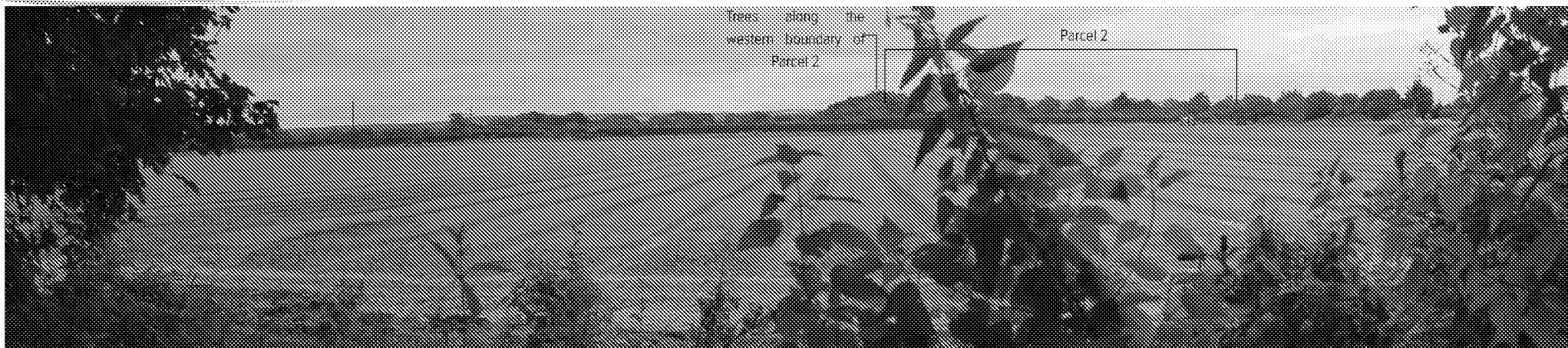
The field access into Parcel 2 affords a limited transient open view into the parcel and its western boundary. Views towards Parcel 1 are screened by the intervening hedgerow. The quality and integrity of the hedgerow declines further north allowing the opportunity for filtered winter views into the parcel which culminates in an open view opposite Fox House (RVP03).

Distance From Site:	15m E	Bearing at Image Centre:	304°
OS Grid Reference	SU 93752 03560	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP 06 - View looking north along the A29 - Low Sensitivity

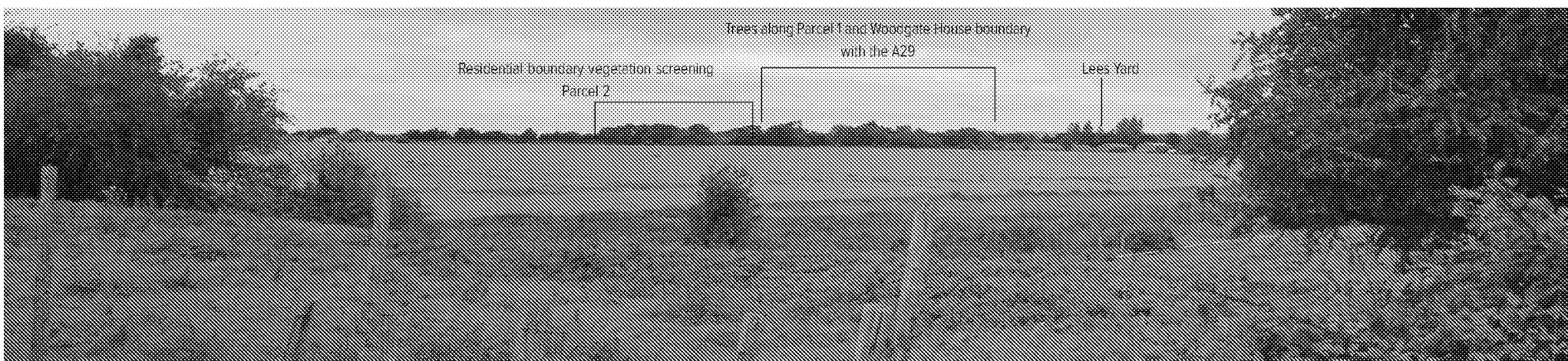
The hedgerow along the A29 to the south of the site is well maintained providing dense all year round cover. The buildings to the east of the road, Headhone Barns, are single storey and the hedge effectively screens potential views towards the site. There is a very limited glimpse towards the southern boundary of Parcel 2 but it forms an insignificant element in the transient views along the A29 and the access road to the landfill.

Distance From Site:	151m S E	Bearing at Image Centre:	335°
OS Grid Reference	SU 93731 03580	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP 07 - View looking north from PRoW ALD 200 - Moderate Sensitivity

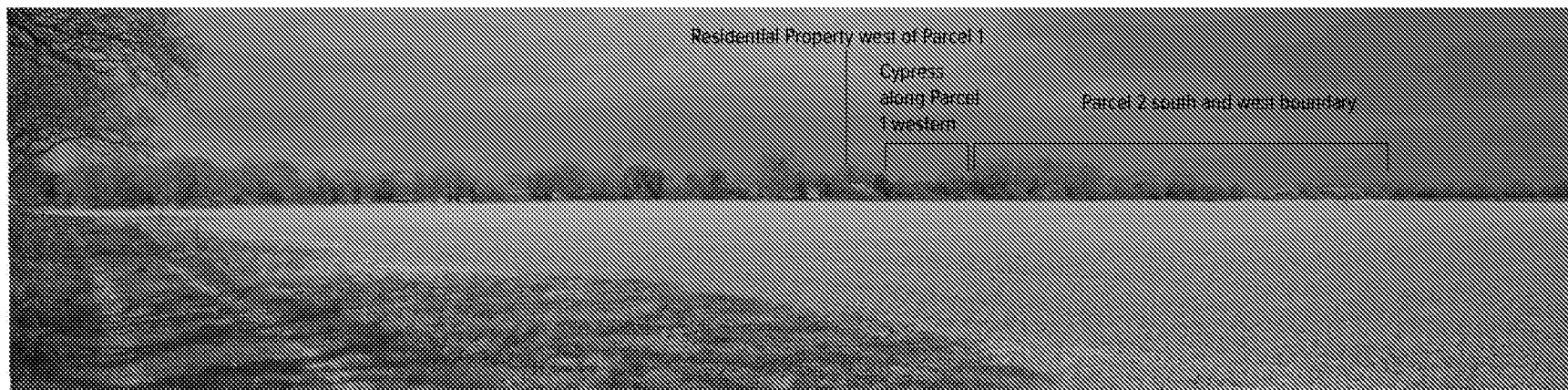
Gaps in the field boundary vegetation affords views from PRoW 200 towards the southern boundary of Parcel 2. The mature tree planting to the west of the field and along the A29 form part of the horizon against the muted backdrop of the Downs. Opportunities for these views are very limited with some potential for additional heavily filtered winter views.

Distance From Site:	467m	Bearing at Image Centre:	12°
OS Grid Reference	SU 93515 03273	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear


RVP 08 - View from FP BAR 200/1 looking north west towards the site - Moderate Sensitivity

The boundary vegetation along the A29/Parcel 1 boundary is visible in the view immediately to the left of buildings within Lees Yard. Boundary vegetation around Fox Hose and Headholme screen views towards Parcel 2. This view is limited to a narrow gap in the vegetation along the former canal in which existing moderate scale development forms part of the experience but does not notably detract from the intervening rural outlook. At this point the footpath then runs east through the Lidsey Oil works which significantly detracts from the rurality of any views.

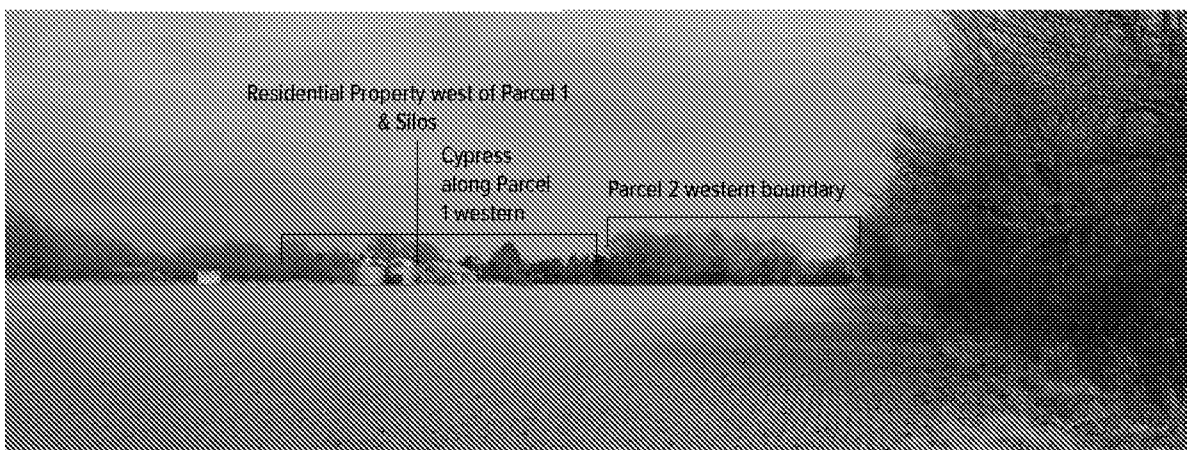
Distance From Site:	710m	Bearing at Image Centre:	305°
OS Grid Reference	SU 94358 03331	Camera Focal Length:	50mm fixed lens
Date & Time:	17th Aug 2021PM	Weather Conditions:	Clear



RVP 09 - View from track (unofficial diversion of FP ALD291) - Moderate Sensitivity

View over the intervening arable field towards the southern half of Parcel 1 and Parcel 2. The boundary vegetation to Parcel 2 forms the horizon to the view. The path is not an official diversion and also affords views of the landfill restoration and therefore is afforded a moderate sensitivity. Views towards the site will become more open during winter months and the section of Parcel 1 fully open following the removal of the cypress.

Distance From Site:	404m SW	Bearing at Image Centre:	60°
OS Grid Reference	SU 93301 03797	Camera Focal Length:	50mm fixed lens
Date & Time:	14th April 2021PM	Weather Conditions:	Clear



RVP 10 - View Looking north-west into the southern part of the site, from the field entrane in the south-eastern corner.

Similar view to RVP09 but directed towards the western boundary of the parcels. The effects of the cypress removal and seasonal changes will be the same.

Distance From Site:	342m WSW	Bearing at Image Centre:	78°
OS Grid Reference	SU 93265 03934	Camera Focal Length:	50mm fixed lens
Date & Time:	14th April 2021PM	Weather Conditions:	Clear

7 LANDSCAPE VALUE, SENSITIVITY AND CAPACITY

Arun Landscape Capacity Study 2006

- 7.4.1 The report was produced to inform the evidence base for the Arun District Council Local Plan and provides an assessment of the capacity of various landscape parcels outside of the established settlements to accommodate development.
- 7.4.2 The criteria were specifically created for the Arun district and provides scores for Sensitivity and Value. Once combined, using the table below (Table 05), these provide a potential capacity for housing.
- 7.4.3 The capacity for the wider LCA was assessed as:

Moderate Sensitivity x Slight Value = Medium/High Capacity

- 7.4.4 This was due primarily to the *'Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.'*
- 7.4.5 Applying this to the site (Table 06) resulted in a similar outcome

Moderate Sensitivity x Slight Value = Medium/High Capacity

Arun Landscape Study 2017 - Landscape Capacity of Strategic Sites in Arun District

- 7.4.6 The assessment slightly reviews the criteria to include ecology and visual considerations as well as the potential for mitigation. Whilst the site was not included at this stage the criteria have been applied in Table 07 which resulted in a similar capacity analysis.

Moderate Sensitivity x Slight Value = Medium/High Capacity

- 7.4.7 This concurs with the finding of the LVA

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

Table 05 - Capacity matrix used within the ALS (Table 5).

Table 06 Landscape Value, Sensitivity & Capacity - 2006 Arun Landscape Study

Landscape Sensitivity	Inherent Landscape Qualities (Intactness & Condition)					Contribution to distinctive settlement setting					Inconsistency * with existing settlement form/pattern					Contribution to rurality of surrounding landscape					Contribution to separation between settlements					Sensitivity				
	LowHigh																									1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major				
ICA 10 Taken from ALS	Boundary vegetation well developed.					Not distinctive. Mixed urban fringe uses.					Generally on upper coastal plain adjacent to settlement.					Strong green edge, visually separate and makes transition between village and farmland.					Westergate - Aldingbourne; contains settlement of Westergate.					11 - Moderate				
			3			1					1						3					3				5	10	15	20	25
Site Level Assessment	Key characteristic features are typically limited to the boundaries and include ditches, mature trees/hedgerows which provide ecological corridors. Theses features vary in condition and connectivity, however there are opportunities to restore and enhance across the site. (TBC following Arboricultural & Ecology surveys)					The settlement boundary is not currently well defined and is subject to sprawl into the countryside through various forms of development. Development of the site could be contained within the defined boundaries to form a well defined settlement edge.					The settlement pattern is ad-hoc, however features such as hedgerows, ditches and tree belts limit the extent of sprawl/encroachment.					Whilst arable in nature, the site is considered semi-rural in character due to the influence of suburban boundaries to the north and the A29 to the east. It is visually contained by mature vegetation, including conifers, which creates an urban perception and restricts intervisibility with the wider rural landscape to the south.					The site does not form part of a strategic gap between settlements. It is clearly defined and contained by mature vegetated boundaries which restrict intervisibility with Shripney 1.2km south. Development of the site would not result in coalescence or a notable reduction in the separation of these settlements.					11 - Moderate				
			3					3				2					2					1					5	10	15	20

* Note 1 "inconsistency" is used as the measure of sensitivity eg. a rifle landscape, in the flood plain has a high score for landscape sensitivity i.e. these landscapes are seldom built upon and are inconsistent with the existing settlement pattern. By contrast areas of coastal plateau adjacent to existing settlements have low sensitivity as many existing settlements are largely situated on the coastal plateau. Such an extension would not be inconsistent with the existing form of settlement. - Taken from the ALS.

Landscape Value	Landscape Designation (Excluding gap policy)					Other Designation (nature conservation, heritage, amenity, including flood zone)					Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast					Special cultural/ historic associations					Perceptual aspects (eg. scenic beauty, tranquillity, wildness)					Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major					
	Low High																														
ICA 10 Taken from ALS						Listed Buildings															Limited scenic beauty					7 - Slight					
	1						2				1					1						2					5	10	15	20	25
Site Local Assessment	The site is not covered by any landscape designations.					The site is not covered by any other designations.					The site does not contribute to the setting of any outstanding assets.					There are no known cultural or historic associations with the site.					Mature vegetation around the site limits the extent of wider rural experiences across the landscape to the south. Tranquillity levels within the site are reduced by the A29 directly east and visual links to discordant settlement edge to the north.					6 - Slight					
	1						1					1					1						2					5	10	15	20

Table 07 Landscape Value, Sensitivity & Capacity - 2017 Arun Landscape Study

Landscape Sensitivity	Inherent Landscape Quality (Intactness & Condition)		Ecological Sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (Visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall Sensitivity Judgement									
	Low	High							1 Negligible	2-4 Significant	5-7 Moderate	22-35 Substantial	26-35 Major					
Site Level Assessment	Key characteristic features are typically limited to the boundaries and include ditches, mature trees/hedgerows which provide ecological corridors. Theses features vary in condition and connectivity, however there are opportunities to restore and enhance across the site.		Ditches, native species hedgerows and trees provide ecological benefits around the boundaries with some connectivity across the site.	The settlement pattern is ad-hoc, however features such as hedgerows, ditches and tree belts limit the extent of sprawl/encroachment.	The site does not form part of a strategic gap between settlements. It is clearly defined and contained by mature vegetated boundaries which restrict intervisibility with Shripney 1.2km south. Development of the site would not result in coalescence or a notable reduction in the separation of these settlements.	The settlement boundary is not currently well defined and is subject to sprawl into the countryside through various forms of development. Development of the site could be contained within the defined boundaries to form a well defined settlement edge. Whilst arable in nature, the site is considered semi-rural in character due to the influence of suburban boundaries to the north and the A29 to the east. It is visually contained by mature vegetation, including conifers, which creates an urban perception and restricts intervisibility with the wider rural landscape to the south.	Potential views towards the site are limited to the immediate locality. The most sensitive views towards limited residential boundaries to the north.	There are strongly defined margins that could provide structure to future development and assimilate proposals into the receiving landscape. There are also opportunities to enhance character, biodiversity features and to create an attractive setting with a well defined settlement edge. Landscape buffers around the boundaries will provide suitable mitigation as well as careful design of buildings within residential view-lines to retain privacy and stop overlooking.	15 - Moderate									
			3		2		1		3		2		2		7	14	21	28

Landscape Value	Landscape Designations					Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting or 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (e.g. scenic quality, tranquillity, and remoteness)	Overall Value Judgement											
	Low				High						1-7 Negative	8-18 Slight	19-21 Moderate	22-28 Substantial	29-30 Major							
Site Level Assessment	The site is not covered by any landscape designations.					The conifer shelterbelts are identified as a distinctive key feature, however in this instance it appears that they were planted to screen the former nursery. The hedgerows around Parcel 2 contribute to the enclosed character of LCT L2.	There are no known cultural or historic associations with the site.	The site does not contribute to the setting of any outstanding assets.	There is no public access into or across the site	Mature vegetation around the site limits the extent of wider rural experiences across the landscape to the south. Tranquillity levels within the site are reduced by the A29 directly east and visual links to discordant settlement edge to the north.	8 - Slight											
	1					2				1					2				7	14	21	28

8 SITE CONSIDERATIONS

8.4.1 Site considerations are based on initial technical studies and observations and have been used as a preliminary tool to begin developing a development and GI Framework. They are:

Vegetation:

- Retention of existing native trees and hedgerows - Root Protection Areas (RPA's); and
- Potential removal of conifers within the site.

Other Site Features:

- Retention or re-alignment of existing ditches - clearance;
- Incorporation of any habitat constraints identified within the ecology surveys; and
- Incorporation and mitigation of urban boundaries within the site.

Access:

- Potential impact of visibility splays from the A29; and
- Continued access for Woodgate House and the residential property and nurseries beyond.

Visual Amenity:

- Protection of privacy and overlooking towards existing properties and consideration of these views.

Others:

- Potential highways offset along the eastern boundary;
- Potential offset required for pumping station; and
- Gas main offset to the north.

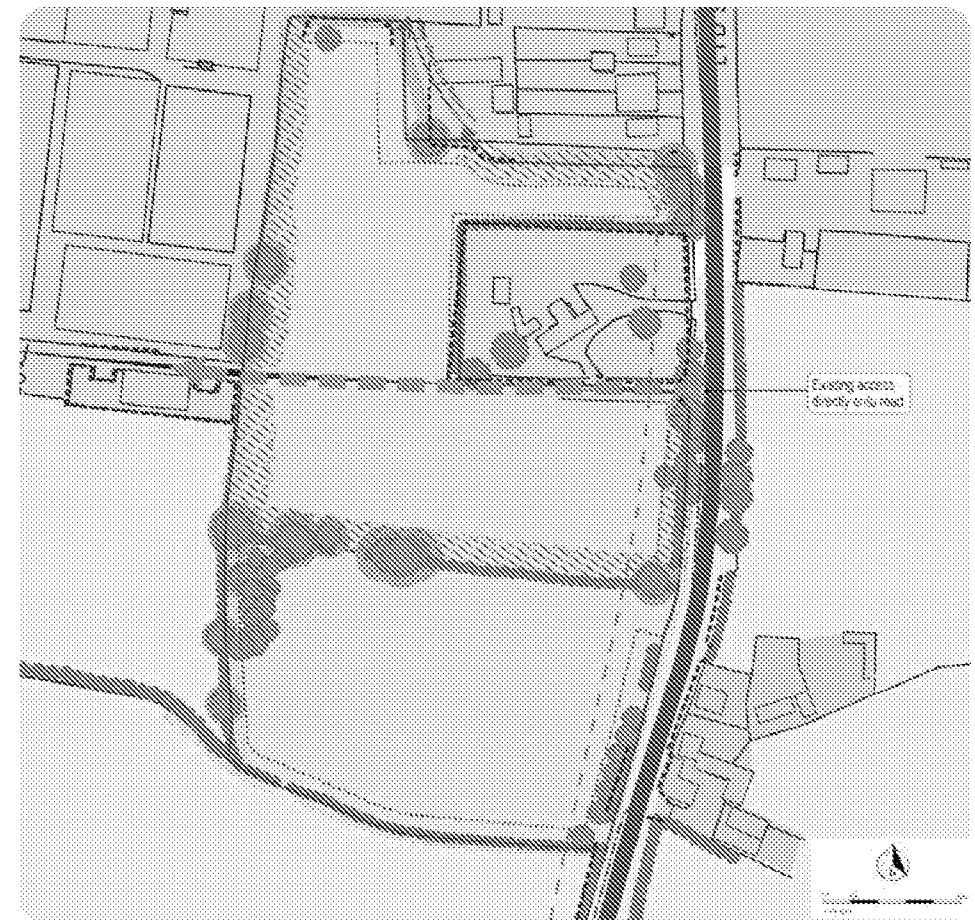
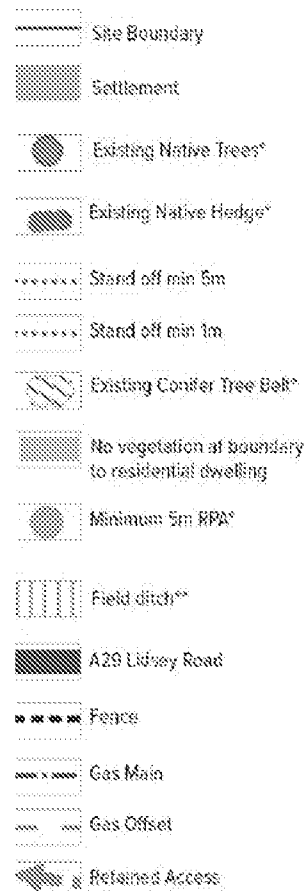


Figure 17 - Site Considerations

9 DESIGN OBJECTIVES AND GI STRATEGY

9.4.1 The following objectives have derived from the various policy and ADC Design Code criteria and will be used to steer the landscaping strategy throughout the design evolution. These objectives will be continually reassessed and evaluated.

Objective 1 - Create a place that is experienced as part of the local area, responding to and enhancing the features and natural resources of the site.

- Strengthen and retain native and key landscape features such as the field patterns, hedgerows and trees;
- Remove the cypress hedging and replace with new native boundaries;
- Design the GI to incorporate drainage, particularly in the design of SuDS;
- Create an attractive setting and outlook into and out of the site, in particular at the site entrance and central public space;
- Protect all existing biodiversity and create new habitats;
- All green spaces to be interlinked, easily accessible with natural surveillance - not 'left over' space; and
- Take into consideration potential noise effects of the A29 by enhancing the boundary.

Objective 2 - Work with existing landscape structures, features and trees to understand their particular qualities and characteristics.

- Retain and incorporate all trees and hedgerows of value within a suitable RPA identified by the Arboriculturalist, to be located within landscape buffer zones;
- Mitigate any loss of trees and incorporate native species that are suitable for climate change, carbon capture, urban heat island effect, improve environmental quality and facilitate groundwater absorption;
- Introduce species to replace potential future ash losses; and
- Future proof the layout to accommodate the ongoing maintenance and growth of landscape structures and trees.

Objective 3 - Protect and enhance biodiversity within the development site and the wider area.

- Ensure the GI responds positively to the habitats and opportunities identified in the technical studies, avoiding any adverse effects of habitats where possible.
- Provide adequate mitigation where habitats or ecological features are to be removed.
- Provide a net gain in biodiversity, through enhancement and creation of new habitat opportunities; and
- Ensure connectivity through green space with

ecological corridors to improve biodiversity and include plant species to encourage pollinators.

9.4.2 The mix below will be used to create hedgerows and increase landscape buffers. It is based on species found within the site and the approved mix proposed in the landfill restoration:

- 40% Hawthorn;
- 20% Blackthorn;
- 20% Field maple;
- 10% Hazel;
- 5% Malus;
- 5% Dog rose; and
- Underplanted with Honeysuckle.

9.4.3 Due to the current shortage of Oak, Sweet Chestnut and Field Maple will be planted as trees within the hedgerows and around the perimeter to provide scale, a well defined boundary and to replace any potential future losses of ash. It is considered that Sycamore and Elder will naturally migrate into the site.

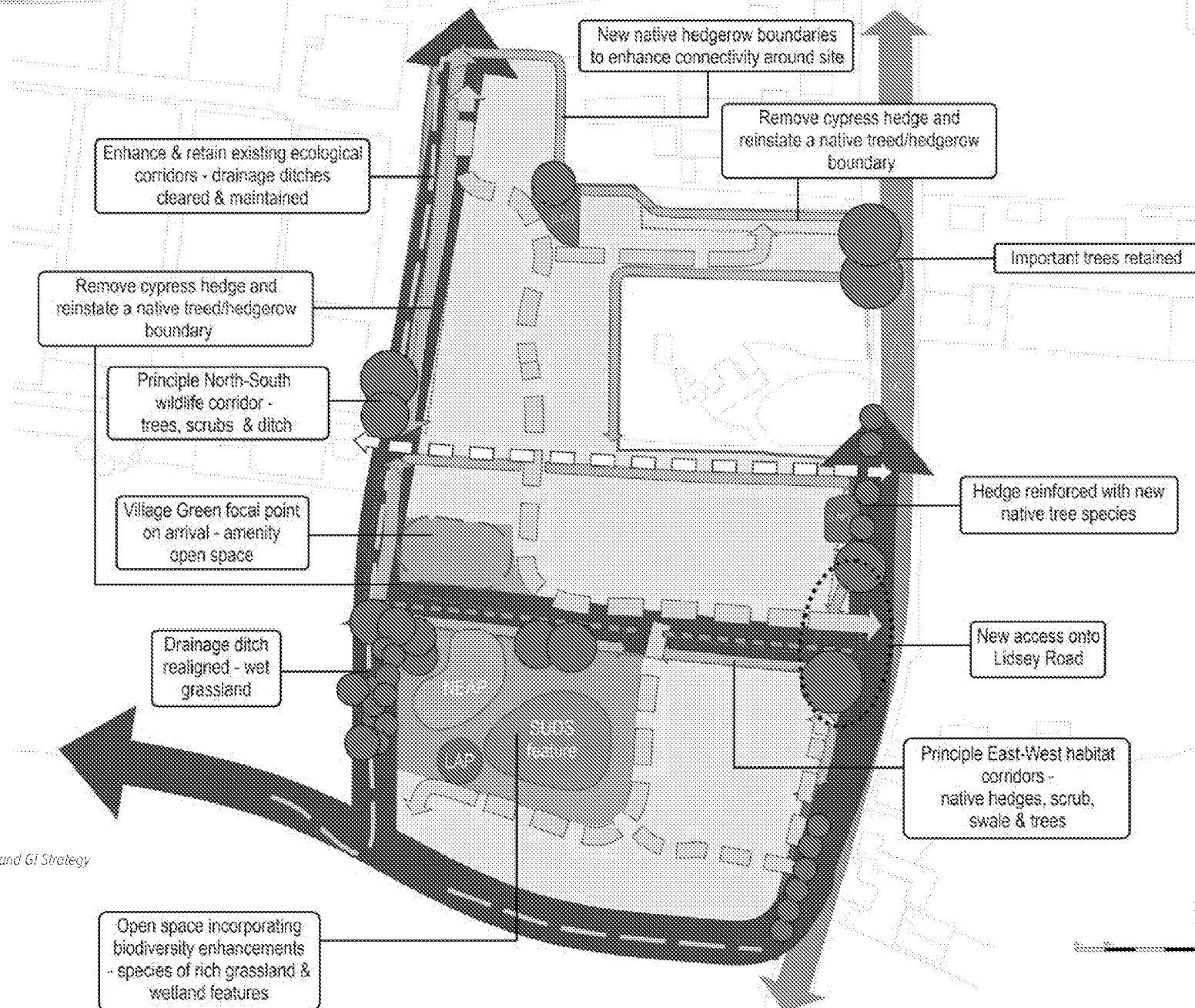


Figure 18 - Design Objectives and GI Strategy

10 PREDICTED EFFECTS OF PROPOSED DEVELOPMENT

10.1 Overview

10.1.1 The site consists of two low quality arable fields; the northern parcel, Parcel 1, abuts the southern suburban edge of Woodgate with Parcel 2 lying to the south (see Fig 15, pg 17). The eastern boundary flanks Woodgate House which, along with the residential boundaries to the north and the A29 along the remainder of the eastern boundary, affords a suburban character to these boundaries. The landscape to the immediate north west is defined by large scale horticultural glass houses and a further residential property. The boundaries to this northern parcel are predominantly formed by low quality cypress shelterbelts which have replaced the historic field boundaries. The boundary along the A29 benefits from an additional layer of native trees which reduce the negative impact of the conifers on the approach to the settlement.

10.1.2 In comparison, the southern parcel (2) is defined by native boundaries which provide good connectivity and screening to the south and west of the site. There are some gaps along the A29 which afford views into the parcel.

10.2 Landscape Character

10.2.1 In terms of the effect on the perceived landscape character, the change from rural to residential will always equate to a permanent negative change.

However this has to be balanced against the contribution of the site to the key features and elements of the landscape character and the expectations of the casual observer to the site and its setting.

10.2.2 The site forms part of the approach to the current settlement boundary. This is currently formed by piecemeal development that has encroached from the settlement southwards, and is retained within the existing vegetation framework. The ALS identifies the site lying within the smaller enclosed fields directly south of the settlement (LCTL2). The field boundaries associated with these have been instrumental in reducing the effects and experiences of this urban edge to the immediate approach, adjacent to the southern edge of the site. At this juncture, the well-developed street screen becomes a backdrop to the vistas along the A29, framed to the west by the mature trees and to the east by the residential closeboard fenced boundaries of Headholme House and Fox House and open views towards Lees Yard. This forms a notable urban boundary which is open and a weak transitional edge.

10.2.3 The site does not currently form part of the open views over the rural fields associated with the larger field patterns and LCTL1 to the south of Headholme Farm and adjoining the disused canal (FP ALD200 & BAR 200/1).

10.2.4 Overall the site has a minimal contribution to the positive characteristics that define the Westergate Western Fringe of the SC9 Chichester to Yapton Coastal Plain. The key features are the native boundaries (hedgerows and drains) which have

been weakened in part by the planting of the cypress shelterbelts. These in themselves form an incongruous element within the landscape along with the piecemeal development including larger scale sheds and glasshouses. The site's contribution to the landscape character, and its value as a resource, are reflected within the capacity analysis which has identified the site as having a moderate sensitivity and slight value resulting in a medium/high capacity for housing.

10.2.5 The higher moderate scores relate to the existing native boundaries, which will be retained and enhanced, and the capacity of the site to form a well-defined settlement edge to the current patchwork of landscape uses.

10.2.6 Overall, it is considered that development within the well vegetated and defined framework would not be out of character with the potential experiences or expectations of a casual observer approaching the settlement and therefore affords a moderate change to the character. In this location the careful consideration of the street scene to include high quality locally appropriate architecture and strengthened native boundaries would have a potential positive influence on the current approach.

10.3 Visual Analysis

10.3.1 The site is enclosed to the north and northwest by development which screens opportunities for views beyond.

10.3.2 The effects of the tree screening along the A29 will

reduce on the removal of the cypress hedge affording filtered views into Parcel 1.

From the North

10.3.3 From the north, views will be limited to private land from the two properties immediately adjoining the site.

10.3.4 **Stockheam House (Moderate sensitivity upperstorey views) and The Paddocks (high sensitivity open garden views).** The views will be directed towards the rear garden boundaries of the adjoining housing. This will result in a **permanent major adverse change** to the current views, which whilst not considered high quality, are currently undeveloped. Some mitigation will be afforded to the garden of Stockheam through a new boundary treatment to provide privacy, however this will not alter the overall perceived level of change.

From the East

10.3.5 **A29 (Low sensitivity).** views will remain transient and limited to the section of the road adjacent to the site. They will not appear out of character with the immediate approach to the settlement. The removal of the cypress will initially afford views towards the new street scape which will appear as an extension of the existing and proposed housing directly north and east. This will be viewed in context with the open boundary to Lees Yard. Therefore the introduction of residential is considered a **moderate adverse change reducing** as the proposed new boundary planting matures.

10.3.6 **Fox Cottage and Headholme (Moderate sensitivity).** The magnitude of change to the private views from the upperstorey's of these properties to the east is considered **major adverse** due to the change from a rural field to development. However the current view includes the landfill and A29 which notably reduces the quality and expectations, and the enhancement of the eastern boundary will provide filtering to these views as it matures.

10.3.7 **BAR 200/1 (Moderate sensitivity).** Further east the views become screened by intervening vegetation and, with the exception of the framed open view identified, are limited to heavily filtered winter views from the footpath as it heads towards the A29. Within these views the new built form will be viewed alongside the open aspect of Lees Yard and behind the glimpsed roofs of Fox House and Headholm Cottage. The visible roofs will not break the wooded horizon below, therefore the magnitude of change is considered **minor adverse becoming negligible** in winter and once the new eastern boundary matures.

From the South

10.3.8 **A29 (Low sensitivity).** From the south, views are directed along the road corridors and across the open fields to the west and east. There is potential for transient glimpsed views/filtered winter views towards the roofs of the housing along the southern boundary. This will be viewed alongside housing and development along the current settlement edge and is therefore considered to have a **limited minor adverse effect** on the views. The hedge is currently 5m in height and will be strengthened and enhanced

as part of the proposals.

10.3.9 **Southwell/Pear Tree Cottage and Lidsey Bridge Cottages (High Sensitivity).** The properties all have some degree of tree cover around their boundaries and are predominately orientated to take in the views to the west. The views will be directed towards the southwest corner and will benefit from the intervening hedgerows and be directed towards the upperstorey of the southernmost dwellings as a minor component of the treed horizon view visible. Therefore the proposals are considered to have an **adverse moderate change to the limited views reducing** as the intervening vegetation matures.

10.3.10 **FP ALD200 (Moderate Sensitivity).** The views are limited to glimpses through gaps in the intervening hedgerow with potential filtered winter views towards the southern boundary. The extent of view and effect is consistent with the above, but due to the intervening hedgerow are they are reduced to an **adverse minor change to the limited views.** These will also reduce further as the intervening vegetation matures.

From the West

10.3.11 Views from the west are limited to the adjoining field and the residential property. The landfill and restored levels beyond truncate views further west (rising 4-6m above the surrounding AOD).

10.3.12 **Residential property (High sensitivity)** – the removal of the cypress will afford open views into parcel 1 from the gardens and house. The views will be directed towards the boundaries of the housing. The west boundary will be replanted with a native hedgerow and trees. The initial change to the view is considered

adverse Major reducing to Moderate with views towards the rooflines as the planting matures.

10.3.13 FP ALD291 (currently closed). There will be potential views from the footpath once the landfill restoration is complete. The exact timescales are not known. It is considered that due to its elevated nature the site will form part of the views towards the rooflines of Woodgate and screened in part by the intervening glasshouses. The western boundary will provide intervening screening reducing the potential effects to adverse minor. The unofficial route will afford views over the western boundary to the new housing, in particular the narrow section of Parcel 1 which will have the cypress removed. These glimpses will afford a **limited adverse moderate change** to the quality of the view.

10.4 Overall Conclusion

10.4.1 The appraisal has concluded that the site has a high/moderate capacity for housing development. This relates back to its location on a weak settlement boundary, its lack of positive contribution to key features and its very limited visibility. The existing vegetation framework provides a sound basis for improvement and enhancement that will benefit both the settlement approach, provide an attractive setting and improve connectivity and longevity of key landscape features and habitat. Creation of an attractive street scene through good design and appropriate architecture provides an opportunity to create a strong threshold and quality approach. The

development will square off the existing irregular settlement boundary along this section.

10.4.2 There are no impacts to any sensitive landscape designations.

10.4.3 Visual impacts from public receptors are considered to be minor with the exception of a very short section of the A29 along the eastern boundary. This will however reduce as the proposed boundary treatments mature.

10.4.4 Where visual impacts have been recognised to exceed a moderate adverse change, these relate to existing residential properties and private views.

10.4.5 Consequently, overall the site has capacity to accommodate and integrate, overtime, residential development of the scale and nature envisaged without significant adverse effects in landscape and visual terms.

APPENDIX A

ASSESSMENT METHODOLOGY AND CRITERIA

METHODOLOGY

There are two levels of Landscape and Visual Assessment.

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

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

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

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

Project Description;

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

Baseline Studies;

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

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

A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

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

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

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

The guidance sets out that in some cases it may be appropriate to consider private views points such a residential properties. The extent and range of receptors should be agreed with the LPA where possible.

For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/appraisal **not** as part of an residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Field and Photographic surveys

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

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

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

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

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

Photographs are taken following the Guidelines for Landscape and Visual Impact Assessment and The landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment. Locations of the photograph are recorded using a GPS.

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

Identification and Description of Effects;

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

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

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

Mitigation

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

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

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

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

Enhancement

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

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

development framework and landscape setting.

Technical Assumptions

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

Planting Type	Year 1	Year 5	Year 10	Year 15
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

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

Table 1 - Average Planting Heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m

ASSESSMENT CRITERIA

Introduction

Potential receptors are identified through the baseline and site visits. Threshold tables are used to assess the sensitivity or importance of receptors, the magnitude of change and the resulting significance. By correlating the magnitude and sensitivity it is possible to identify the level of significance of each impact.

These tables provide guidance only. An impact can sometimes deviate from the set criteria through site specific circumstances and professional judgement however this will be justified through sound rational.

Landscape character is inherently affected by the quality or condition of key elements within the site or its surroundings. Assessment of the quality is based on the physical state, visual and habitat intactness of the landscape, individual features or elements which contribute to the overall character including:

- The influence of existing built features and other detracting features;
- Appropriate land use and management;
- Consistency, strength, quality and intactness of both the landscape and visual components.

Landscape Sensitivity

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

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

Landscape Susceptibility

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

Table 2 Landscape Sensitivity

Landscape Value see tables 4-8	Landscape Susceptibility - see table 3		
	High	Moderate	Low
Very High	High to Very High	High	High - Moderate
Major	High	High - Moderate	Moderate
Moderate	High - Moderate	Moderate	Moderate - Low
Low	Moderate	Moderate - Low	Low
Very Low	Moderate-Low	Low	Low - Very Low

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

Table 3 Landscape Susceptibility Criteria

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

Landscape Value

The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level.

The GLVIA3 looks at this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84). The criteria in the following tables have been drawn from this table, desk top research and site visits. Professional judgement is then used to formulate an overall value that is used in table

- Quality, condition and intactness of both individual features and overall Landscape Condition
- Designation of a landscape or feature(s);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations and designations;
- Recreational use of the landscape

The value methodology tables form a framework for appraisal but professional judgement must be applied to consider the significance and influence of each of the factors within the landscape. A landscape does not always need to fulfil all of the criteria however a thorough reasoning and assessment should be given to justify the value.

"Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues" – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

The GLVIA further describes landscape value as " *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.*"

Table 4 - Landscape Quality and Condition & Uniqueness, rarity and contribution to key local features

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character. Considered an outstanding exemplar.
High	N a t i o n a l , Regional District/Local	High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved. Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees). Considered between 'outstanding' and 'everyday' landscape.
Moderate	Regional District/Local	Moderate quality landscape or features. Some management of the whole or significant features evident. Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management however also some evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees). Considered an 'everyday' landscape
Low	District/Local	An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements maybe worthy of conservation and enhancement, currently minimal management. Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees). Considered between 'everyday' and 'degraded' landscape.
Very Low/ Negligible	N/A	An ordinary low quality landscape, devoid of any key landscape features, often with minimal management. A 'degraded' landscape.

Table 5 - Designated Landscape Assets/features

Value	Importance	Typical Examples/Features
Very High	International/ National	World Heritage Sites, National Parks, AONBs Notable contribution to internationally and / or nationally-designated areas relating to the elements of landscape character - landscape features , biodiversity, archaeology, historic/cultural and or geological. This can include Registered Historic Parks and Gardens Scheduled Monuments, Grade I and / or II* listed buildings context / setting of heritage asset, contribution to character of settlement or feature of international or national importance, SACs, SSSIs, Contribution to international and nationally important assets identified through heritage and ecological assessment. Plays a significant role in the wider landscape / visual function of Green Belt.
High	National, Regional District/Local	Areas of AONB and National Parks that may have been degraded through historic use, in appropriate management or subject to degradation. Notable contribution to designation which have nationally-regional importance relating to the elements of landscape character - landscape features , biodiversity, archaeology, historic/cultural and or geological. This can include Areas of Great Landscape Value (AGLV) , Unregistered Historic Parks and Gardens , Country Parks, TPOs, Ancient Woodlands, Local Wildlife Sites / Local Nature Reserves, Grade II Listed Buildings, Conservation Areas, setting of heritage asset, contribution to character of settlement or feature of national or regional importance Contribution to nationally and regionally important assets identified through heritage and ecological assessment. Plays a role in the wider landscape / visual function of Green Belt, Green Gap and other landscape buffers at a strategic scale.
Moderate	Regional District/Local	Un-designated landscapes which have specific policy, strategies and guidance for their protection and enhancement. Notable contribution to locally designated areas relating to the elements of landscape character, setting, landscape features , biodiversity, archaeology, historic/cultural and or geological. Plays a role in the local landscape protection and visual function of Green Gap and other landscape buffers of settlements.
Low	District/Local	Un- designated landscapes without specific policy, strategies or guidance for their protection and enhancement. Limited contribution to locally designated or undesignated areas relating to the elements of landscape character, setting, landscape features , biodiversity, archaeology, historic/cultural and or geological. Limited or no contribution to the local landscape protection and visual function of Green Gap and other landscape buffers of settlements.
Very Low/ Negligible	N/A	Negligible contribution to any landscape feature or function.

Table 6 - Scenic Quality & Perceptual

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view. Tranquil and remote landscape with minimal influence from human activity.
High	National, Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views. A tranquil or rural landscape with minimal or occasional influence from human activity.
Moderate	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires. Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features. Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Very Low/ Negligible	N/A	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape. Heavily influenced by major transport networks or noise pollution, constant human activity.

Table 7 - Cultural or Historical Associations or Designations

Value	Importance	Typical Examples/Features
Very High	International/ National	Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations.
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have historical and cultural associations.
Moderate	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape.
Low	District/Local	Historical and cultural associations do not relate to the landscape.
Very Low/ Negligible	N/A	No historical or cultural associations.

Table 8 - Recreation

Value	Importance	Typical Examples/Features
Very High	International/ National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and attractions for locals and visitors.
Moderate	Regional District/Local	Provides a well-used recreational resource or attraction for local residents.
Low	District/Local	Provides some informal recreational use of limited access.
Very Low/ Negligible	N/A	No recreational or public access.

Visual Sensitivity

Visual sensitivity relates to:

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

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

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

Table 9 - Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
		Outdoor seating areas	Low
Places of Work	External areas		
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs & Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low

Receptor		View type	Sensitivity
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low
All		Where no views are available	Negligible

Appendix A - Table 9 Receptor Magnitude Criteria

Magnitude

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

Table 10 - Landscape magnitude

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

Table 11 - Visual Magnitude

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Statement - A statement that includes the information

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

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

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

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

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

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

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

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

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

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

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

Landform - The shape and form of the land surface which has resulted

from combinations of geology, geomorphology, slope, elevation and physical processes ..

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

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

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

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

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

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

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

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

Landscape quality (condition) - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

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

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

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

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

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

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

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

Receptors- See Landscape receptors and Visual receptors.

Sensitivity - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

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

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

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

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

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

Visual amenity - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

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

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

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

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence) - A map usually digitally produced, showing areas of land within which a development is theoretically visible

APPENDIX B

RELEVANT POLICY EXTRACTS

ADOPTED ARUN LOCAL PLAN

2011-2031 JULY 2018

Policy SD SP1A Sustainable Development

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

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

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

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

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

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

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

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

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

g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.

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

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

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

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

Policy SD SP1 Countryside

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.

Development will be permitted in the countryside where it is:

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

b. for quiet, informal recreation; or

c. for green infrastructure; or

d. for the diversification of the rural economy; or

e. for road and/or cycle schemes; or

f. in accordance with other policies in the Plan which refer to a specific use or type of development. 48 Arun District Council Adoption Arun Local Plan 2011-2031 (July 2018)

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

Policy SD SP1 GI 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 tranquility 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 D SP1 Design

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

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

Policy D DM1 Aspects of form and design quality

When considering any application for development the Council will

have regard to the following aspects:

1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect,

siting, layout, density, building materials (colour, texture), landscaping, and design features.

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

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

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

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

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

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

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

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

10. Layout – movement - Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport.

Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

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

12. Public art - Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting

in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

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

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

15. Aspects of form and design quality - Development should also comply with the Arun District Council Design Guide.

Policy HWB SP1 Health & Wellbeing

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

a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.

b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and

c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

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

Policy OSR DM1 Open Space, sport & recreation

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

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

a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or

b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or

c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

2. Open space, sport and recreation in new developments

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

3. Local Green Space and Neighbourhood Plans

Local Green Space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 99 and 100 of the National Planning Policy Framework (49) are met.

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.

ALDINGBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN 2019- 2031

Policy H8 Outdoor Space

All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.

H8.1 Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

H8.2 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Policy EH2 Green Infrastructure and Ecosystem Services

New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.

EH2.1 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The parish of Aldingbourne has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish and provide important connections between the South Downs and the coast, if they are better connected to form wildlife corridors.

EH2.2 All development with the potential to adversely impact on the areas defined on Map A will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are

strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved

Policy EH5 Surface Water Management

New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal: a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development; b). Would make appropriate provision for accommodating the surface water and foul water arising from the development

EH5.5 Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate, but not where the winter water table is less than 0.7 of a metre below ground level. Sustainable drainage systems on private property, whether they are private or adopted, should be approved by the relevant SUDS Lead Local Flood Authority (WSCC) prior to the commencement of development and conform to the recommendations of the latest available SUDS Manual produced by CIRIA.

EH5.6 Where a site specific Flood Risk Assessment is required, this should demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.

EH5.7 The Parish Council supports the goal of ensuring that the environment and water quality of the rife system and chalk stream network within the catchment is either maintained or improved to its highest possible level including seeking the enforcement of riparian responsibilities. Wherever possible, culverting and the constricting of watercourses and their immediate environs should be avoided.

Policy EH6 Protection of trees and hedgerows

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss. Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees,

trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH6.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. Aldingbourne is breeding ground for 17 of the 18 UK resident bat species. It is also home to a number of types of owl which feed on small mammals

APPENDIX C

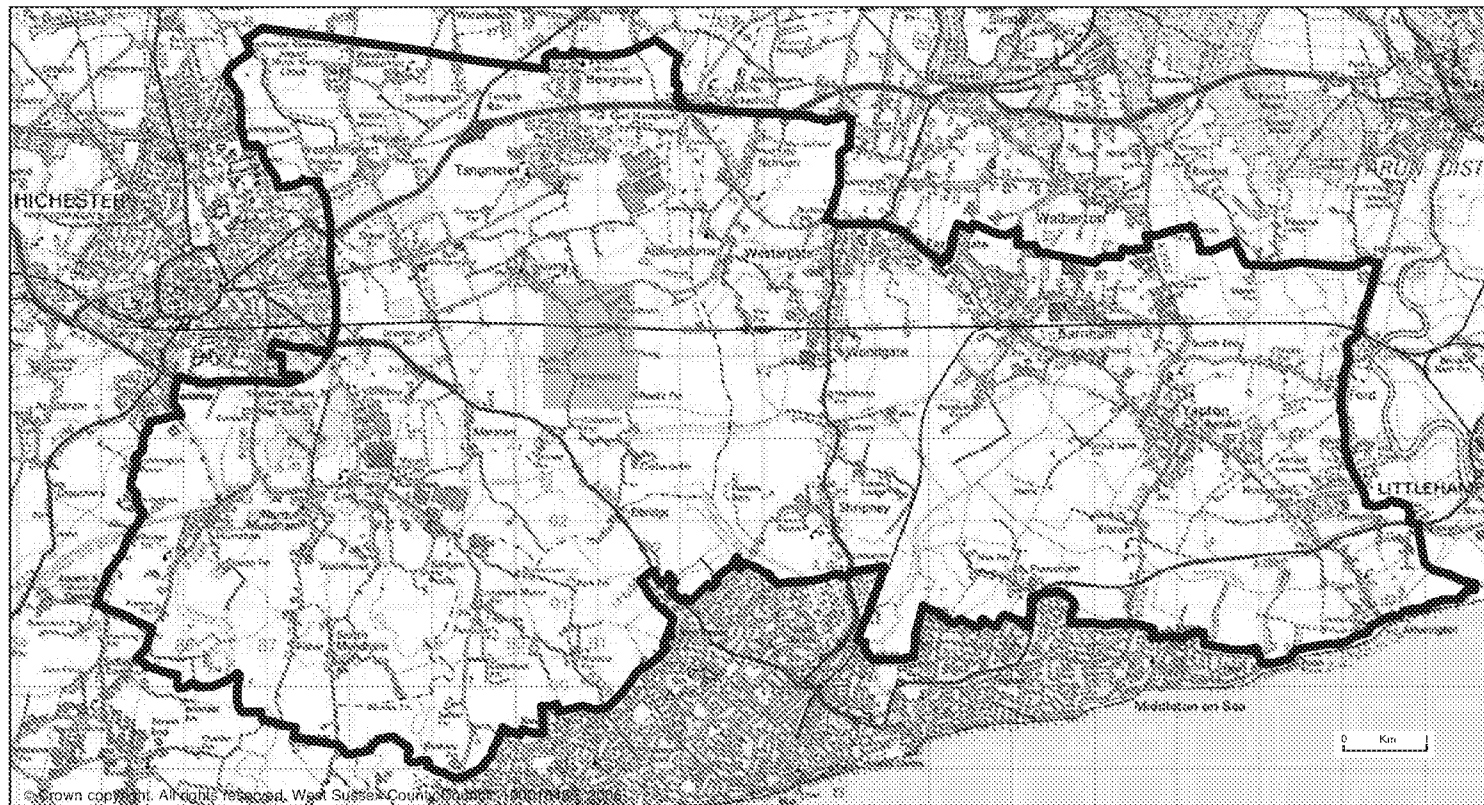
RELEVANT LCA EXTRACTS

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 sites.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of fine brick, red brick 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.



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

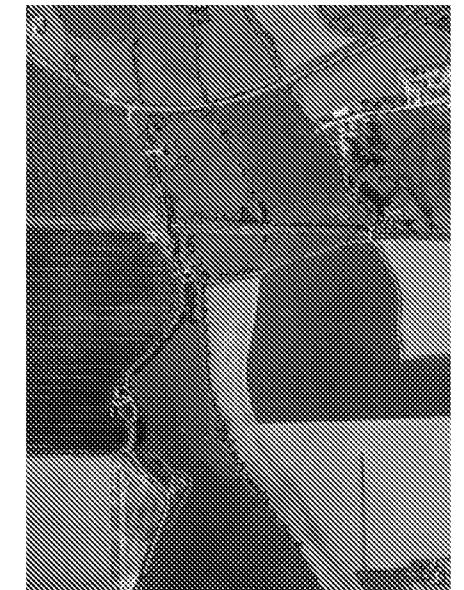
Sheet SC9

Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

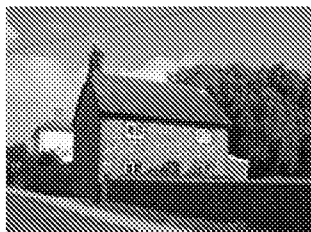
Chichester to Shoreham Coastal Plain (CI) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



SC9

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 Westhampton, in advance of the bypass, demonstrated that Roman, Iron age and earlier settlement evidence may lie just below plough soil level.
- At Aidingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aidingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.



Scattered villages - Alverstoke

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 rife, 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 rife, 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.



Gravel Pit Lakes - Chichester

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.



Clusters of glasshouses - Barnham

Landscape and Visual Sensitivities

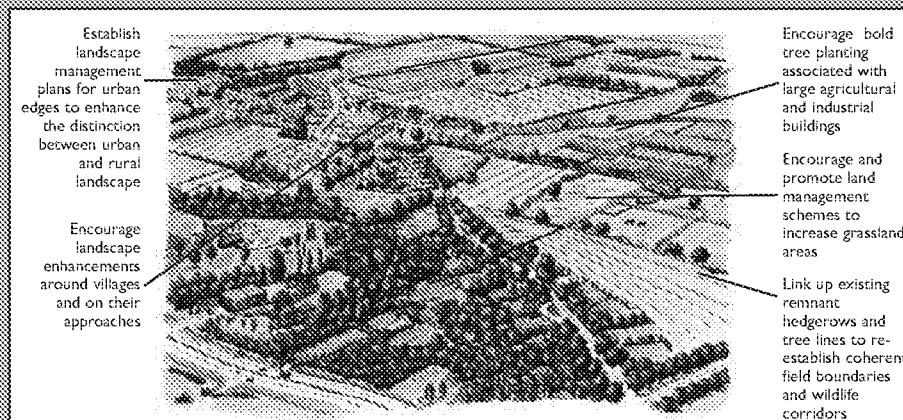
Key sensitivities are:

- 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.



Large scale arable forming a flat open landscape - Oving

Land Management Guidelines



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 rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rife 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 01243 642119 or visit www.westsussex.gov.uk

