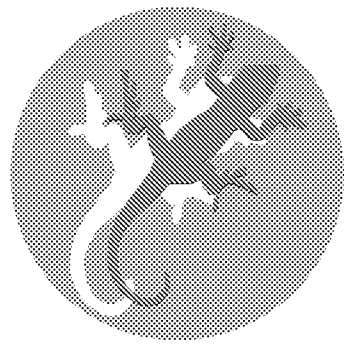




LIZARD

Landscape Design and Ecology

STILES HAROLD WILLIAMS PARTNERSHIP LLP

LAND ADJOINING WILLOWS CARAVAN PARK LIDSEY ROAD, WOODGATE, WEST SUSSEX

LLD1198-LPL-REP-001

Landscape and Visual Impact Assessment

Planning Issue

Project Reference	LLD1198
Prepared by:	MZ
Checked By:	JP
Revision	02
Date:	23.02.2018

CONTENTS

1.0	INTRODUCTION.....	3
2.0	PLANNING POLICY CONTEXT.....	5
3.0	METHODOLOGY	7
4.0	EXISTING CONDITIONS.....	10
5.0	ASSESSMENT OF IMPACTS	17
6.0	LANDSCAPE DESIGN STRATEGY.....	18
7.0	SUMMARY AND CONCLUSIONS	18
	APENDIX A - VIEWPOINT SURVEY.....	20
	APPENDIX B - NO-VISIBILITY SCHEDULE.....	24

FIGURES

FIGURE 1.1.	DEVELOPMENT SITE LOCATION.....	4
FIGURE 4.1.	LANDSCAPE CHARACTERISATION.....	12
FIGURE 4.2.	VIEWPOINT LOCATIONS AND INDICATIVE ZONES OF VISUAL INFLUENCE	16
FIGURE 6.1.	OPPORTUNITIES AND CONSTRAINTS	19

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Stiles Harold Williams Partnership LLP to undertake a Landscape and Visual Impact Assessment (LVIA) for Land Adjoining Willows Caravan Park, Lidsey Road, Woodgate, West Sussex.

The Site

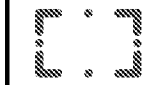
- 1.2 The proposed development site (The Site) is in Woodgate, Aldingbourne, West Sussex, to the south of the railway between Chichester and Barnham (Grid Reference: SU938040). (See **Figure 1.1**).
- 1.3 The Site is some 1.5 ha undeveloped grassland, east of the Lidsey Road (A29), located outside of the southern edge of the built up area, as indicated on Proposals Map for the Arun District Local Plan 2003.
- 1.4 The land use surrounding the Site varies, including residential developments and commercial establishments. In the east, the Site abuts the Willows Caravan Park, while a commercial trading yard adjoins the southern boundary of the Site.

The Scheme

- 1.5 The development proposals (*The Scheme*) encompasses residential accommodation with associated access road off the A29 Lidsey Road and a landscape scheme. The proposed residential scheme would include 14 houses (3 & 4-bedrooms) and 16 flats (4 x 1-bed / 8 x 2-bed / 4 x 3-bed) - 30% of which would be affordable dwellings.
- 1.6 The Scheme is aimed at achieving the standard of 'passive house' for the residential units, which comprises integration of units into the environment to maximise primary energy gain and conservation.



Legend



Development Site Boundary



Railway

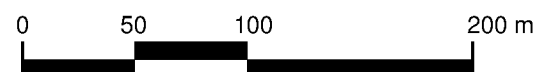
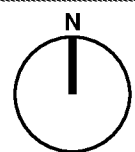


Figure 1.1. Development Site Location

2.0 PLANNING POLICY CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- National Planning Policy Framework (March 2012)
 - Arun District Local Plan (April 2003)
 - Arun Local Plan 2011-2031-Publication Version (Oct 2014)
- 2.2 The Statutory development plan in this area is the Arun District Local Plan (April 2003). The National Planning Policy Framework (2012) advises at paragraph 215 that: *“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given”*.
- 2.3 It is understood that the proposed Arun Local Plan 2011-2031, Publication Version (LPPV) (October 2014) is now considered to be a material consideration by Arun District Council in deciding planning applications. However is likely to carry limited weight due to its draft status. The LPPV was submitted on 30th January 2015 for independent examination to the Secretary of State.

Planning Policy

National Planning Policy Framework 2012

- 2.4 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework (NPPF). NPPF Core planning principles in Paragraph 17 highlight that high quality design and a good standard of amenity should be sought whilst taking account of the different roles and character of different areas and the intrinsic character and beauty of the countryside.
- 2.5 Regarding the requirement for good design, Paragraph 64 of the NPPF states that: *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area’*.

- 2.6 NPPF paragraphs 126 – 141 include policies in relation to development making a positive contribution to local character and distinctiveness.

Arun District Local Plan (April 2003)

- 2.7 Arun's Development Plan includes the 'saved policies' of the adopted Arun District Local Plan 2003.
- 2.8 Policy GEN1 (Sustainability) - Identifies that: *‘...All development must ...protect and, where possible, enhance the Plan area's essential character and environmental assets such as: ...the general attractiveness and diversity of the landscape; the open and undeveloped nature of the countryside; areas of wildlife and ecological value; the setting, form and character of settlements.’*
- 2.9 Policy GEN3 (Protection of the Countryside) - Identifies that: *‘Outside the Built-Up Area... the countryside will be safeguarded for its own sake. Development will not be permitted unless: ...v. it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.*
- 2.10 Policy GEN7 (The Form of New Development) - Identifies that: *‘Planning permission will only be granted for schemes displaying high quality design and layout... demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness... all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.*
- Arun Local Plan Publication Version 2011-2031 (October 2014)**
- 2.11 Draft Policy GI SP1 (Green Infrastructure and development) - Identifies that: *‘The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals.’*

- 2.12 Draft Policy LAN DM1 (Protection of landscape character) - Identifies that: *‘development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting;...Developments shall only be permitted where they will not have a demonstrable visual impact on ... the landscape character of Arun.’*
- 2.13 Draft Policy D SP1 (Design) - Identifies that: *‘All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal;...’*
- 2.14 Draft Policy D DM1 (Aspects of form and design quality) - Identifies that an application should: *‘...make best possible use of the available land by reflecting or improving upon the character of the site’*. This includes a consideration of: *‘scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features, use of building materials, craftsmanship and hard and soft landscaping’*. Existing and new tree planting should be an integral part of proposals.
- 2.15 Draft Policy ENV DM5 (Development and biodiversity) - Identifies that: *‘...Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not).’*
- 2.16 Draft Policy QE SP1 (Quality of the environment) - Identifies that: *‘The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.’*



Landscape Planning Designations

2.17 There is a limited number of landscape planning designations within the Study Area. The designations within the Wider Study Area are described below.

National Park

2.18 National Parks have the highest status of protection in relation to landscape and scenic beauty. The South Downs National Park is located some 3.5km to the north of the Site within the wider study area.

Protected Trees and Woodland

2.19 Tree Preservation Orders are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area. Protected habitats including deciduous woodland are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.

2.20 An area some 40m to the north-east of the Site is subject to a Tree Preservation Order TPO/AL/1/11. The Aldingbourne Parish website identifies the protected trees within this area comprising 6 English Oak and 1 Hawthorn. Through reference to aerial photography these trees are likely located some 250m to the north-east of the Site about the Ryefield Farmhouse. There are further areas which are subject to Tree Preservation Orders in the wider area and blocks of woodland which are recorded within the National Inventory of Woodland and Trees as UK Priority Deciduous.

Listed Buildings

2.21 Listed buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Scheduled Monuments have statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 as amended.

2.22 There are a number of groups of listed buildings described by Arun District Council as Listed Building Areas within the wider study area. These are located some 1,3km to the north about Manor Farm including the Grade II* Parish Church of St George, some 1.6km to the east around Barnham Court including the Grade 1 Parish Church of St Mary and some 1.8km to the south about Shripney Manor.

Areas of Special Character

2.23 There are areas in the Arun district which although not designated as a Conservation Area do have a special and distinctive character or historic significance where adequate control over new development is recommended. The Arun District Council Supplementary Planning Guidance: Areas of Special Character - Description Review (September 2005), identifies '*Barnham Road, Downview Road etc, Barnham*', located within the wider study area some 1.5km to the north-east as an Area of Special Character.

2.24 Barnham Road, Downview Road etc, Barnham was designated an Area of Special Character in October 1995. The character is described as defined by the Edwardian character of the buildings, which reflect the growth of the settlement after the completion of the railway junction, the lack of pavement and the mature trees and hedges which line the street; important for creating a semi-rural character to the area.



3.0 METHODOLOGY

General

- 3.1 This assessment has been prepared with reference to the following guidance:
- An Approach to Landscape Character Assessment, published by Natural England, 2014;
 - Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);
 - Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011;
- 3.2 In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:
- Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: *'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive'*
 - Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their visual amenity through: *'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'*

The Study Area

- 3.3 The extent of the Wider Study Area is defined by the Proposals Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping. The ZTV is otherwise primarily used to identify the viewpoints or areas to be visited during the subsequent field survey.
- 3.4 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm or from nearby residences, taking into account landform, vegetation, built structure and distance. At the time of survey vegetation was largely out of leaf.
- 3.5 The Study Area is subsequently defined to enable a proportionate evaluation of likely impacts on landscape and views.

Field Survey

- 3.6 Landscape and visual impacts resulting from the Scheme have been assessed from publicly accessible areas. The field survey work was carried out in clear weather conditions on the 13th June 2017.

Landscape Character

- 3.7 Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which provides the factual baseline of information against which the potential landscape impacts of the Scheme can be predicted.

Visual Amenity

- 3.8 Viewpoints within the ZVI are selected to represent a range of potential visual effects which may occur as a result of the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid distance 1km and long distance beyond 1km.
- 3.9 Viewpoints are identified as either representative or illustrative. Representative viewpoints are selected to best represent the nature of a view, where larger numbers of viewpoints cannot all be included and where the effects are unlikely to differ. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location.
- 3.10 Where viewpoints are considered likely to be of interest, but where no inter-visibility has been identified these are included within a scheduled in **Appendix B**, with reasons for their being discounted provided.
- 3.11 The photographs have been taken using a Nikon D90 Digital SLR Camera with an 18-70mm lens, which was manually set to 50mm (31mm at 1.6x conversion) at each shot.
- 3.12 The viewpoint images have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location (See **Appendix A**). The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.
- 3.13 Panoramic photographs have been taken and created at each selected viewpoint. A series of single shot photographs have been composed to form panoramic photographs using cylindrical projection within the Photomerge function in Adobe Photoshop.

Assessment Criteria

Landscape Impact Assessment

- 3.14 The evaluation of landscape impacts considers two types of effect:
- changes to the fabric of the landscape resulting from loss/addition of key features (such as trees, woodlands, hedgerows)
 - changes to the intrinsic character of the local and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character including aesthetic, perceptual and experiential characteristics and/or distinctiveness)
- 3.15 The landscape effect of any proposal depends on both the sensitivity of the landscape to the nature of the proposed change and the magnitude or scale of change.
- 3.16 The criteria in **Table 1** are used to identify landscape sensitivity:
- | Table 1 – Landscape Sensitivity Criteria | |
|--|---|
| Sensitivity | Criteria |
| High | Landscape or landscape features of distinctive character in good condition, highly valued and considered susceptible to relatively small changes. |
| Medium | Landscape or landscape features of moderate condition and value and considered reasonably tolerant of change. |
| Low | A landscape or landscape features of generally poor condition and low value and considered potentially tolerant of substantial change. |
- 3.17 The magnitude of changes to landscape character depends upon the nature, scale and duration of change.
- 3.18 Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years), long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting or habitat creation would reach a satisfactory height or maturity to reinforce or provide appropriate landscape structure.

- 3.19 The criteria in **Table 2** are used to identify magnitude of landscape change:

Table 2 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

- 3.20 The framework shown in **Table 3** is used to inform the identification of adverse (or beneficial) effect thresholds from the differing combinations of levels of landscape sensitivity and magnitude:

Table 3 – Effect Thresholds Framework			
Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

- 3.21 **Note:** **Table 3** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect arising from the assessment of magnitude and sensitivity. Given that the criteria major/moderate/low/negligible represent levels on a continuum or continuous graduation, application of the framework also requires the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude.

- 3.22 Landscape effect criteria are textually defined in **Table 4** as follows:

Table 4 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; will be substantially damaging to a high quality landscape.
Moderate adverse	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; will leave an adverse impact on a landscape of recognised quality.
Minor adverse	The proposed scheme would not quite fit into the landform and scale of the landscape; affect an area of recognised landscape character.
Negligible	The proposed scheme would complement the scale; landform and pattern of the landscape; maintain existing landscape quality.
Minor beneficial	The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

- 3.23 The visual impact of any proposal depends on both the relative sensitivity of the visual receptor to the nature of the proposed change and the magnitude or scale of change.
- 3.24 The following criteria in **Table 5** are used to identify the likely relative sensitivity of visual receptors (which may include users of public rights of way, areas of open public access, public highways, community areas or residential properties).

Table 5 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations.
Moderate	Receptors experiencing incidental views not critical to amenity and/or the nature of the view is not a primary consideration of the users.
Low	Receptors where the changed view is unimportant/ irrelevant and/or users are not sensitive to change.

- 3.25 The magnitude of changes to visual amenity depends upon the nature, scale and duration of change.
- 3.26 Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years), long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or screen intervening views.

- 3.27 The criteria in Table 6 are used to identify magnitude of visual change:

Table 6 – Magnitude of visual change criteria	
Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Moderate	Where the proposed scheme or elements of the scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed scheme or elements of the scheme will be only a minor element of the overall view that are likely to be missed by the casual observer and/ or scarcely appreciated.

- 3.28 The framework shown in Table 3 and the accompanying note (above) was used to determine adverse or beneficial effect thresholds from the differing combinations of levels of visual sensitivity and magnitude of visual change.

- 3.29 The visual effect criteria are textually defined in **Table 7** as follows:

Table 7 – Visual Effect Criteria Definitions	
Effect	Definition
Major adverse	Where the scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the scheme would cause a noticeable improvement to the character of the existing view.

4.0 EXISTING CONDITIONS

Landscape Character

- 4.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:
- National Character Areas (Natural England (2014))
 - West Sussex Landscape Character Assessment (2003)
 - Local Distinctiveness Study of West Sussex (2003)
 - Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA)
 - Arun District Council Green Infrastructure Study (2012, LUC)
 - Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA)
- 4.2 Local Landscape Character Areas (LCA) identified within the Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006), relative to the Site are shown on Figure 4.1. The local LCA are overlayed with areas, which have been appraised for Landscape Capacity for housing development within the Landscape Capacity of Strategic Sites in Arun District (2017, HDA).

National Character Areas

- 4.3 The Site lies within the South Coast Plain National Character Area (NCA 126), which is described as: *'...a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders'*

West Sussex Landscape Character Assessment (2003)

- 4.4 The Site lies within the central portion of the Chichester to Yapton Coastal Plain Landscape Character Area (LCA SC9), which extends across the south coast of England from Chichester to the west to the town of Littlehampton to the east. LCA SC9 is described as comprising: *"a mainly flat, open landscape crossed by meandering rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern".* Habitation is also described: *"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".*
- 4.5 Landscape and Visual Sensitivities are described as including: *"Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate".* The Land Management Guidelines include to: *"Encourage landscape enhancements around villages and on their approaches",* and to: *"Maintain and strengthen field boundaries such as hedgerows and shelterbelts."*

Local Distinctiveness Study of West Sussex (2003)

- 4.6 The Local Distinctiveness Study of West Sussex (2003), produced to complement the West Sussex Landscape Character Assessment (2003), provides guidelines for respective National Character Area's falling within West Sussex.
- 4.7 For the South Coast Plain key landscape characteristics to protect, conserve and enhance include the hedgerow framework, retention of oak standards and other hedgerow trees and re-establishment of large trees to replace the Elm trees lost due to Dutch elm disease and storms. Materials identified include non-limiting reference to vernacular and locally abundant materials such as flint and shingle, brick, laid hedges, hardwood post and rail fencing and domestic picket fences.

Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA)

- 4.8 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development. The Study provides both a small scale identification of landscape types and a larger scale identification of landscape character areas.
- 4.9 The 2006 Study takes into account the intactness and condition of the landscape (inherent landscape quality), the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements. From this and a consideration of landscape value (based on presence of designations), the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified.
- 4.10 The Site falls within the Westergate Eastern Fringe area (LCA 14), which is described as having low / medium landscape capacity to accommodate change. Landscape character across the LCA14 is identified as: *"Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham".* The character area has been evaluated as of slight landscape value with limited scenic beauty.
- 4.11 LCA 14 abuts Westergate-Barnham Coastal Plain (LCA 17) to the east, Lidsey Coastal Plain (LCA 11) to the south, Westergate Western Fringe (LCA 13) to the west, Norton Upper Coastal Plain (LCA 15) in the north-west and Fontwell-Eastergate Mosaic (LCA 16) to the north. The Site is in proximity to LCAs 17, 11 and 13. LCA 17 is described as *"Open arable landscape, hedged edges to settlement, adjacent to Conservation Areas and provides separation between Westergate, Eastergate and Barnham".* LCA 11 - *"Rural arable landscape, some ecological and heritage value provides separation between Shipney and Westergate".*

- 4.12 LCA 13 - *"Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement."*

Arun District Council Green Infrastructure Study (2012, LUC)

- 4.13 Arun District Council Green Infrastructure Study (2012, LUC) presents a Green Infrastructure Framework to be used as a basis for preparing policies within the Local Plan and to enable areas of 'highest' environmental value to be identified (based on the identification of areas where there is potential to create high value environments that provide multiple functions).
- 4.14 It is a requirement under Draft Policy Policy GI SP1 that: *'The existing Green Infrastructure Network, as shown on the Green Network Maps must be considered at an early stage of the design process for all major development proposals.'*
- 4.15 A Green Infrastructure Corridor (Type B) is identified on the Aldinbourne Parish Green Network Map (2012) running north-south along the east of Westergate. This extends westwards to encompass the Site and land to the south of the Site and substantively eastwards towards Eastergate. However, this is not included on the Key GI Assets plan for the district. A Type B Green Infrastructure Corridor is qualified within the key to the Aldingbourne Parish Green Network Map as: *'(Also subject to Community, Infrastructure and Housing Growth).'*
- 4.16 The area surrounding the Site is identified as falling within the Barnham – Eastergate – Westergate Growth Area within the 2012 Study. Relevant pressures on Green Infrastructure for this area are identified as including a high water table between the three villages, which will need to be incorporated within any development of this area.
- 4.17 Key characteristics are described as: *'a patchwork of large scale intensive arable farmland, medium scale pasture and horse paddocks, with nursery and horticultural industries'*. Sensitivities are identified as including: *'... Fragmentation and loss of hedgerows and connections between hedgerow and woodland.'* Landscape recommendations are provided including: *'... Encourage landscape enhancements around villages and on their approaches to conserve the setting of these settlements...'*

Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA)

- 4.18 The Objectively Assessed Need for housing (OAN) undertaken as part of the Local Plan process has identified the need for a greater number of houses than envisaged in the draft local plan which was submitted in 2015. As a result, the 2017 HDA Study of strategic sites across the Arun District was undertaken at a finer grain of analysis than the 2006 HDA Study to enable site scale landscape capacity assessment for housing development to be identified. This Study forms part of the evidence base for the emerging Local Plan
- 4.19 The Site was not included as one of the areas assessed for landscape capacity. However, there are three areas which are in general proximity to the Site which are described below, followed by some commentary to consider how the Site might be appraised taking into account the 2017 methodology used by HDA.
- 4.20 The 2017 HDA Study methodology identifies Landscape Capacity for housing development through a consideration of Landscape Sensitivity and Landscape Value.
- 4.21 Through reference to **Figure 4.1** Area 5g is located to the north-east of the Site. This area is described as having medium/high landscape capacity, with potential to accommodate further development, provided identified constraints are taken into account, in particular the *'surrounding settlement pattern, visual amenity, and the adjacent flood zone'*.
- 4.22 Areas 5d to the east and 5h further to the south are described as having low/medium landscape sensitivity making them unsuitable for significant development in landscape terms, largely due to their contribution to the separation between settlements.
- 4.23 Lizard Landscape Design and Ecology (further referred to as 'Lizard LD') consider that should the methodology used by HDA, 2017 be used for the Site this would likely result in a comparable scoring for Landscape Sensitivity and lower for Landscape Value than regarding Area 5g, resulting in high landscape capacity for housing development.

- 4.24 Lizard LD consider that should the methodology used by HDA, 2017 be used for the Site the following Landscape Sensitivity criteria would score lower due to the Site having more in keeping with surrounding residential development than the open space further to the east: *'Contribution to separation between settlements'*. And the following resulting in a higher score due to the proximity of the A29 Lidsey Road to the west and immediate settlement along this: *'Contribution to the setting of surrounding landscape/settlement'*.
- 4.25 Lizard LD consider that should the methodology used by HDA, 2017 be used the following Landscape Value would score lower, due to the land use surrounding the Site being residential: *'Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)'*. This would result in an overall value judgement score of Negligible.

**Legend**

Development Site Boundary

**Local Landscape Character Areas
(August 2006, HDA)**

- LCA 11 - Lidsey Coastal Plain
- LCA 13 - Westergate Western Fringe
- LCA 14 - Westergate Eastern Fringe
- LCA 17 - Westergate-Barnham Coastal Plain

**Landscape Capacity Areas
(February 2017, HDA)**

- Area 5e - Low Capacity for Residential Development
- Area 5h - Low/ Medium Capacity for Residential Development
- Area 5g - Medium/ High Capacity for Residential Development

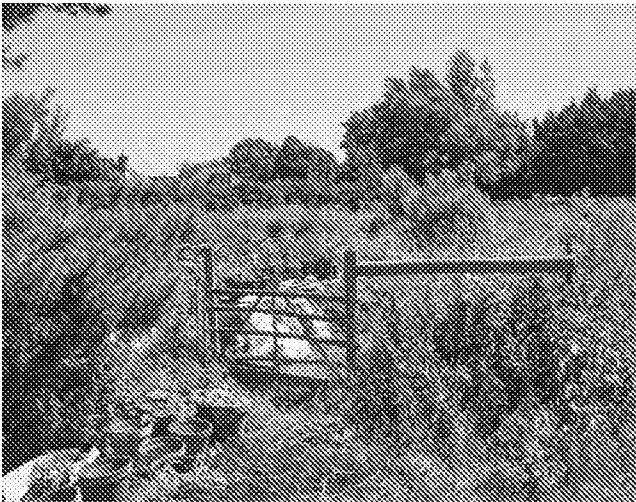
Figure 4.1. Landscape Characterisation



Photograph A. Gated Site access in north-west corner



Photograph B. Tall scrub/ ruderal vegetation along northern boundary



Photograph C. Informal allotment area



Photograph D. Hedged caravan parking area in north-eastern corner



Photograph E. Water supply in caravanning area in north-eastern part of Site



Photograph F. Solitary pine in northern part of Site

The Site and Surrounds

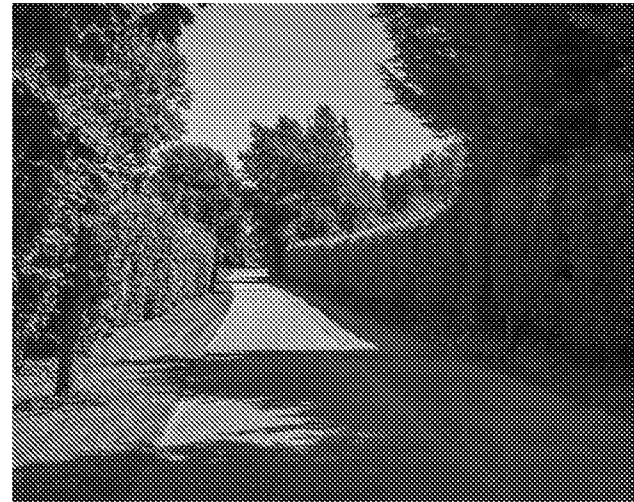
- 4.26 The Site of some 1.5 hectares is located in Woodgate, east of the Lidsey Road (A29).
- 4.27 Woodgate is located within the London clay geology, with even and flat landform. Soil type across this area is understood to comprise loamy soils with naturally high groundwater, through reference to the Soils Map developed by Cranfield University and sponsored by the Department for Environment, Food and Rural Affairs (Defra).
- 4.28 The main access to the Site is gained through a pair of metal farm gates from Lidsay Road in the north-western corner, where an access road to the adjacent caravan park joins the highway (See **Photograph A**).
- 4.29 The Site is relatively flat ranging from some 7.6 m aOD in the south-east to some 9.0 m aOD in the south-west and about 8.5 m aOD along the northern edge.
- 4.30 The land has remained undeveloped and is used as pasture with the hay cut being carried out once per year. The northern part of the Site is kept uncut which promotes establishment of scrub and tall ruderal vegetation (See **Photograph B**). Under informal agreement with the land owners, a small area within the scrub is used by a local family as allotment (See **Photograph C**). In the north-eastern corner of the Site, an area has been enclosed with some 1.5 m high coniferous hedgerows to provide a space for holiday caravanning by the land owners (See **Photograph D**). The operational water bib is located within this area at the edge of a tree line (See **Photograph E**).
- 4.31 A solitary pine tree has been recorded off the Site boundary, at the edge of the allotment (See **Photograph F**). Otherwise, a small number of seedlings of white poplar (*Populus alba*) can be found in the unmaintained areas.



Photograph G. Leyland cypress hedgerow and tree lines forming boundary treatment to Site entrance



Photograph H. Western boundary with coniferous hedgerow to inside and deciduous on roadside



Photograph I. Formally clipped Leyland cypress hedgerow along northern boundary



Photograph J. Mixed-species tree line along eastern boundary



Photograph K. Mixed-species tree line along southern boundary



Photograph L. Entrance to Willows Caravan Park adjacent to north-eastern corner of Site



Photograph M. Lee's Yard to south of Site



Photograph N. Residential properties along Lidsey Road, opposite Site to west



Photograph O. Detached houses at cul-de-sac to north of Site

4.32 The Site boundary is defined by mixed-species hedgerows and coniferous tree lines of Leyland cypress (See **Photographs G-K**). The north-western boundary is defined by some 6 m tall line of Leyland cypress clipped in the lower half to form a dense growth while the top of the canopy is left unmaintained (See **Photograph G**). The coniferous hedgerow continues along the access road to the caravan park in the north however it is maintained at some 3 m height and forms a clipped and dense growth. The vegetation along the eastern boundary is comprised largely of some 6 m high deciduous trees and shrubs and a group of some 8 m high Leyland cypress, willows and poplars in the north-eastern corner. The southern boundary along the site of adjacent Lee's Yard is defined by a mixed-species deciduous hedgerow with a line of some 8 m high Leyland cypress and several poplars. The boundary of the commercial property is also individually fenced with some 2 m high timber picket fence. The western boundary along the A29 forms a mixed-species deciduous hedgerow including several oak and elm trees, and shrubs, such as hazel and elder. From the inside, the western edge is also lined with some 2 m high hedge of Leyland cypress.

4.33 The Site is within a well enclosed and urbanised setting, with the Willows Caravan Park located to the east and a commercial trading yard single storey, pitch-roofed buildings to the south. A group of detached, two-storey-high dwelling houses with pitched roofs are located to the west of the Site, across the highway, as well as to the north, within the cul-de-sac at Woodgate Road and Woodgate Close (See **Photograph L-O**).

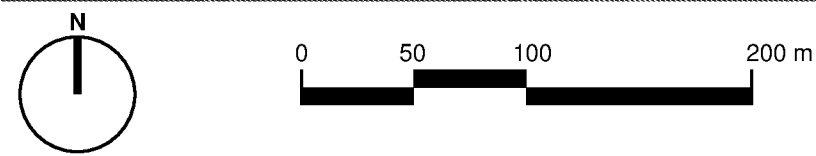
4.34 The Site is not subject to any Public Rights of Way, however Public Footpaths can be found in the Wider Study Area, including Footpath No. 291-2 running further west across the Lidsay Landfill Site and Public Footpaths No. 200/1-1 and 200-6 in the south.

Visual receptors

Zone of Visual Influence

- 4.35 Visual receptors comprise local residents walking the pavements and returning to their houses along the A29 and within Woodgate Close and commuters travelling along the A29. The nature of the short distance views for these receptors are presented within **Appendix A, Viewpoints No. 01 - 06**. These receptors are considered to be of low to moderate visual sensitivity.
- 4.36 Receptors otherwise comprise local users of Public Footpaths no. 200/1-1 to the south, which are provided with a medium distance view glimpsed through a field entrance within a hedgerow. This view is illustrated within **Appendix A, Viewpoint No. 07**. These receptors are considered to be of moderate visual sensitivity due to the glimpsed view available not being a primary consideration of the users of the footpath, which shares a surface with the local road. These receptors are not assessed further within this report, due to the presence of the Leyland cypress hedge along the southern boundary of the Site, which provides an evergreen barrier which will screen any visibility further into the Site.

- 4.37 The Zone of Visual Influence (ZVI) was determined as part of the field assessment and desktop analysis of Ordnance Survey mapping and photographs and is shown alongside of Viewpoint locations on **Figure 4.2**.
- 4.38 The Zone of Visual Influence (ZVI) is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance.
- 4.39 The Site's ZVI is limited to the surroundings of the Site and only extends further into the landscape where openings in the vegetation or gaps between buildings exist. The potential for visibility to be gained when vegetation is out of leaf is included within the definition of the ZVI.
- 4.40 The ZVI is defined as two separate zones. The zone defined in orange on **Figure 4.2** is indicative of areas of publicly accessible land from which visibility into part of the Site area over and through vegetation can be gained. The zone defined in yellow is indicative of areas of publicly accessible land from which the vegetation along the Site boundary is visible.



Legend

[] Development Site Boundary

▲ Site Entrance

Visibility

V01 View Points

A Zone of Visual Influence (ZVI) for visibility into part of Site area over and through vegetation

B Zone of Visual Influence (ZVI) for vegetation along Site boundary

Note:
V07 is located further south along Public Footpath no. 200/1-1 and falls within ZVI category B. For details refer to *Appendix A*

Figure 4.2. Viewpoint Locations and Indicative Zones of Visual Influence

5.0 ASSESSMENT OF IMPACTS

General

- 5.1 This section assesses the landscape and visual impacts which are likely from the Proposal described in **Section 1.3**.
- 5.2 The assessment considers the likely effects from the Scheme alone through a consideration of receptor sensitivity and magnitude of impact, using the methodology provided in **Section 3.0**.
- 5.3 Separate assessments of operational impact on landscape character, planning designations and visual amenity are provided.
- 5.4 The cumulative impacts of the Scheme alongside that of consented planning applications for built development within proximity of the Site is considered in **Section 5.13**.
- 5.5 Opportunities are identified through reference to **Section 6.4** to both avoid and reduce impacts and deliver enhancement. Where this is recommended the residual effects are identified within this section.

Landscape Character

- 5.6 With reference to the landscape characterisation studies summarised in section 4.0 and through the assessment of landscape sensitivity and value carried out following the methodology assumed in the study of Landscape Capacity Study (HDA 2017), the landscape sensitivity of the Site is considered low and tolerant to potential change.
- 5.7 It is considered that over the course of the development the boundary treatment is not likely to undergo any relevant change that would affect the landscape character. The main area of change would encompass the land use of the Site from an undeveloped rough grassland into a residential area. The proposed development of the existing enclosed green field is likely to result in low/medium change in the local landscape character. Although located outside of the formally demarcated built up area, the Site is surrounded by urbanising components of the landscape character, including residential properties and commercial estates, as well as visually enclosed by the dense vegetation comprising the Site boundary.
- 5.8 There is likely to be a **negligible change** in the short term and a **minor beneficial effect** in the mid-long term as the Site boundary reinforced with native vegetation matures.

Landscape Planning Designations

- 5.9 There are no designations within the study area which could be directly affected by the development proposal. No impact is considered on the setting of the South Downs National Park due to the scale of the proposed development, enclosed nature of the Site and a considerable distance from the designation.

Visual Amenity

- 5.10 For local residents walking the pavements and returning to their houses along the A29 and within Woodgate Close and commuters travelling along the A29, there is likely to be a low magnitude of change on the pattern and composition of the view which is likely to be missed by the casual observer. This is due to the locally enclosed nature of views in this location, and the mature boundary vegetation along the Site boundaries.
- 5.11 This is likely to result in a short term **minor adverse** impact for receptors along the A29 to the west of the Site, awaiting the maturing of reinforcement planting along this boundary resulting in a **negligible** effect in the mid-long term. The nature of the surrounding boundary vegetation to the north is otherwise likely to result a negligible effect on visual amenity in the short term.

Cumulative Impacts

- 5.12 There are a number of development proposals for which planning permissions have been granted and these include extensions to existing properties and conversions of garages into habitual rooms.
- 5.13 A substantial development of 57 no. dwellings at the site north of the railway has been submitted to the Local Authority. A Landscape and Visual Impact Assessment was not submitted. The development proposal has been validated under reference no. AL/111/16/OUT and is pending decision
- 5.14 Due to the distance of this application site from the Site, and the likely effects identified for the Scheme, there are not considered to be any cumulative landscape or visual impacts.

6.0 LANDSCAPE DESIGN STRATEGY

Landscape constraints

- 6.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study and develop these for consideration within the supporting Landscape Constraints and Opportunities Plan, provided in Figure 6.1.
- 6.2 Through reference to **Figure 6.1**, the key landscape constraints identified for the Site are:
- Existing coniferous and mixed-species deciduous hedgerows and trees that enclose the Site and provide green infrastructure.
 - Root protection areas of arboricultural features on Site.
 - Narrow Site entrance lined with tall Leyland cypress hedgerows and trees.
 - Perched water table to the Site's south-eastern corner.
 - Surrounding suburban grain of low detached buildings with pitched roofs.

Landscape opportunities

- 6.3 Landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid or reduce potential impacts from the Scheme, but also to define Site specific enhancement measures which will assist in achieving high quality design.
- 6.4 Through reference to **Figure 6.1**, the key landscape opportunities identified for helping integrate the development into the Site are:
- Retention, protection and reinforcement of the existing boundary landscape features with suitable native trees and shrubs to provide a strong landscape framework for the new development and reinforce existing green infrastructure.
 - Reinforce the area of more mature tree planting around the gateway entrance to the Site to continue the leafy threshold between the A29 and the residential area.
 - Integration and definition of a hierarchy of open public spaces and enclosed private domestic spaces, through the use of native hedgerows and feature trees to provide a naturalistic residential landscape with generous shared space.
 - Reinforcement of the western and southern boundaries with native shrub and evergreen tree planting to filter views of and soften any visibility of built mass and rooflines.
 - Integration of a water attenuation feature within the south-eastern corner of the Site, as part of sustainable urban drainage (SuDS) across the Site to provide both ecological and landscape value.
 - Integration of creative play features based on natural materials with the open space to provide informal opportunities for outdoor play.

7.0 SUMMARY AND CONCLUSIONS

The Site

- 7.1 The Site of some 1.5 ha is located in Woodgate, east of the Lidsey Road (A29). Although located outside of the formally demarcated built up area, the Site adjoins other urban estates, including a residential area in the north, the Willows Caravan Park in the east, a commercial trading yard beyond the southern boundary and a group of low dwelling houses across the highway in the west.

The Scheme

- 7.2 The Scheme operationally comprises a housing development of 14 houses and 16 flats with associated access road off the A29 Lidsey Road and a landscape scheme.

Conclusions

- 7.3 There is likely to be a **negligible change** to landscape character in the short term, increasing to a **minor beneficial effect** in the mid-long term as the proposed native vegetation matures across the Site and reinforces the setting. The effect of the proposed development on visual amenity has been assessed as **negligible** other than in the short term when vegetation is out of leaf, when a **minor adverse effect** is likely for receptors along the A29 Lidsey Road, awaiting the maturing of proposed reinforcement planting along this boundary.

