Land at Woodgate Nurseries, Lidsey Road, Woodgate

Landscape and Visual Impact Assessment

July 2024

DLA.2222.LVIA.RPT.02.V3

HANBURY PROPERTIES

DAVIESLANDSCAPE ARCHITECTS

DAVIESLANDSCAPE
ARCHITECTS

HANBURY
PROPERTIES

NOTICE

This document has been produced on behalf of Hanbury Properties by Davies Landscape Architects for the sole purpose of planning for the project below.

Document Title:
Land At Woodgate Nurseries, Lidsey Road, Woodgate

Document Reference:
DLA.2222.LVIA.RPT.02

This document may not be used by any person for the purpose other than which it is intended without the express written permission of DLA. Any liability arising out of use by a third party for a purpose not wholly connected with the above shall be of that party who shall indemnify DLA against all claims, costs, damages and losses arising out of such use.

Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
v1	Draft	SR	SH	SH	SR	15.05.24
v2	Final	SR	SH	SH	SR	27.05.24
v3	Planning Issue	SR	SH	SH	SR	25.07.24

Revision	Description Of Changes

OS Plans reproduced from Ordnance Survey Data by permission of Ordnance Survey.
© Crown Copyright. All rights reserved. Licence No. 0100031673.

Davies Landscape Architects,
Office 1C,
1 - 2 King Street
Stroud,
Gloucestershire,
GL5 3BS
[redacted]

CONTENTS

1 INTRODUCTION **2**

1.1 Site Location & Proposals 2
1.2 Purpose 2
1.3 Methodology 3
1.4 Study Area 4

2 RELEVANT POLICY & CONSIDERATIONS **5**

2.1 Landscape Policy Background 5
2.2 Open Space 7

3 LANDSCAPE ANALYSIS **8**

3.1 Access 8
3.2 General Context 8
3.3 Designations/Landscape Assets 9
3.4 Landscape Character 9
3.5 Topography 11
3.6 Geology 11
3.7 Hydrology 11
3.8 Landscape and Site Features 12
3.9 Land Use 15
3.10 Field patterns 16
3.11 Settlement Pattern 16

4 VISUAL & PERCEPTUAL ANALYSIS **17**

4.1 General Summary 17
4.2 Perceptual Qualities 17
4.3 Representative Views 18

5 LANDSCAPE SUSCEPTIBILITY, VALUE, SENSITIVITY & CAPACITY **32**

5.1 Susceptibility 32
5.2 Landscape Value 32
5.3 Landscape Sensitivity & Capacity 32

6 DESIGN RESPONSES **35**

6.1 Site Considerations 35
6.2 Landscape Strategy & Green Infrastructure Strategy 36
6.3 Open Space Strategy 37

7 POTENTIAL EFFECTS **39**

7.1 Introduction 39
7.2 Predicted Landscape Effects 39
7.3 Changes to the Visual Amenity and Perception 40

8 OVERALL LANDSCAPE SUSCEPTIBILITY, VALUE, SENSITIVITY **42**

8.1 Susceptibility Summary 42
8.2 Value Summary 42
8.3 Landscape Sensitivity Summary 42

9 CONCLUSION **42**

APPENDIX A - ASSESSMENT METHODOLOGY AND CRITERIA

APPENDIX B - RELEVANT POLICY EXTRACTS

APPENDIX C - RELEVANT LCA EXTRACTS



EXECUTIVE SUMMARY

The site reflects re-development of land previously used for horticultural nurseries and two residential properties, low quality glasshouses and other structures on the southwestern settlement edge of Woodgate. The proposals have been informed by the relevant landscape character assessments, planning policies and Arun District Design Guide (ADDG (2024)) to deliver a high quality landscape led residential site. The site has also been tested against the Arun Landscape Capacity Study criteria, which results in a High capacity for residential development. The Landscape and Visual Impact Assessment (LVIA) concludes that with appropriate mitigation, landscape enhancements, scale, density and layout design, the site can accommodate the proposed development scheme in line with all relevant landscape policies.

Landscape Character

The site's current contribution and value to the wider SC9 Chichester to Yapton Coastal Plain and the LCA Westergate Fringe (including the LCTS') is considered Moderate and effects are limited to a very localised area of influence. This is largely due to the influence of the boundary vegetation which includes mature trees, shelterbelts, ditches and hedgerows which contribute to the enclosed character of the LCA. These features will be retained and enhanced as part of the landscape strategy to ensure continued contribution to the LCA and longevity. There are also opportunities to remove negative features across the site, such as the dilapidated horticultural structures, and provide positive benefits to the settlement edge. Whilst the proposals will result in a permanent change in land use, and therefore character, they will reflect the immediate existing and future surrounding suburban context which has replaced the former horticultural and rural character around settlement edges in this part of the LCA.

Losses to the existing areas of arable, grassland and horticultural areas within the site are considered against their current function as part of the wider network which has been severed by the landfill site, expansion of settlement along the A29 and the closure of the former nursery business, resulting in a very limited positive contribution and relationship.

Visual

The ZTV and visual assessment concluded that there are no anticipated views from the South Downs National Park and that views towards the site are very limited and contained to within an approximate 500m radius. The elevated landfill to the west forms a notable feature, in the otherwise flat landscape, and is influential at truncating any wider association with the open countryside and receptors further west. The surrounding low-lying topography and high level of mature vegetation cover that defines the site, wider field boundaries, former canal, rifes, ditches and roadsides within the locality are also effective at creating enclosure and containing views from the wider area. Visual amenity will also be reduced once the surrounding permitted developments are constructed, extending the influence of the settlement south along the A29.

None of the visual impacts identified exceed a Moderate Adverse change, and have the potential to further reduce in places once mitigation measures mature.

Policy

The proposals are considered compliant with the various polices outlined within both the Arun Local Plan 2011-2031 and Aldingbourne Neighbourhood Development Plan 2019-2031 (Post Examination Plan 2021).

The landscape strategy and proposed Green Infrastructure is considered to embody the aspirations of the various policies through the retention and enhancement of existing features and improved connectivity and habitat creation as part of a wider extended network. The enhancement of existing boundary treatments and proposed strategic GI corridors across the site will deliver a series of high quality, well-connected formal and informal public open spaces, SUDS features and habitats that increase connectivity between existing features and deliver positive benefits to well-being and biodiversity.

1 INTRODUCTION

1.1 Site Location & Proposals

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Hanbury Properties to deliver proposed residential development on Land at Woodgate Nurseries, Lidsey Road, Woodgate (OS Grid Reference SU 93532 04188).

1.1.2 This report provides an assessment of the key landscape and visual characteristics of both the site and its setting, in order to establish a sound landscape led design approach to the site.

1.1.3 The site equates to circa 9.8ha and lies to the west of Lidsey Road, directly south of the West Coastway Railway Line. It forms part of the southern settlement fringe to Woodgate alongside the recently constructed Thakeham Homes residential scheme directly east, and approved residential schemes on Land West of Lidsey Road (AL/70/23/OUT & AL/129/21/OUT).

1.1.4 The proposals form part of an Outline planning application with all matters reserved except access for residential development of the site with up to 130 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works.

1.1.5 The site lies within the planning jurisdiction of Arun District Council (ADC) who have confirmed that the development does not require an Environmental Impact Assessment (EIA). Pre-application engagement has also been undertaken with ADC as part of the design and planning process.

1.2 Purpose

1.2.1 The structure of the report is set out as follows:

Introduction

- A summary as to the purpose of the document, identification of the site location and study area, and a brief outline of the proposals.
- A description of the methodology and techniques applied throughout the assessment along with other technical resources used within the assessment.
- An overview of the relevant landscape policies and guidance, and their bearing on the proposals.

Landscape Analysis

- Identification of Statutory and Non Statutory Assets within the study area.
- Summary of main access routes and site context.
- Evaluation of relevant factors that contribute to Landscape Character - how the Site and its surroundings contribute/reflect the key characteristics including:

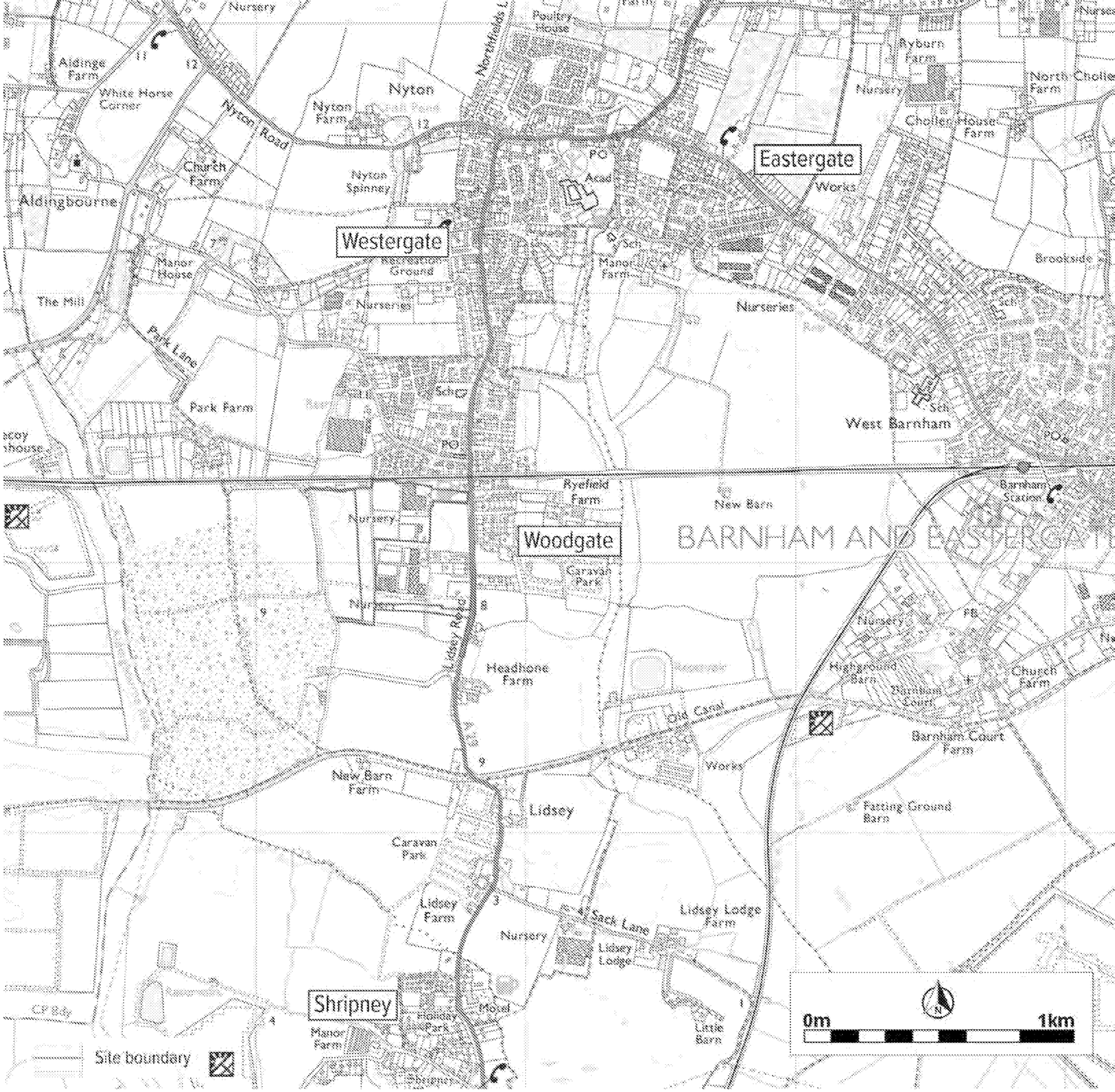


Figure 02 - Site Location

- Topography, Hydrology and Geology;
- Land-use and Features;
- Site Features; and
- Historical, Cultural and Settlement Pattern.

Visual & Perceptual Analysis

- Analysis of the site and its contribution towards the visual and perceptual qualities of the LCA.
- Identification of key visual receptors, a description of the views and experiences from these, and an assessment of their visual sensitivity.

Landscape Susceptibility, Value and Sensitivity

- An assessment of the overall landscape value of the site, consideration of initial factors pertaining to susceptibility and landscape sensitivity.

Design Responses

- A summary of the relevant site considerations to inform the proposals.
- Design Strategies and objectives.

Predicted Effects & Conclusions

- A 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.
- A summary of the 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.

1.3 Methodology

1.3.1 The methodology and criteria are set out within Appendix A. 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).
- Assessing landscape value outside national designations - Landscape Institute Advice Note TGN 02-21.
- An Approach to Landscape Character Assessment - Natural England October 2014.
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19.

Photographic Material

1.3.2 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)

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

Specific Viewpoints (SVP)

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

Illustrative Viewpoints (IVP)

1.3.5 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

1.3.6 As part of the application the following technical reports have been produced and used to inform this LVIA and design strategies:

- Air Quality Assessment - Undertaken by Phlorum;
- Agricultural Land Appraisal - Undertaken by Reading Agricultural;
- Arboricultural Assessment and Method Statement - Undertaken by Barrell Tree Consultancy;
- Ecological Impact Assessment - Undertaken by The Ecology Co-op;
- Geotechnical Assessment - Undertaken by Ashdown SI;
- Transport Assessment and Travel Plan - Undertaken by Highgate Transportation;
- Flood Risk Assessment - Undertaken by FortRidge;
- Noise Assessment - Undertaken by 24Acoustics;
- Planning Statement - Undertaken by Luken Beck MDP and
- Waste Infrastructure Statement - Undertaken by TetraTech.

1.4 Study Area

1.4.1 The study area has been determined through a combination of desktop study, contour maps, sectional analysis and subsequent field surveys. It identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area.

1.4.2 The study area Zone of Theoretical Visibility (ZTV) has been run with a transmitter set at 8m on the highest point of the site. This is considered to be equivalent to the typical roof height of a 2 storey building, and reflects the maximum development height parameters of the proposed residential use. Woodland and development within the GIS mapping has been set at heights of 10m and 8m, respectively, and their locations checked against aerial mapping.

Visual and Perceptual Analysis

1.4.3 The initial GIS study area identified potential views from within a 2.5km radius of the site. Following the site visit, this was adjusted to reflect the screening potential of intervening vegetation and local topography as a refined Visual Envelope. This is discussed further in Section 4: Views and Perceptual Analysis.

1.4.4 Changes to the baseline visual and perceptual qualities will be based on this refined area as shown on Figure 04.

Landscape Character Analysis

1.4.5 For the purposes of the landscape character assessment, the refined area has also been used to consider the key characteristics and features of the local landscape and site itself. This will inform the initial design and landscape strategy process.

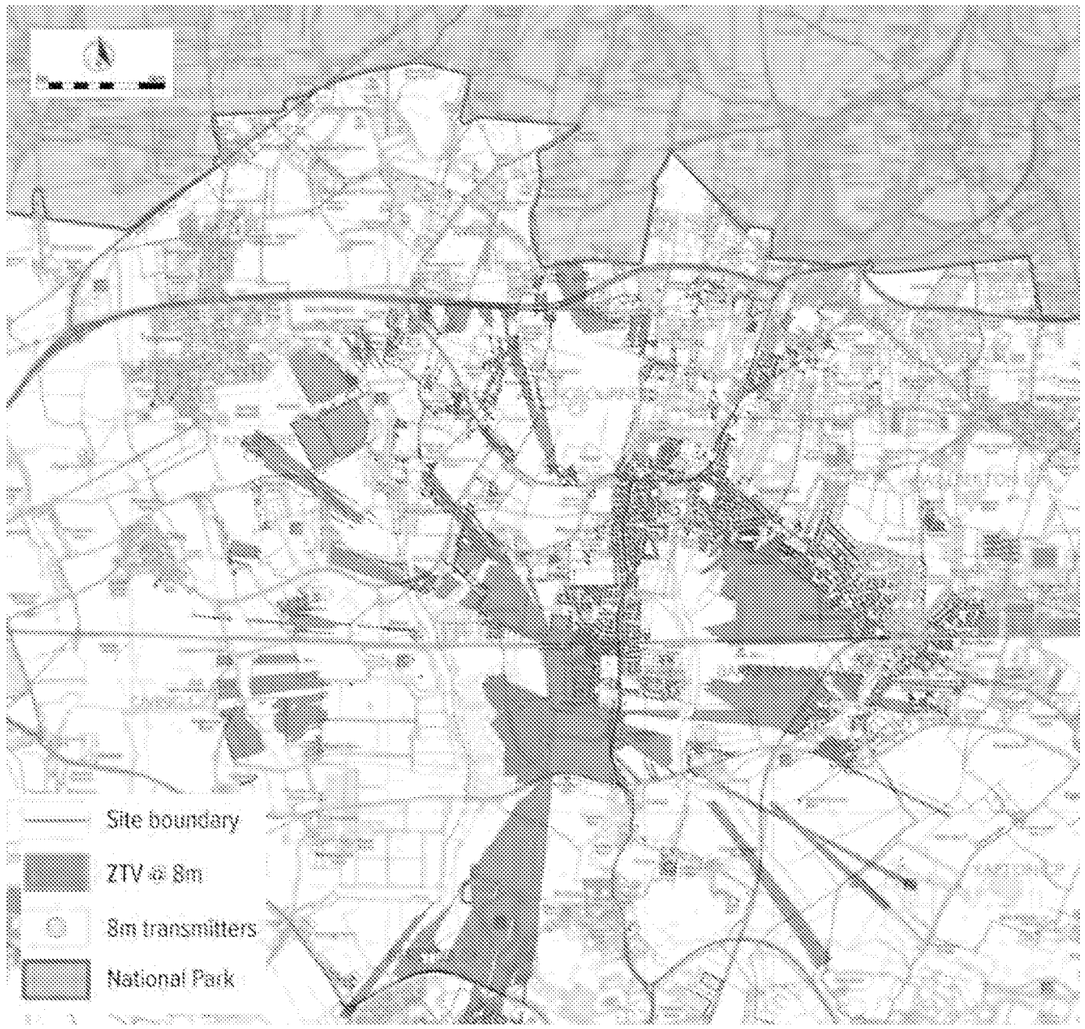


Figure 03 - Initial ZTV Study Area

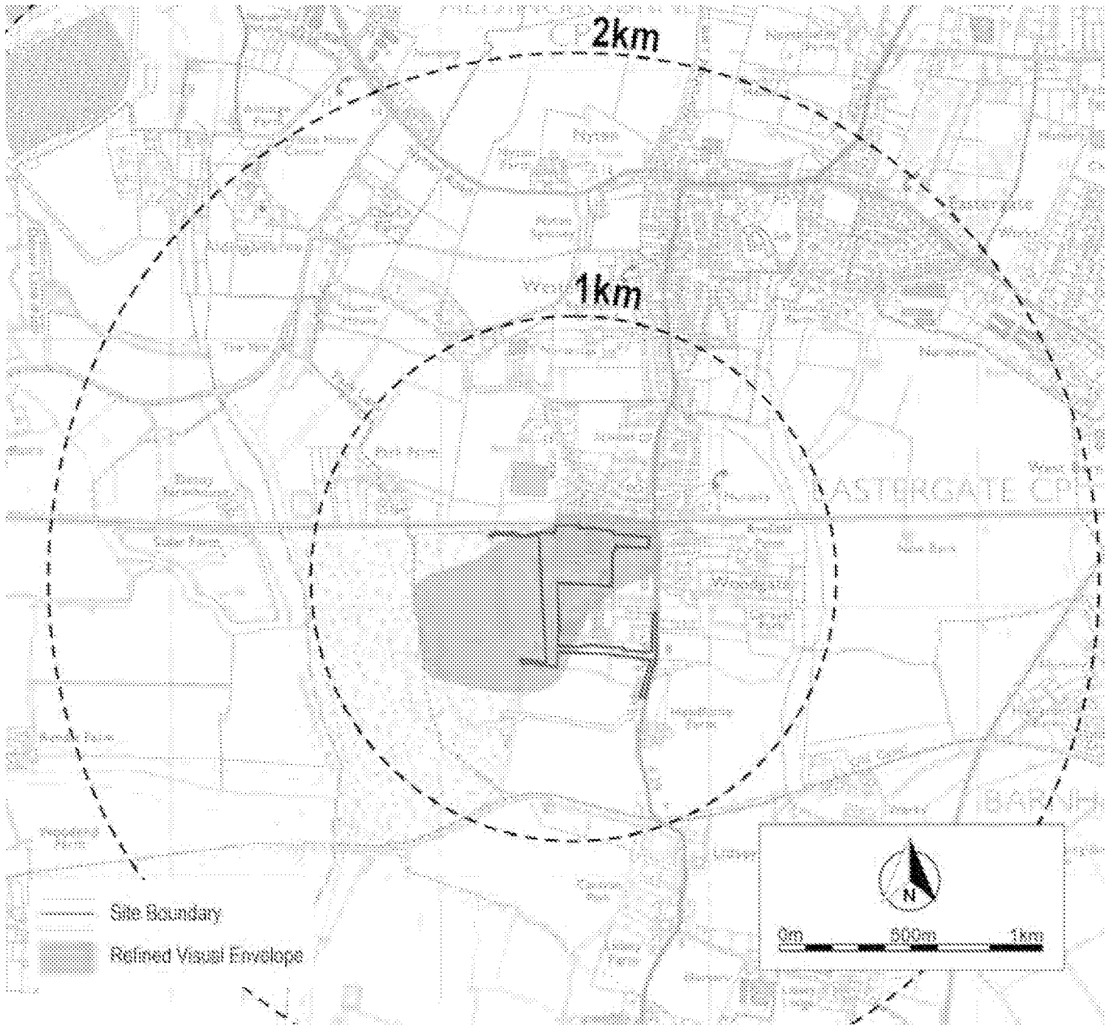


Figure 04 - Refined Study Area

2 RELEVANT POLICY & CONSIDERATIONS

2.1 Landscape Policy Background

2.1.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These will be taken forward as part of the Site Considerations and will influence the landscape parameters.

2.1.2 Table 01 sets out the relevant policies alongside a summary of the landscape responses and actions to be considered as part of the development strategy.

2.1.3 The Local Planning Authority is Arun District Council. The relevant Local plan resources are as follows:

- Adopted Arun Local Plan 2011-2031 - July 2018; and
- Aldingbourne Neighbourhood Development Plan 2019-2031 (Post Examination Plan June 2021).

2.1.4 Reference has not been made to the NPPF polices as relevant local plan policies to this statement, adopted in 2018, remain in general conformity with the Framework and so attract due weight. The following documents will also be used to inform the draft evolving masterplan and Green Infrastructure (GI) strategy:

- Arun District Design Guide (ADDG) Supplementary Planning Document (SPD)– Adopted 20 February 2024.
- Public Open Space, Playing Pitches and Built Facilities January 2020 SPD; and
- The Arun Open Space Toolkit.

2.1.5 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 the capacity of sites across the district for development. These include:

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

2.1.6 Relevant extracts from the regional and local policies are available in Appendix B to the rear of this document. Figure 05 illustrates the pertinent landscape policy extracted from the Local Plan.

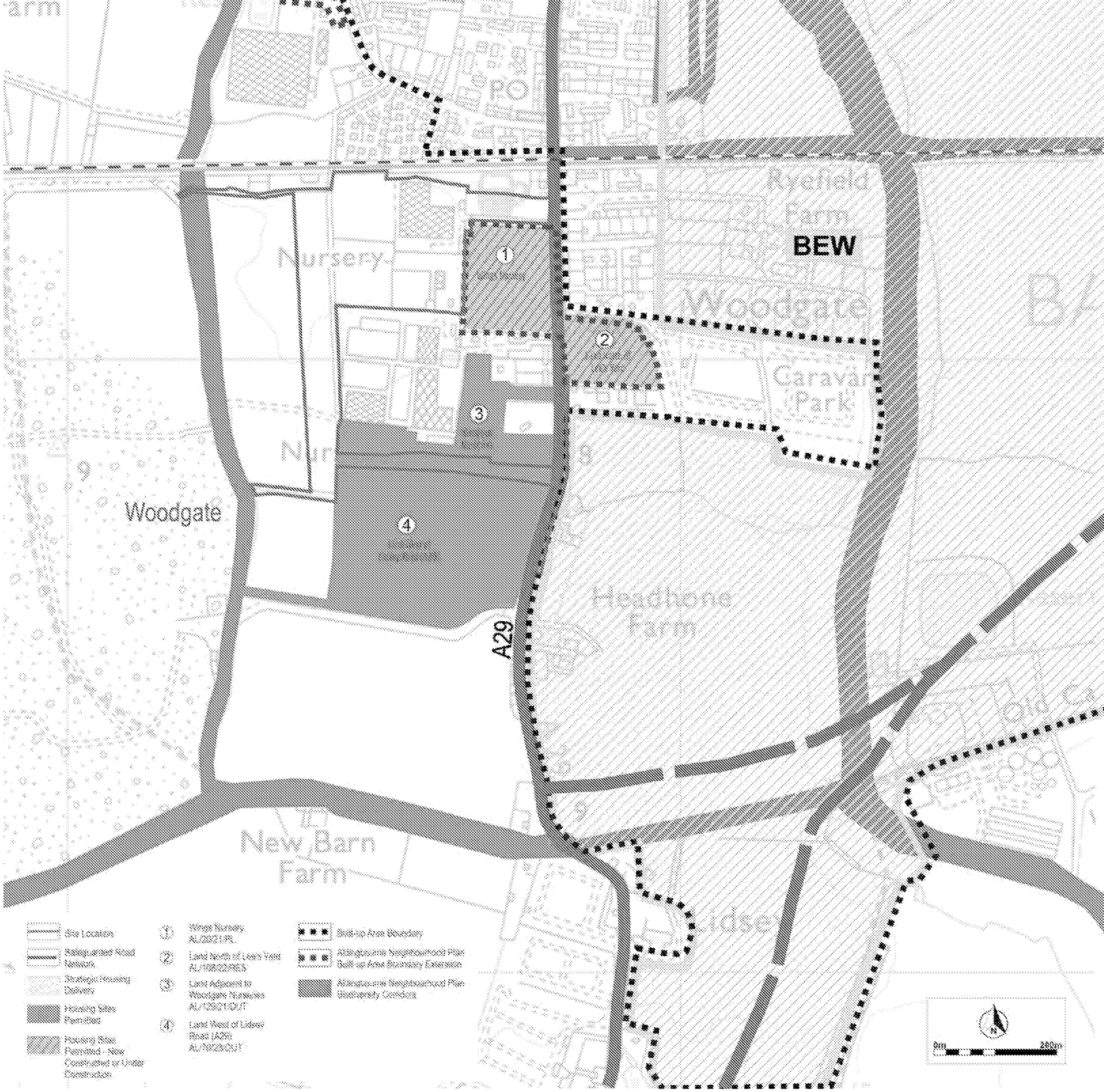


Figure 05 - Policy Plan Context

Table 01 - Landscape Policy Considerations

Policy	Relevant policy summary	Design Considerations
Adopted Arun Local Plan 2011-2031 - July 2018		
Policy SD SP1a: Strategic Approach	c. Provide for growth of the sustainable villages, whilst maintaining their setting within the open countryside.	The development, whilst adjoining open countryside, will be well defined by the existing southern and western boundaries, which will be managed and enhanced for screening and species longevity. The access road to the west will reflect a semi-rural character set within an informal landscape area with additional field boundaries proposed to maintain separation with the wider field and adjacent landfill site, in keeping with the wider field patterns.
	k. Retain and enhance natural environment resources, including biodiversity.	Existing landscape and ecological features of value will be retained as part of the Green Infrastructure (GI) network. There will be opportunities for enhancement of these features and to improve connectivity around the scheme as part of wider green corridors and open space. The overall aim is to provide a min 10% biodiversity gain. This will be achieved through enhancement and protection of the existing ditches, as well as, additional tree and hedgerow planting as part of the streetscape and species-rich grassland areas and margins around the SUDS features.
Policy C SP1: Countryside	The planning need will 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 appropriate landscape buffers.
Policy GI SP1: Green Infrastructure 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.	The GI network will be enhanced through opportunities to deliver pedestrian and cycle routes across the site, delivering improvements to biodiversity and nature and enhancing the current degraded condition of the site and its key landscape and ecological features. The creation and enhancement of boundary treatments will also provide a positive contribution to local connectivity and wildlife.
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 identity 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 redevelopment of the site will improve the current derelict condition and character whilst providing opportunities to strengthen and enhance the settlement edge in this location.
Policy D SP1: Design	In particular relation to landscape, the policy requires 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 LVIA 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 & Wellbeing	Maximise the landscape benefits to health and well being.	This will be considered as part of the evolving design, but achieved through the provision of high quality public open spaces, with potential links to other recreational routes.
OSR DM1: Open Space, Sport & Recreation	Open space is to be provided in accordance with the current open space study. Using the ADC open space calculator this equates to a 286 person population.	The calculator requires a provision of 9,152m^2 public open space (inclusive of Parks and Gardens typology) and 1,573m^2 play space. This is then further refined by applying the 'threshold triggers' set out within the 2020 ADC Open Space SPD. The proposals will consider the various typologies as part of a holistic design response in line with the landscape character and GI network.
Policy OSR SP1: Allotments	To be provided by off-site provision.	The Arun open space calculator identifies an off-site contribution to this provision and this is appropriate to a development of this size.
Policy ENV SP1: Natural Environment	Encourage preservation, restoration and enhancement of biodiversity and natural environment.	The GI and landscape strategy will seek to retain and manage key features for biodiversity value and longevity. The proposals will also create new habitats and connectivity between existing and proposed features.
Policy ENV DM4: Protection of Trees	Developments should not have a negative impact on existing trees on site.	The application and proposals will be supported by a BS:5837 tree survey and considered as part of the constraints and opportunities. Development will avoid the Root Protection Areas of valued trees and provide additional tree planting throughout the proposals.
Policy ENV DM5: Development & Biodiversity	Developments should aim for a net gain in biodiversity and protect existing habitats.	The proposals will create new green corridors across the site as part of a multifunctional GI network. New habitats and links for wildlife will be created and existing boundaries enhanced for connectivity.
Aldingbourne Neighbourhood Development Plan 2019 - 2031 (Post Examination Plan 2021)		
Policy H8: Outdoor Space	H8.1- Provide opportunities for good quality outdoor space that contributes to tree cover and improved biodiversity.	Existing habitat corridors, including hedgerows and ditches, will be retained as part of the GI. These features will form part of the wider network to deliver a series of interlinked open spaces that enhance wildlife and biodiversity around the site. These spaces will provide a variety of habitats, species diversity and overall net gain in biodiversity against the current baseline.
	H8.2 - Provide recreation opportunities for all ages which contribute to the 'open' feel of villages	The scheme provides an opportunity to link with the adjoining approved permissions through informal open space, extending the network and providing an additional LEAP on site.
Policy EH2: Green Infrastructure and Ecosystem Services	EH2.1 - Outlines the importance of hedgerows and watercourses as biodiversity corridors.	The existing boundaries and green 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 comprise any Biodiversity Corridors identified in the NP, however, the overall aim is to provide a minimum 10% biodiversity gain across the site.
Policy EH5: Surface Water Management	EH5.5 consideration should be given to the use of Sustainable Urban Drainage Systems.	Ponds and basins will form key features within the public open spaces, contributing to the setting and managed for biodiversity and well as providing a suitable SUDs feature.
	EH5.7 - Promotes the management and enhancement of the rife network and riparian responsibilities.	The GI strategy includes the clearing and enhancement of the existing ditches and improved connectivity where feasible.
Policy EH6: Protection of Trees and Hedgerows	EH6.1 - The retention of trees and hedgerows that contribute to the character and habitats of the area.	The removal of any trees and hedgerows will be carefully considered through consultation with the arboricultural and ecology surveys. Any loss of vegetation will be compensated through replacement planting along proposed boundaries and within the public realm to extend and enhance the wider character of the settlement.

2.2 Open Space

2.2.1 Within the Local Plan, Policy OSR DM1 states that open space requirements should align with the latest Open Space Study. The current SPD for open space is the 'ADC Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020'.

2.2.2 Table 02 sets out the relevant typologies identified within the SPD and the required contribution for the site. The online calculator sets the household occupancy rate at 2.2 persons per dwellings which, for up to 130 dwellings, equates to a population of 286 persons.

2.2.3 The given 'trigger' thresholds (taken from Table A5.4 of the SPD) are also included. The site does not trigger the threshold for the provision of allotments and the areas required for SUDS will not be included within the final provision.

2.2.4 The online calculator also includes a provision for the Parks and Gardens typology, however the identified threshold for the proposals do not meet this requirement. The total provision highlighted in Table 02 has therefore discounted this quantum from the overall total.

2.2.5 The Sport England Playing Pitch Calculator does not create demand for a whole pitch and, in accordance with the Open Space SPD[1], off site contributions can be made to meet the future demand for pitch provision in Arun.

2.2.6 Figure 06 illustrates a summary of the existing and permitted open space provision within the area against recommended walking distances. The site falls within the recommended walking distance for several of the permitted LEAPs and NEAP to the east and south, demonstrating additional access to local play provision.

Table 02 - Open Space Requirements

ADC Categories	SDP Typologies	m² Per Person	Required Provision for 286 Population (130 Dwellings)	Trigger Threshold
Public Open Space	Parks and Gardens	8	2288m²	143 or more dwellings (Minimum size 1ha). The proposal of 130 dwellings does not meet the threshold for this provision.
	Amenity Green Space	6	1716m²	15 or more dwellings
	Natural and Semi natural	18	5148m²	57 of more dwellings
	Total Public Open Space Requirement		**9152m²**	
Play Space	Local Areas of Play (LAPS)	2.5	715m²	9 or more dwellings (Minimum size 100m2)
	Local Equipped Areas of Play (LEAPS)			34 or more dwellings (Minimum size 400m2)
	Neighbourhood Equipped Areas of Play (NEAPS)			83 or more dwellings (Minimum size 1000m2)
	Other Outdoor - Multi-use Games Areas (MUGA) & Skate Parks	3	858m²	
	Total Play Space Requirement	**37.5m²**	**1573m²**	
	Overall Total using on-line calculator		**10,725m²**	
	Overall Total minus Parks and Gardens provision		**85,437m² (10,725m² - 2288m²)**	

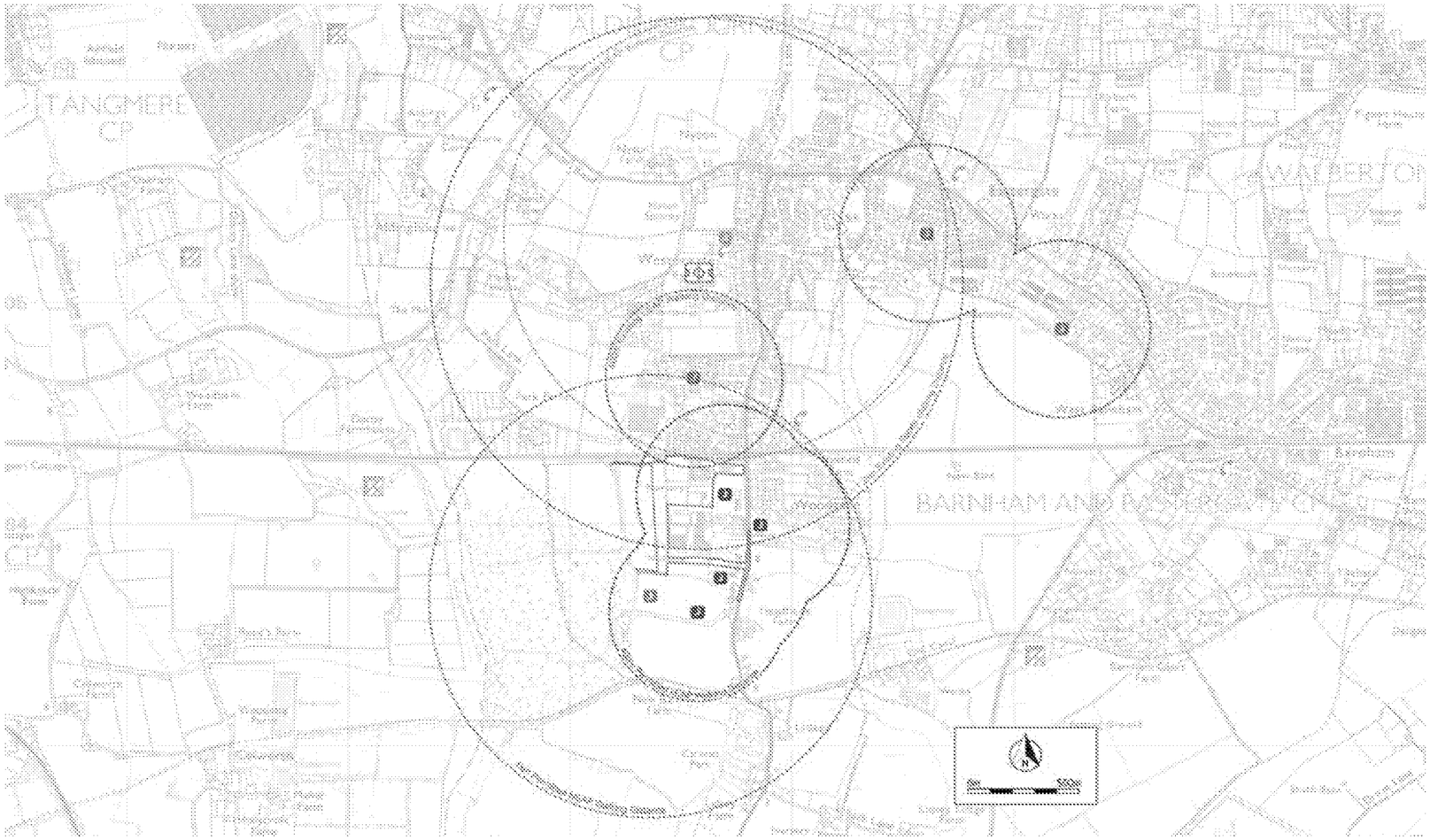


Figure 06 - Existing Open Space Provision

1 *Para 4.49 Open Space, Playing Pitches, Indoor And Built Sports Facilities SPD January 2020*

3 LANDSCAPE ANALYSIS

3.1 Access

3.1.1 The A29 forms the main thoroughfare through Woodgate, providing direct access to Bognor Regis in the south and Barnham, Eastergate and Westergate to the north. Access to the former nursery area is currently obtained from a single width, private track running west from Lidsey Road between the Prince of Wales Public House and the adjacent Thakeham Homes residential development.

3.1.2 As part of this application however, a proposed vehicular access into the site is being sought through the recently approved residential applications to the south (AL/70/23/OUT & AL/129/21/OUT). The current access onto Lidsey Road (A29) will remain as a pedestrian and cycle link only.

3.1.3 There is no public access or any Public Rights of Way (PRoW) which cross the site. The nearest PRoW are identified as ALD 200 and ALD 291, located within approximately 800m and 475m to the south and west respectively.

3.1.4 ALD 200 forms part of a longer recreational path along the former Chichester to Arundel Canal route. The section of the PRoW to the south of the site is flanked by mature vegetation which limits the extent of experiences to filtered views and occasional gaps. Future build out of the adjacent approved schemes will further restrict views and experiences north towards the site.

3.1.5 ALD 291 to the west of the site is currently closed until the restoration of the landfill is completed. Whilst it has previously been confirmed by WSCC that this is not a registered footpath, there is a signposted alternative route along the eastern boundary of the landfill as indicated in Figure 07 and the photo below. The proposals will therefore explore opportunities for future pedestrian links to this route.

3.1.6 Bus stops are located along the A29 Lidsey Road, within approximately 200m north and south of the current access track.



Photo taken from southern extent of ALD 291 - Illustrates closure of registered PRoW and signage denoting alternative route along the eastern edge of the landfill site

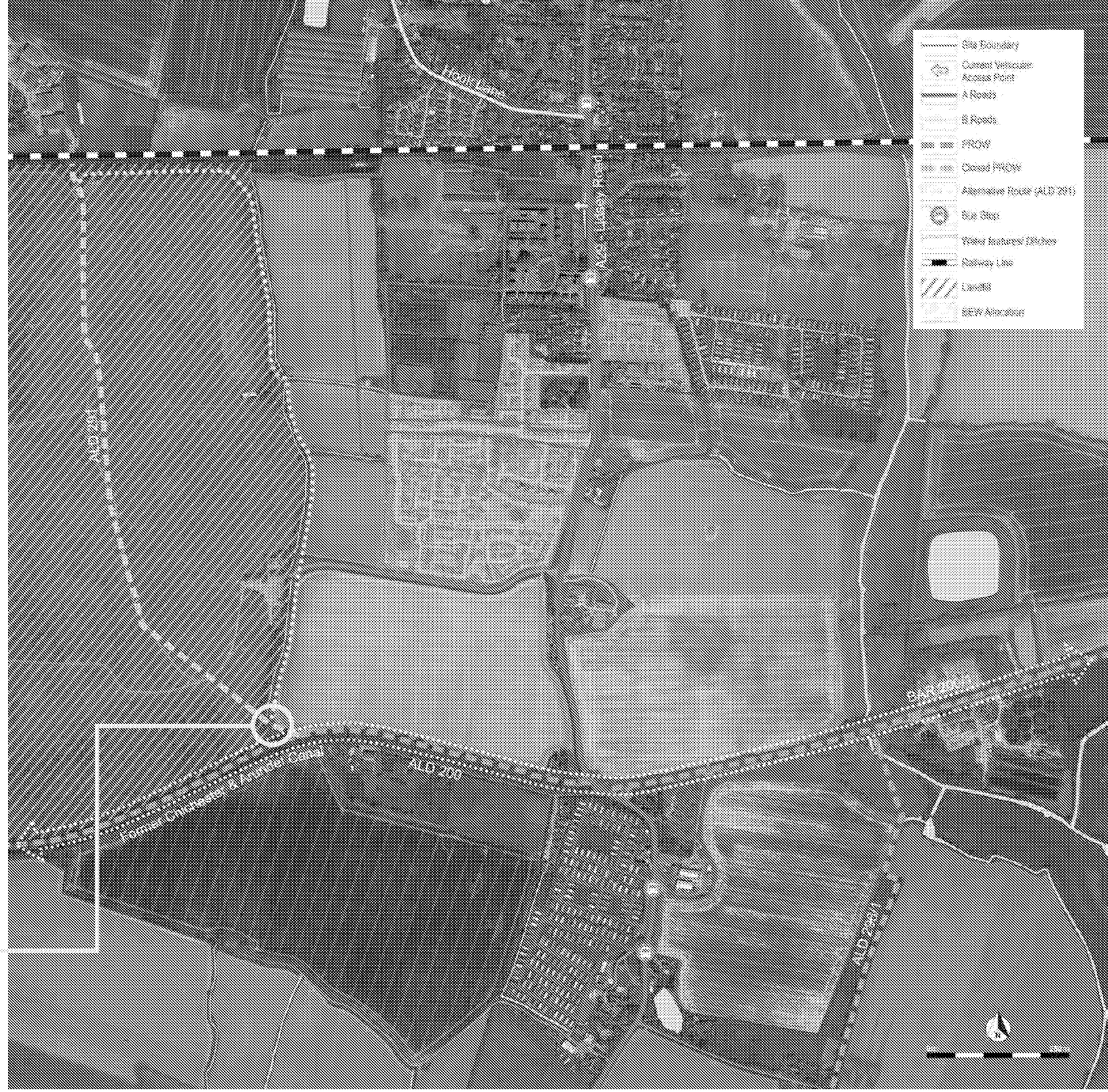


Figure 07 - Local Context

3.2 General Context

3.2.1 The site forms part of the southern extent of Woodgate, broadly occupying a former horticultural nursery to the west of Lidsey Road, a small paddock area and agricultural fields. Since the closure of the nursery the site has remained unoccupied, falling into disrepair except for the two residential properties within the curtilage formerly associated with the business (Woodgate Nurseries and Willows).

3.2.2 Directly east of the site, the former 'Wings Nursery' land has been redeveloped for residential use, by Thakeham Homes, and there have been several residential planning permissions approved to the south and southeast on 'Land Adjacent to Woodgate Nurseries', 'Land West of Lidsey Road' and 'Lee's Yard' (as indicated on the Policy Context Plan in Figure 05), extending the settlement boundary south along the A29 Lidsey Road and enveloping the remaining derelict nurseries.

3.2.3 The West Coast Railway Line runs parallel to the northern boundary and a landfill site lies circa 160m to the west. Both form urban detractors within the immediate context of the site, reducing the overall rurality and truncating any associations with the wider landscape to the west/northwest. The boundary to the landfill is defined by a mature tree belt and forms part of a Biodiversity Corridor running north to south between the railway line and disused canal route (ALD 200).

3.3 Designations/Landscape Assets

3.3.1 There are no known statutory or non-statutory landscape or heritage designations within the context of the site. The ZTV did not identify any potential receptors within The South Downs National Park (SDNP), and it is at such a distance (circa 3km) that any changes will be negligible against the surrounding existing and proposed strategic development.

SSSI's, SPA's, SAC's

3.3.2 There are no statutory ecological designations covering the site, however it is identified as lying within the 12km buffer of the Singleton and Cocking Tunnels SAC (policy SD10 South Downs Local Plan). The proposals however are not considered to affect or negatively impact the aspirations of the policy.

Tree Preservation Orders (TPOs)

3.3.3 There are several trees located around the site which are subject to Tree Preservation Orders (TPO). Trees along the site's eastern boundary, shared with the adjacent residential site (Thakeham Homes scheme), are noted under Order Ref:TPO/AL/1/18.

3.3.4 ADC have also provided notice for a provisional TPO (Ref: TPO/AL/3/24)to include additional trees within and around the central nursery area. The proposals will have regard to these trees to ensure they are retained and protected as part of the scheme. The TPO's are illustrated on Figure 10 - Site Features.

3.4 Landscape Character

3.4.1 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.

3.4.2 The site lies within National Character Area **(NCA) 126 South Coastal Plain (NE525)** which provides a broad brush regional character assessment. This assessment has been refined as part of the county and local studies including:

- **County - West Sussex LCA - SC9 Chichester to Yapton Coastal Plain; and**
- **Local - Arun Landscape Study - LCA 13 Westergate Western Fringe.**

3.4.3 The national and county assessment areas are broad-brush and encompass a wide range of landscapes and experiences, the majority of which are not relevant to the local landscape surrounding Woodgate.

3.4.4 The Arun Landscape Study (ALS) provides a more locally relevant assessment of the special qualities that contribute to the character and have therefore formed the basis for an assessment of the site's contribution to character.

3.4.5 The ALS further refines these areas surrounding the settlements into smaller Landscape Character Types (LCT's) of which the site comprises the following and are illustrated on Figure 08.

- **LCT L2 - Medium/ Small Scale Arable - Western extent of the site.**
- **LCT L3 - Coastal Plain Enclosed Pasture - Eastern & central extent of the site.**
- **LCT L10a - Glasshouses - Central area of the site.**

3.4.6 A summary of the key characteristics identified within the various assessments is presented in Table 03, with a more detailed analysis of their representation in the pages that follow.

Contribution to Character Summary

Whilst the main central area of the site broadly represents the characteristics identified within LCT L10a, the majority of these features are now in a dilapidated state as the former nursery and horticultural uses have ceased. This has resulted in the site reflecting a low quality and degraded character, weakening the settlement edge in this location and no longer positively contributing to the patchwork of land uses around settlements as described in the LCA.

Within the immediate context of the site to the east, this characteristic of horticultural, glasshouse and pasture uses identified within the study (LCT 10a & L3) has also been eroded and replaced by the redevelopment of the former Wings Nursery site (Thakeham Homes) to residential.

The strategic BEW allocation and approved permissions to the south will also notably alter the current character of the landscape, extending the suburban context south along the A29. This will completely replace the current arable and horticultural land uses to the east and west of the A29, further severing wider associations with the remaining arable western area of the site, which is already truncated by the elevated landfill site.

Overall, the site visits concluded that the mature trees, shelterbelts, hedgerows and ditches are consistent with the LCT boundary descriptions and, along with the relatively flat landform, contribute to the enclosed character of the site. Beyond these characteristics, the site and immediate surrounding landscape has a very limited positive influence on the landscape character and settlement edge resulting in a **Moderate Contribution**.

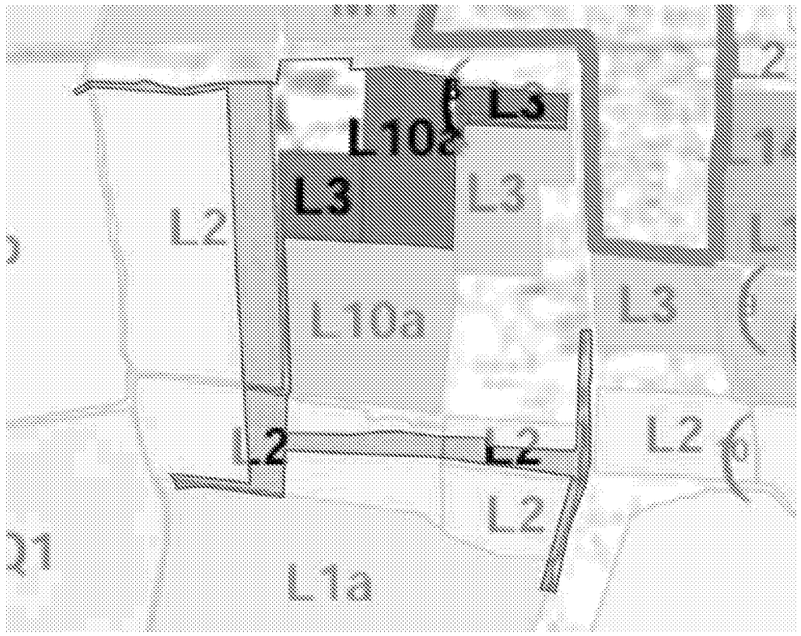


Figure 08 - ALS Landscape Character Types Extract (NTS)

Table 03 - Contribution to Landscape Character

West Sussex LCA (2003) – SC9 Chichester to Yapton Coastal Plain	LCA13 - Westergate Western Fringe Landscape Character Area	Arun Landscape Study (2006) Landscape Character Types			Site Contributions
		LCT L2- Medium/small-scale arable (Western Extent of Site)	LCT L3- Coastal Plain enclosed Pasture (Eastern Extent of Site)	LCT10a- Glasshouses- High Tech (Central Area of Site)	
TOPOGRAPHY, GEOLOGY & DRAINAGE					
Low lying flat open landscape.			Flat or gently undulating land.		The site and surrounding area reflect the low lying and flat landscape which characterises the LCA. The only notable departure from this is the landfill site directly to the west which creates an elevated feature - **Moderate Contribution.**
Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.					Drainage ditches are a key feature in the locality; however they are limited within the immediate context of the site, forming boundaries to the wider field margins and sections of the site perimeter. Their condition is currently overgrown requiring management and there are no associations with the Aldingbourne Rife which lies to the west of the landfill - **Moderate Contribution with opportunities to positively improve.**
LANDSCAPE FEATURES					
A low density of hedgerows and hedgerow trees with occasional shelterbelts.	Vegetation including native hedges and trees, together with cypress shelter belts.	Field boundaries including ditches and fencing, hedges		Shelter belts (including cypress)	The central nursery area is bound to the west and south by a number of mature native trees which provide enclosure to the site, forming effective shelterbelts for its former horticultural function. Ditches are predominantly located around the eastern extent of the site, aligned with scattered mature trees and overgrown/unmanaged hedgerows in places. Non native cypress belts are limited to short sections along the northern boundary around existing domestic curtilage. The field to the west reflects an arable use, but is not considered high quality - **Moderate Contribution**
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.					
Large gravel pit lakes around the edge of Chichester.					N/A
LAND USE, FIELD PATTERNS, HISTORICAL & CULTURAL CONTEXT					
Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.		Intensive arable farmland		Extensive area of glass houses with automatic watering/ temperature controls Associated office buildings and car parking	The site is consistent with the LCT description, having previously operated as a nursery site. The quality and condition of the associated features, such as glasshouses, are however poor, reflecting a derelict and disused state which does not form a positive contribution to the LCA. The arable field to the west does not reflect the 'intensive' qualities or scale of land elsewhere in the LCA, as it has been truncated by the adjacent landfill site and the settlement expansion (current and proposed) south along the A29, reducing its former contribution - **Moderate Contribution.**
		Medium - small fields across relatively flat or gently undulating landform	Field sizes vary		Whilst the site reflects the typical L2 LCA characteristics of medium/small scale arable fields, historic mapping indicates the amalgamation of 4 smaller fields to create the single medium sized arable field within the western extent of the site. The remainder of the site broadly reflects the historic pattern and smaller field scales, with the exception of the main nursery area whereby a former east by west boundary appears to have been removed to facilitate horticultural practices associated with the former nursery business. Analysis of historic mapping also highlights the erosion of the historic field patterns within the general locality and subsequent weakening of the settlement boundary as a result of linear settlement expansion southwards along the A29 - **Low/ Moderate Contribution.**
Clusters of glasshouses.	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.		Pasture bounded by hedgerows, shaws and/or copses.		The site comprises several derelict and abandoned structures associated with the former horticultural practices. These include large scale glass houses, garages and units which result in an overall dilapidated character. The loss of this land use has also resulted in the weakening and erosion of the settlement edge with low quality and discordant features. The L3 enclosed pasture area within the eastern extent of the site has also been severed from previous wider associations due to settlement expansion and recent construction of residential properties on the land directly south - **Low/ Moderate Contribution.**
Light industry in the countryside at Ford and Tangmere.					N/A
SETTLEMENT & ROAD PATTERN					
Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.					The historic linear qualities of Woodgate have been eroded by expansion resulting in its perceived merging with Westergate. The site lies along the southern fringe of the village, to the west of the A29, with built form comprising derelict nursery buildings and two residential dwellings. The immediate context to the east is suburban, with new build development at the Wings Nursery site and wider residential permissions agreed on land further south/southeast which will extend the settlement south along the A29. To the north, the site is influenced by the railway line and single storey residential development beyond which reflects a low quality and adds to the overall medley of architectural styles and eras within the locality - **Low Contribution.**
Large farmsteads along roads, and on dead-end tracks.				Access roads/frontages typically mown grass with ornamental planting and signage.	
	Linear residential development along Hook Lane.				
The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.					N/A
VIEWS AND PERCEPTUAL QUALITIES					
Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.					The mature vegetation, low lying topography and surrounding residential context is largely effective at restricting wider views out of the site. Views towards the Downs are distant and are limited to winter glimpses from the western field and nursery area, experienced as a distant horizon and backdrop to the foreground settlement context. The elevated landfill area to the west also truncates views in this direction and contributes to the sense of containment of the arable adjacent arable fields and site. There are no associations or views to higher quality local landmarks or features beyond the detracting - **Low/Moderate Contribution**.
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.	Patchwork of horticulture, mobile home development and paddocks forming a transition between the built up area and arable farmland to the west.				Whilst the site reflects this transitional character along the southern fringe of Woodgate, the abandoned nature of the nursery area does however form a detracting element within this location, eroding and reducing the overall quality, and resulting in a negative contribution to the settlement edge. Associations with the wider arable landscape to the west are also severed by the landfill site. The A29 forms a main route to the east of the site but is not an overbearing audible influence - **Low Contribution.**
		Greater sense of enclosure compared to other larger scale arable land types (L1).			Overall, the site benefits from mature boundary vegetation which in tandem with the low lying topography enhances its sense of enclosure. The western arable extent of the site further reflects this sense of enclosure, in part, due to the elevated landfill site directly west, which truncates wider views, and mature vegetation along the boundary with the track and nursery sites to the east. The permitted sites on land to the south/southeast will further contribute to this creating a change in use from arable to urban and subsequently extending the settlement south along the A29 - **Moderate/High Contribution.**

3.5 Topography

Wider

3.5.1 The wider area is characterised by the coastal plain landscape, which represents a low lying landscape with gentle undulations.

Site

3.5.2 Akin to the wider area, the site represents a broadly flat area lying between 8.0m - 10.4m AOD. There are very subtle falls east/southeast and west across the site, towards the local network of ditches associated with the wider field system.

3.5.3 The landfill to the west forms the only notable departure from the wider low-lying context and results in a prominent man-made, elevated feature within the immediate context.

3.6 Geology

3.6.1 There are no visible or geological features which contribute to the local character.

3.7 Hydrology

3.7.1 The site lies within the Environment Agency Flood Zone 1 which represents a low probability of flooding.

3.7.2 There are several field ditches associated with the site – these are shown more clearly on Site Features.



Figure 09 - Topography and Hydrology Map

3.8 Landscape and Site Features

3.8.1 Figure 10 illustrates the current site features. The quality and value of these have also been assessed as part of the ecological and arboricultural technical assessments undertaken separately.

3.8.2 The site comprises 3 parcels which are broadly characterised by an arable field to the west **[1]**, the former nursery site within the central section **[2]**, and a small unmanaged paddock/grassland area to the east **[3]**.

3.8.3 Key features are predominantly limited to mature trees and shelterbelts, sections of hedgerow and ditches which denote the historic field patterns and horticultural land uses, and provide habitat connectivity, enclosure and containment to the site and localised settlement edge. These features vary in condition and quality with many trees identified as Category A and B and contributing to the two TPO's covering the site.

3.8.4 The field to the west is characteristic of its agricultural land use, forming part of a larger regular sized field on the periphery of the settlement. By contrast, the central former nursery area contains several large disused glasshouses and polytunnels associated with its former function, and two residential properties. Overall, the area reflects an unmanaged and derelict character which does not positively contribute to the locality.

3.8.5 To the east, the small unmanaged paddock/neutral grassland parcel also comprises limited features beyond the boundary treatments, truncated from the wider network of smaller fields by the surrounding residential development along the A29 - Lidsey Road.

Northern Boundary

3.8.6 The northern extent of the site comprises a variety of low-quality boundary treatments such as the railway line, fencing, dense unmanaged vegetation which includes belts of conifers, and gappy sections of hedgerow. Higher quality features are limited to a handful of Category A & B Oak and Ash trees located sporadically along the boundary. T16 is subject to a provisional TPO, however the Oak tree (T1 within the TPO) further along the boundary to the east lies outside the site.

3.8.7 The irregularity of the boundary is a result of adjacent land parcels to the south of the railway line which include a disused piggery and abandoned structures to the northwest, and the car park and garden area associated with the Public House to the northeast.



Figure 10 - Site Features

Eastern Boundary

3.8.8 The eastern boundary borders the neighbouring residential site and is physically defined by a ditch aligned with mature trees. Several of the trees are identified as Category A & B Oaks and are also subject to a TPO. This section of the boundary is also interspersed with various small, dilapidated buildings and garages associated with the former nursery and residential properties located within the southeastern corner (Woodgate Nurseries), and north of the access track (Willows). Overall, it currently reflects a degraded character and is discordant, weak and requires management.

3.8.9 The northeastern extent of the boundary comprises the current access track, which extends to the A29 Lidsey Road. A short section of ditch bordered by several mature Maple, Ash and Oak trees separates the site from the road. The Ash group within this area is identified as Category U, whilst the Oak and Maple are Category B & C and provide an element of screening into the site from the road.

3.8.10 A mature Category A Oak lies directly south of the existing entrance along the A29. The remainder of the southern side of the track is mostly defined by low quality fencing, and the rear garden boundaries of the newly constructed properties directly beyond (Brannon Drive).

Southern Boundary

3.8.11 The southern site boundary doglegs the neighbouring derelict nursery site, continuing south across a private track and arable field. It is typically defined, for the most part, by low quality fencing, mature tree belts, short sections of species rich hedgerow and vegetation, however the section crossing the field is undefined on the ground before it meets the wider field boundary ditch. The trees along the boundary contribute to the enclosure and screening of the site, characteristic of a shelterbelt, and comprising a high number of Category A & B Oaks with some Ash and Category C Hawthorn. Several of the trees along this boundary are subject to the provisional TPO.

Western Boundary

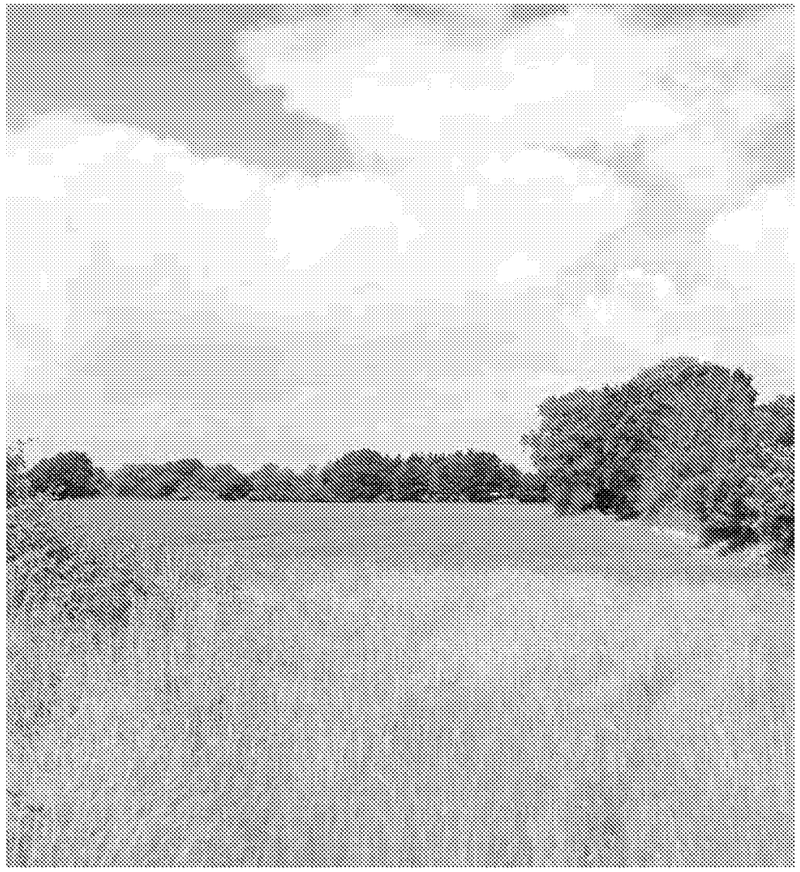
3.8.12 The western boundary of the site is undefined on the ground.

Internal

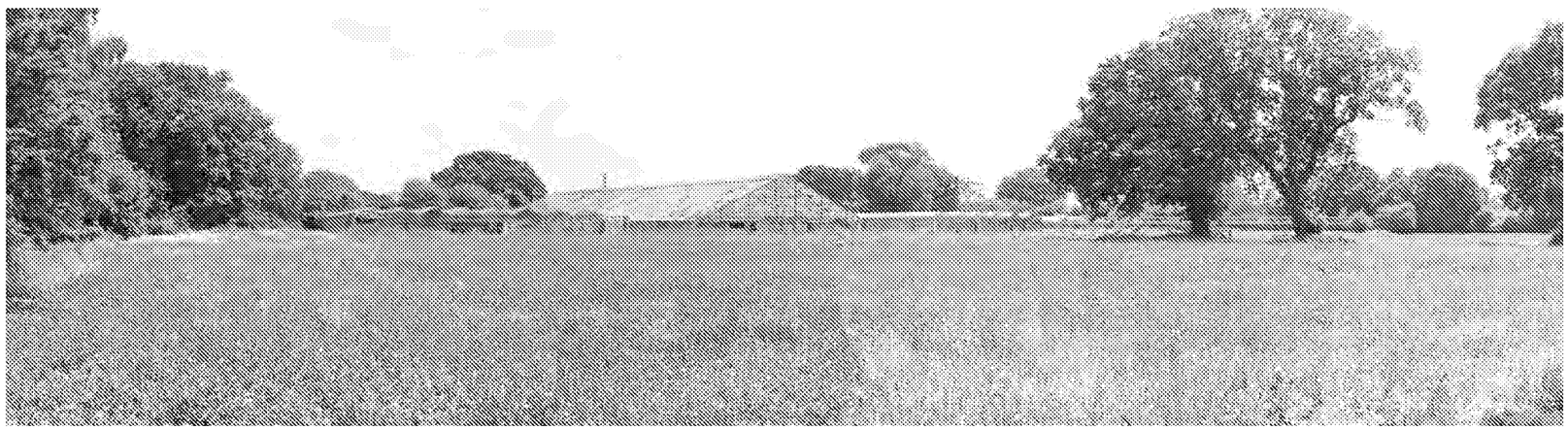
3.8.13 Whilst the majority of high quality and key features relate to the wider boundaries, T21 -T23 are identified as Category A and B Oaks within the northwestern extent of the nursery area. T21 and T23 are also subject to a provisional TPO. These mature trees, at circa 19m high, denote a former



Site Photo A - View south along existing private track running parallel to western nursery boundary. Track affords access between the railway line to the north and fields to the south. Mature trees are subject to a provisional TPO and provide a degree of enclosure, filtering views west. Route is considered low quality with degraded character and features in places.



Site Photo B - View north across western agricultural field [**1**] towards railway line. Mature vegetation aligns eastern field boundary with adjacent nursery sites. Wider field is enclosed by Lidsey Landfill site to the west.

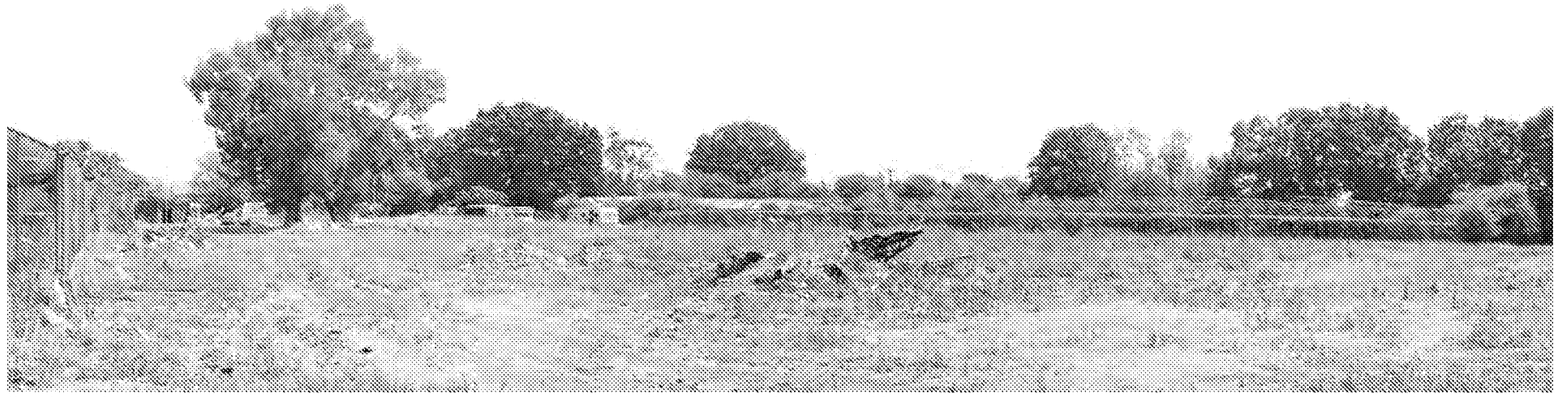


Site Photo C - View southeast across the central nursery parcel [**2**]. Area reflects a derelict and degraded character with large glass houses in a state of disrepair. Mature boundary vegetation provides enclosure but is poor quality in places and requires management. Central group of Category A and B Oak trees (T21 - T23) are remnant of a former field boundary. Northern boundary with railway line is gappy and poor quality.

historic field boundary, removed to accommodate horticultural uses such as plantation areas on site.

3.8.14 There are also several low quality Category C trees associated with the residential properties and former nursery which include species of Apple, Eucalyptus and Hawthorn. The ecology survey also noted a few small scrubby native trees within the southern section of the site.

3.8.15 A private track also runs south from the railway line, physically separating the nursery site and adjacent arable field to the west. The track is flanked by tree belts (subject to a provisional TPO) and species rich native hedgerows, however the western aspect reflects a more open character in places with scattered trees. The track affords access to the adjoining field, continuing south alongside the nurseries.



Site Photo D - View towards southeastern corner of the central nursery site [**2**]. Overall low quality and condition. Mature Category A and B Oak trees along eastern boundary with adjacent residential properties and southern nursery boundary are covered by a TPO and reflect high quality features.



Site Photo E - View towards western boundary of the central nursery site [**2**]. Key features limited to mature Oak trees (T45 - 50) which provide enclosure and are influential in limiting intervisibility with the western arable fields [**1**] - Trees are covered by a provisional TPO.



Site Photo F - View north along eastern nursery boundary. Low quality and degraded structures create discordant boundary with adjacent residential development.



Site Photo G - Quality and condition of existing ditch (beyond eastern boundary) and TPO trees impacted by derelict nature of site and overall degraded character.



Site Photo H - Paddock/grassland area to the east **[3]** is typically enclosed by mature vegetation of varying condition and quality.

3.9 Land Use

3.9.1 The site forms part of a band of arable fields, paddocks and former horticultural nurseries around the southwestern periphery of Woodgate. Whilst these land uses are noted as key characteristics of the LCA around settlement edges, the main central area of the site no longer functions as a nursery business and has fallen into disrepair. The adjacent nursery, directly south, also appears to be disused and directly east, the former Wings Nursery site has been redeveloped by Thakeham Homes for residential use.

3.9.2 Contribution to the surrounding arable network has also been reduced by the adjacent landfill site to the west and recent planning permissions granted to the south and southeast. In tandem with the strategic BEW allocation to the east of the A29, this will result in a fundamental change in character to the immediate land use and context, replacing former horticultural and intensive arable uses with urban settlement, enclosing the site and notably reducing its function as intensive arable land.

3.9.3 The small paddock/pasture area within the eastern extent of the site is isolated from any wider pasture network or function as a result of its enclosure by surrounding development and settlement along the A29.

3.9.4 The site forms a weak and discordant component along the settlement fringe. It is considered to be previously developed land with structures of a not-inconsiderable scale, and therefore removes its contribution to the wider horticultural and arable characteristics of the LCA.

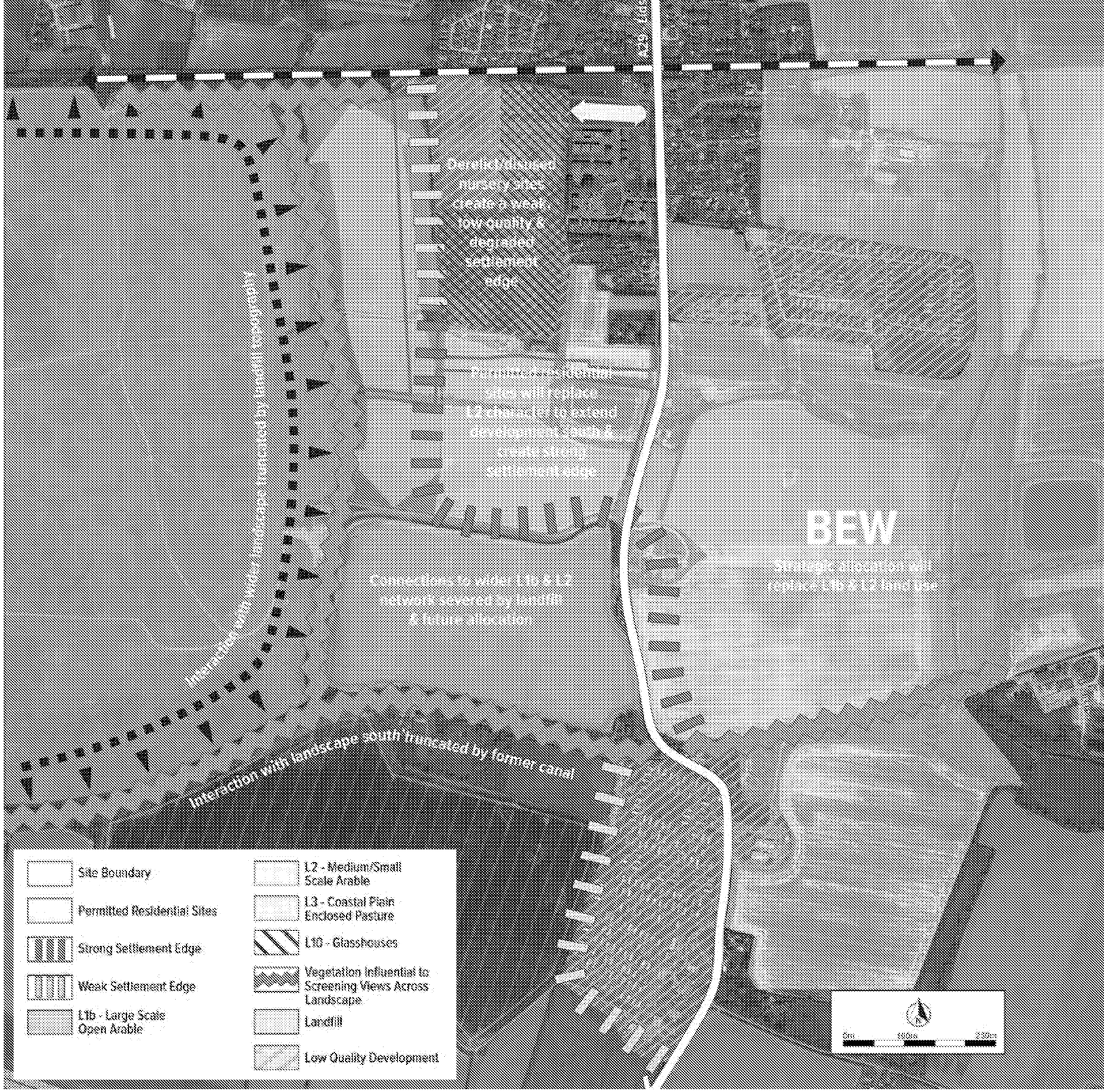


Figure 11 -

3.10 Field patterns

3.10.1 Current field boundaries remain broadly consistent with those shown in mapping from 1979-1993,reflecting the medium/small scale arable and enclosed pasture context identified in the LCA.

3.10.2 These patterns do however depart from the former historic boundaries shown on the 1899 mapping, illustrating the amalgamation of the smaller western fields and some internal removal of hedgerows within the central nursery site. This reflects the need to facilitate modern farming practices and horticultural production associated with the former nursery business.

3.11 Settlement Pattern

3.11.1 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.

3.11.2 Caravan and park home sites are also notable large scale suburban features which, along with the nurseries, have encroached into the wider countryside, fragmenting the settlement edge, although broadly being retained within the historic field patterns.

3.11.3 Recent permissions directly east and south of the site along the A29 Lidsey Road will create a new southern residential threshold to Woodgate, positively strengthening the settlement boundary.

3.11.4 The low quality and disused state of the former nursery, within the central section of the site, does not currently provide a positive contribution to the immediate settlement character and is considered to further weaken and erode the settlement edge in this location.

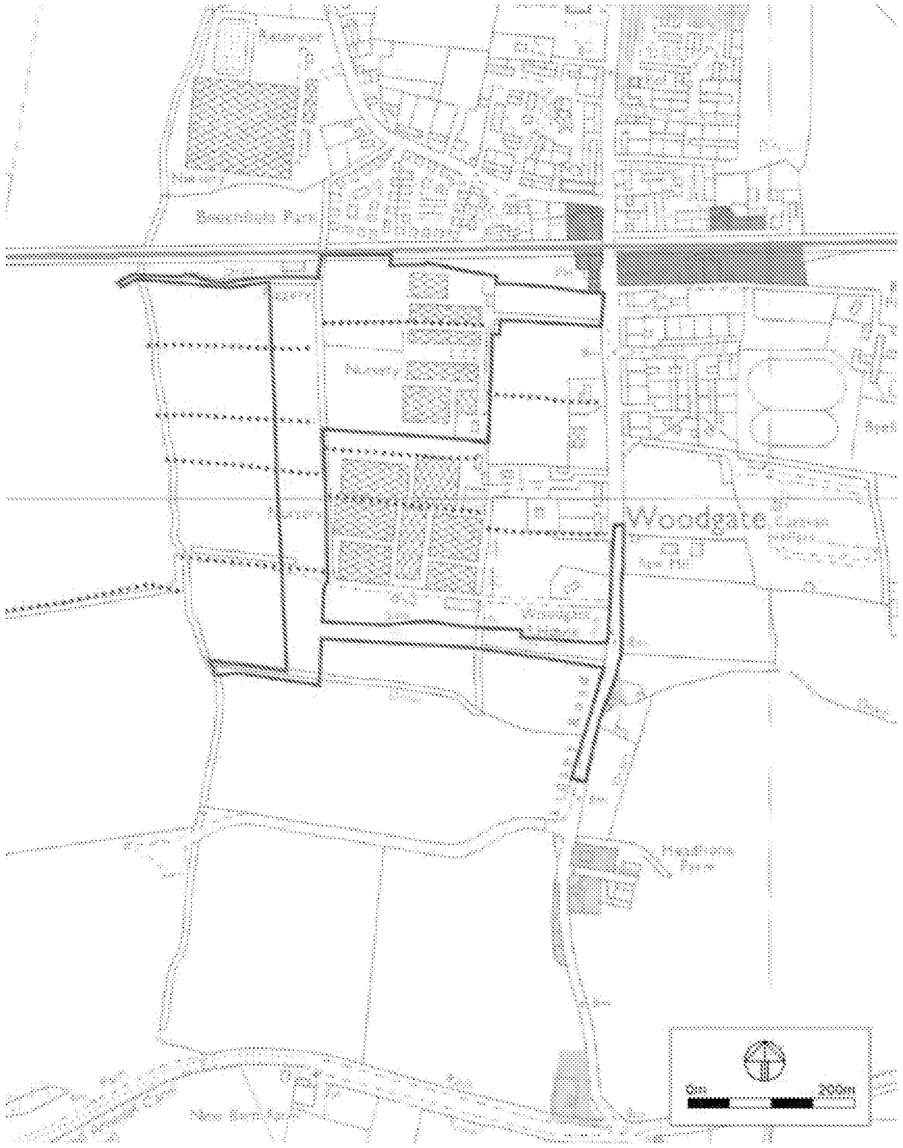


Figure 12 - Field Pattern Analysis

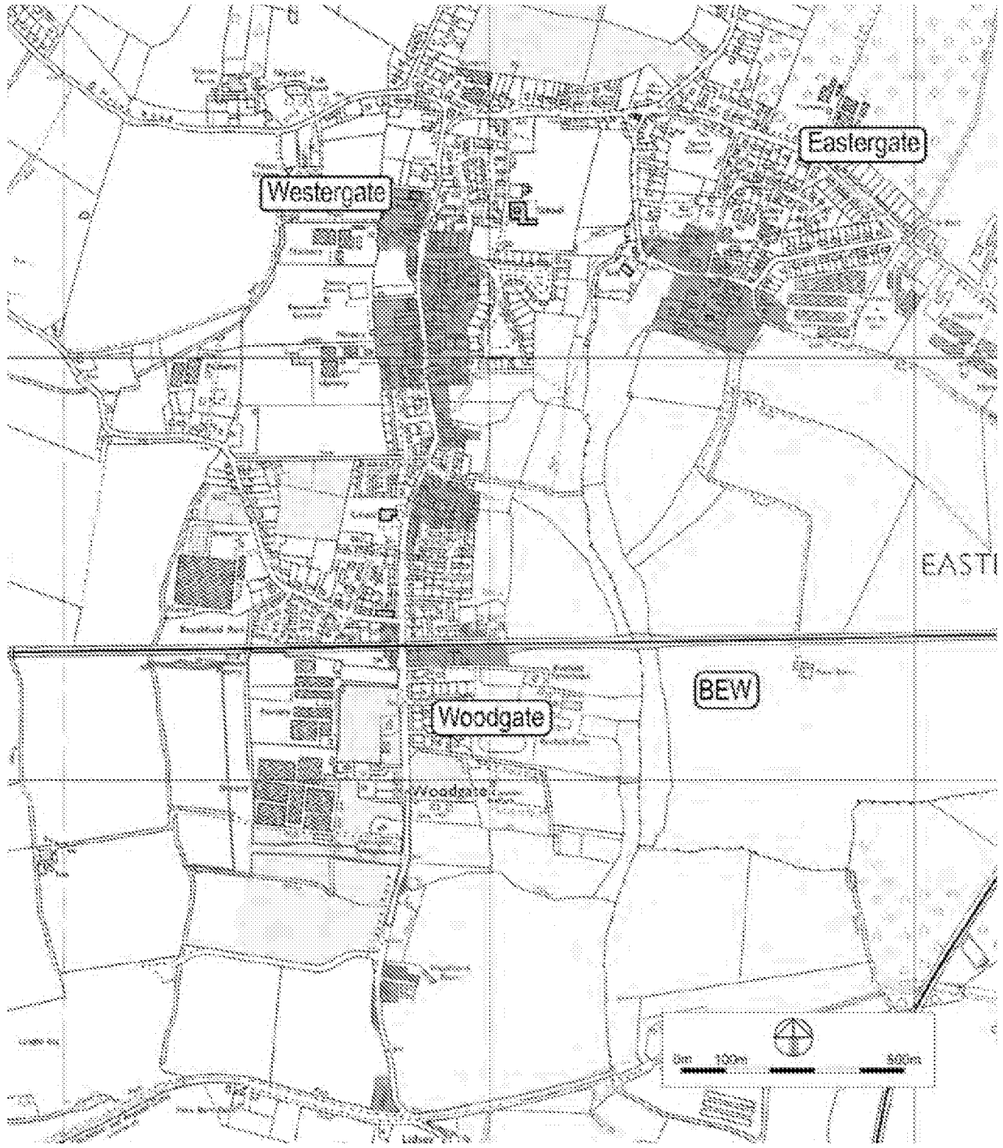


Figure 13 - Settlement Pattern Analysis

4 VISUAL & PERCEPTUAL ANALYSIS

4.1 General Summary

4.1.1 The ZTV illustrated that there was potential for views towards the development within the site (set at 8m) from within approximately 3km.

4.1.2 Site visits however concluded that the extent of potential views was significantly influenced by the low lying topography of the area, as well as the high level of mature vegetation cover aligning field boundaries, rifes, ditches and roadsides, which are effective at containing views to within an approximate 500m radius.

4.1.3 The landfill area to the west of the site is also influential in truncating views and restricting intervisibility and associations with the wider arable context further west of the site as it forms a notable elevated and man-made feature in the otherwise flat landscape.

4.1.4 Intervisibility with the existing settlement of Woodgate is limited to the adjacent residential development directly north and east. Views from Lidsey Road are typically restricted by existing settlement and vegetation, with the exception of a short section which affords views into the grassland area comprising the northeastern extent of the site. Views from the south are restricted by intervening vegetation around the site and neighbouring nursery. The visual analysis has been considered in accordance with the approved permissions for the adjacent sites, which will have a marked change to both the extent of current available views and their character.

4.2 Perceptual Qualities

4.2.1 The high level of vegetation cover within the local area, and around the site perimeter, low lying topography and landfill to the west, provides a good degree of enclosure to experiences from within the site, severing associations with the wider rural landscape to the north and west.

4.2.2 There are no long or distant views out of the site, or any links with local landmarks. Development along the western extent of the A29 Lidsey Road and the railway line directly north are influential in reducing the sense of rurality, resulting in both audible and visual associations with the existing settlement edge.

4.2.3 Whilst the western extent of the site is typically semi-rural in character, the future development of the permitted scheme to the south will extend this settlement edge, resulting in further suburban influences.

4.2.4 The central former nursery area is degraded, with disused and remnant structures, discarded rubbish piles and vehicles creating an unsettled and

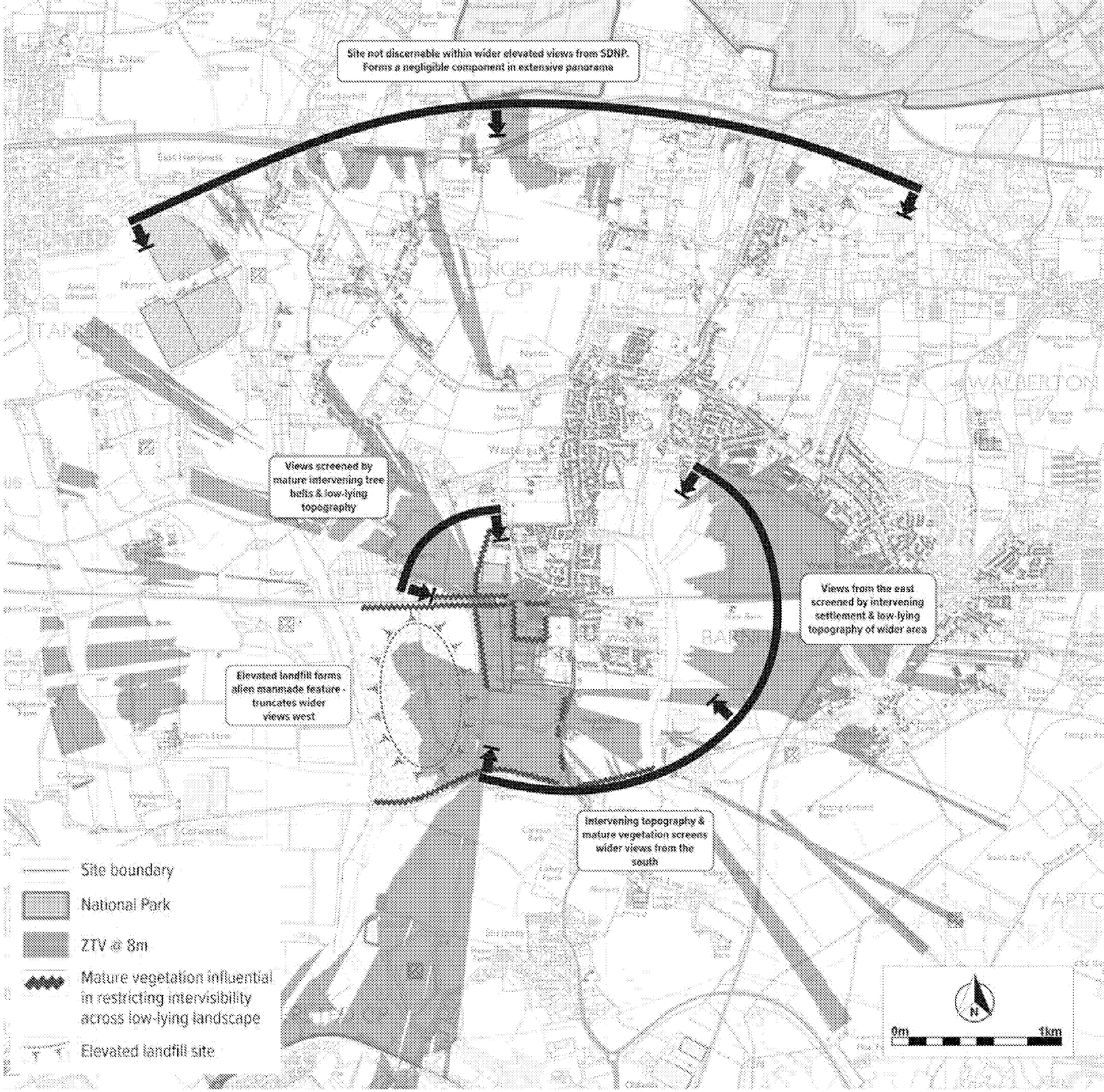


Figure 14 - Wider Visual Analysis

neglected environment in places. The current condition and quality of this area weakens the wider settlement boundary in this location.

4.2.5 The northeastern grassland field is largely unmanaged with an open aspect onto the A29 reducing its tranquillity and scenic value.

4.2.6 Overall, experiences around the site are considered safe, with intervisibility with the existing settlement forming a key part of this. The central and eastern sections of the site are notably influenced by the surrounding suburban context and the site is therefore considered to reflect a low scenic and perceptual quality at a local level.

4.3 Representative Views

Views from the North

4.3.1 The South Downs National Park (SDNP) lies approximately 3km to the north affording elevated vantage points across the district. The ZTV did not identify any potential viewpoints within the SDNP and panoramic experiences comprise a variety of elements including the suburban settlements of Woodgate, Barnham, Eastergate and Bognor Regis. The site itself is not discernible within these wide elevated views and forms a negligible component within the extensive panoramic context.

4.3.2 Within the local context, mature tree belts and vegetation are influential in restricting intervisibility across the low-lying terrain and are effective at containing potential experiences of the site to within approximately 100m. Views from PRoW FP ALD 291 and Park Farm [1], to the north of the railway line, are screened (RVP01).

4.3.3 The Old Piggery [2] lies directly north of the site, adjacent to the railway line and comprises a derelict caravan and several outbuildings. Site visits concluded that these were not inhabited and therefore not considered as a potential receptor.

4.3.4 Potential receptors are limited to:

- **Residential properties at Beechfield Park & Aldingbourne Park [3] (Low sensitivity) IVP A** – These properties lie directly north of the railway and are single storey park homes with opportunities for open and filtered views from both the dwelling and garden areas. These views are however considered low quality and heavily detracted by the intervening railway line, directed towards the degraded central section of the site through the weak boundary treatments.
- **Residential properties south of Hook Lane including Cohen Close [4] (Moderate sensitivity) IVP B & RVP02** – There is potential for filtered

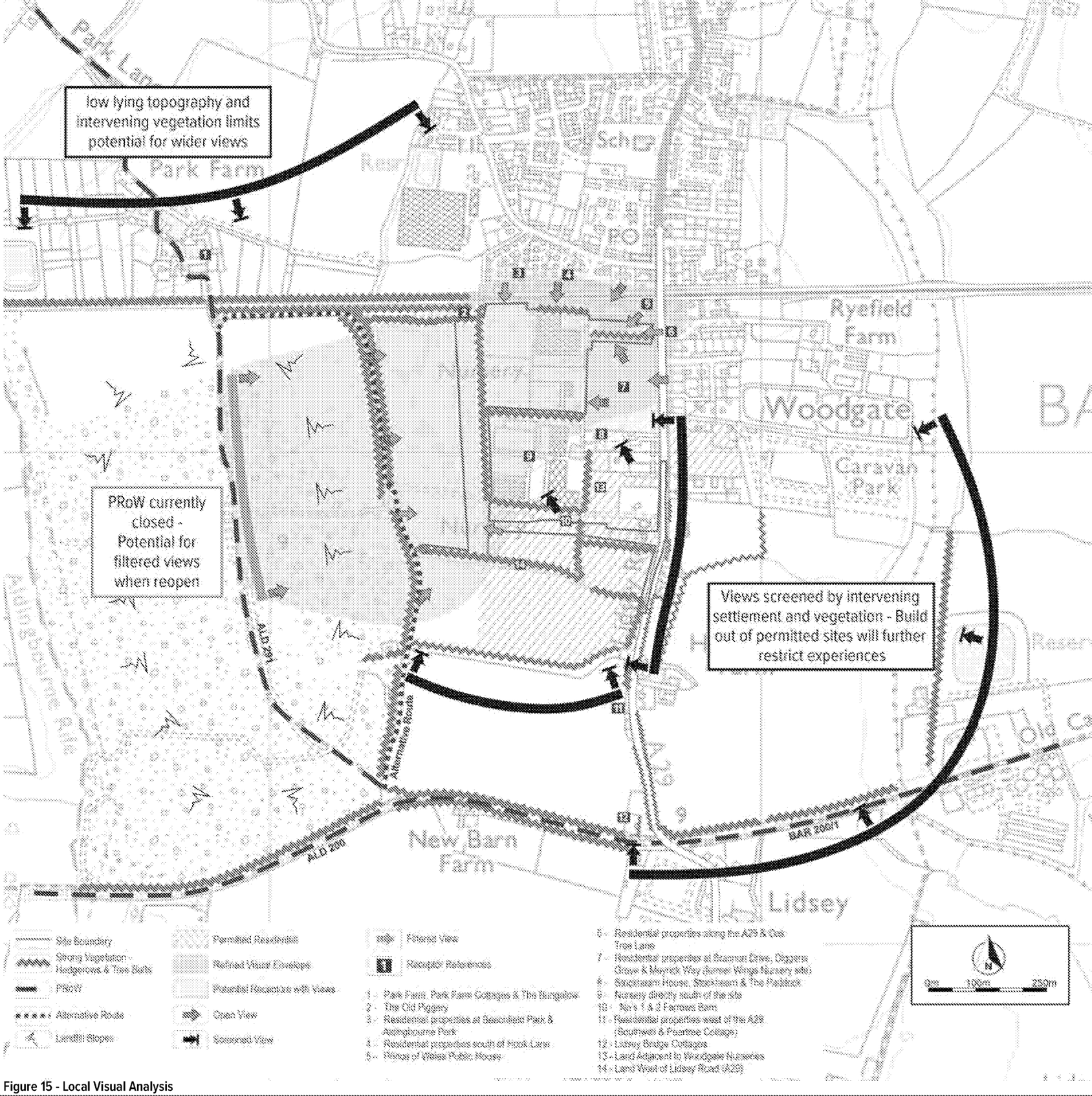


Figure 15 - Local Visual Analysis

upperstorey winter views towards the northeastern corner of the site through the intervening vegetation along the railway line and northern site boundary. The character and quality of views is however heavily influenced by the intervening railway line, which is a detracting feature both visually and audibly in the foreground. Views towards existing settlement along Lidsey Road are also afforded, including rooftops of the newly constructed Thakeham Homes schemes to the south.

- **Prince of Wales Public House [5] (Low sensitivity) RVP03** – Open views from the car park area are directed across low post and rail fencing into the northeastern grassland section of the site. The low lying topography and mature vegetation around the wider site boundaries provides a degree of enclosure to the central nursery area, restricting views to glimpses of 'The Willows' within the site and truncating wider experiences west. These views have potential to become more open during winter months, but will remain influenced by the newly constructed residential properties directly south (Thakeham Homes scheme) and by low quality and suburban elements including the adjacent railway line and housing to the north.

Views from the East

4.3.5 Views from the east are contained to within a very local radii of circa 50m with intervening development and vegetation along the A29 Lidsey Road heavily influential in truncating opportunities for wider views to the west.

4.3.6 Experiences from properties to the southeast ([7] Stockhearn House, Stockhearn & The Paddock) are screened by the newly built properties along Meyrick Way. Future properties comprising the approved 'Land Adjacent to Woodgate Nurseries' scheme [13] will also be screened.

4.3.7 Mature vegetation aligns the western extent of the A29 as it continues south. Views towards the site are screened and will be further influenced by the future build out of the permitted applications which will extend the settlement south along the road.

4.3.8 Potential receptors are therefore limited to:

- **A29 Lidsey Road (Low sensitivity) & Residential properties along eastern edge of A29 Lidsey Road (No's 1-4) and Oak Tree Lane (Moderate sensitivity) IVP C, RVP04, 05, 06 & 07 -** Opportunities for direct views into the site are limited to the northeastern corner, where an open view into the grassed/paddock area is afforded from the A29 (south of the Prince of Wales pub). Appreciation of the wider site is limited to filtered glimpses through the boundary vegetation towards the residential property 'Willows' within the northern nursery area. The remainder of the site is screened by the vegetation along the access track and the newly

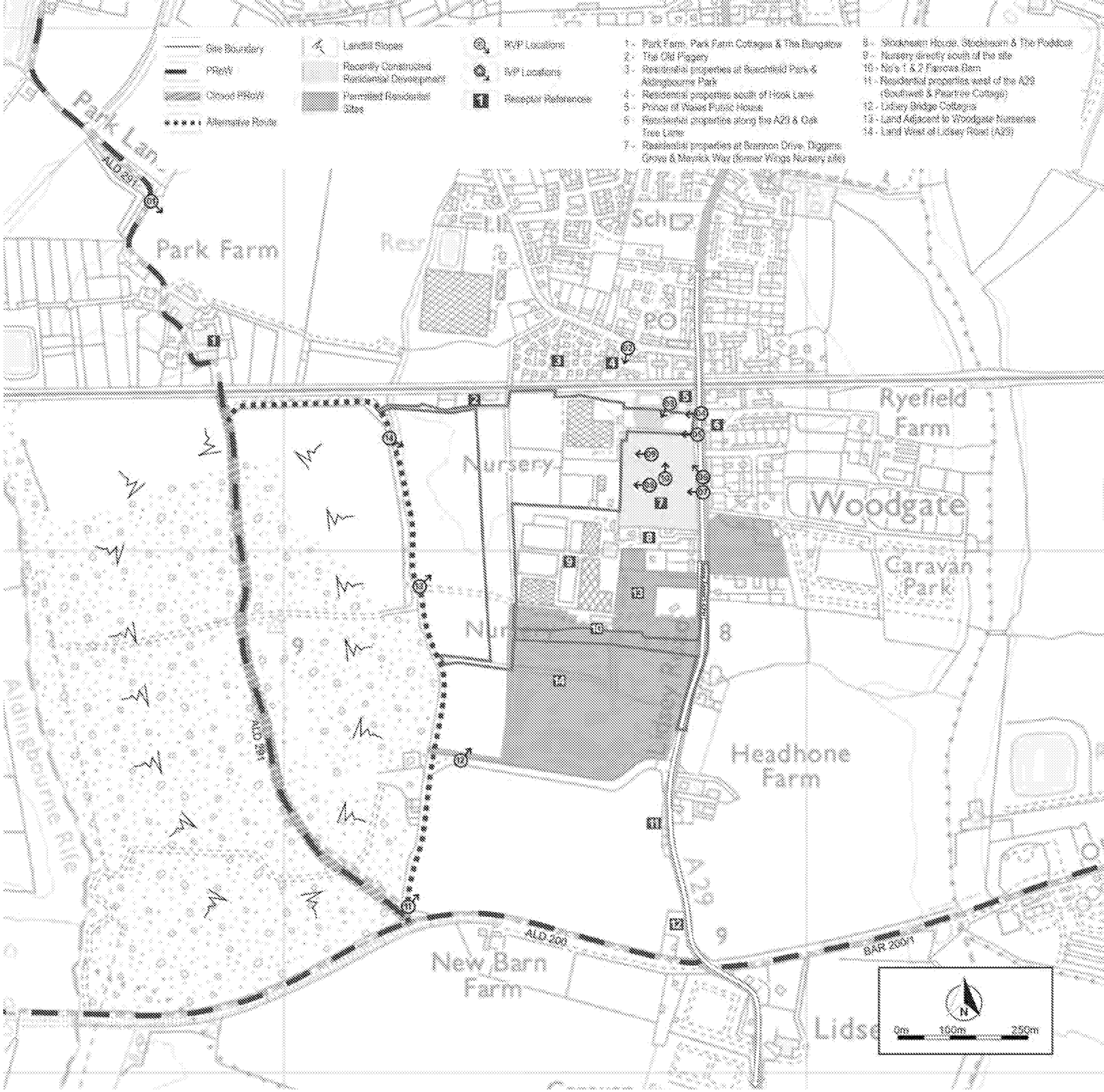


Figure 16 - RVP Locations

constructed properties to the south [7]. These views are also considered representative of experiences afforded from properties east of the A29 and Oak Tree Lane [6].

- The remainder of experiences along the A29 Lidsey Road are typically truncated by intervening residential development, except for a limited framed view west along the existing nursery access track and from the junction with Meyrick Way further south.
- Views along the nursery track are enclosed by existing vegetation and housing which limits the extent of view and screens the wider site.
- Experiences from Meyrick Way are characterised by the suburban development, directed along the road and across the public open space towards the vegetated eastern site boundary. Views into the site are screened.
- **Residential properties and public open space directly east (Brannon Drive, Diggens Grove, Meyrick Way and Hayman Close) (Moderate sensitivity) IVP F, RVP08, 09 & 10** – Properties directly east of the site ([7] Brannon Drive, Diggens Grove and Meyrick Way) are separated by the mature boundary vegetation which heavily filters and screens views west into the main central area of the site during summer. Most properties are orientated away from the boundary with fenced rear gardens, however there is potential for limited filtered views from upperstorey's during winter months. Filtered views from the centrally located area of open space **(Low sensitivity)** will also be afforded through the boundary vegetation.
- The current access track is delineated by mature vegetation to the north, and various fencing and a low wall to the south which denotes the residential boundaries to properties along Brannon Drive. Views over the track and towards the northeastern extent of the site are afforded from the upperstorey of properties along this boundary, however views into this area are heavily filtered by the existing vegetation. Experiences from rear gardens and ground floors are screened by the intervening garden boundaries.

Views from the South

4.3.9 Directly abutting the site to the south is another nursery [9] which appears to comprise several defunct buildings and horticultural areas. It is unclear whether the land remains active as a business/property and for the purposes of this assessment will be considered as a potential receptor.

4.3.10 Opportunities for views north from No's 1 & 2 Farrows Barn [10] are screened by this adjacent nursery site and views to the west will be replaced by the

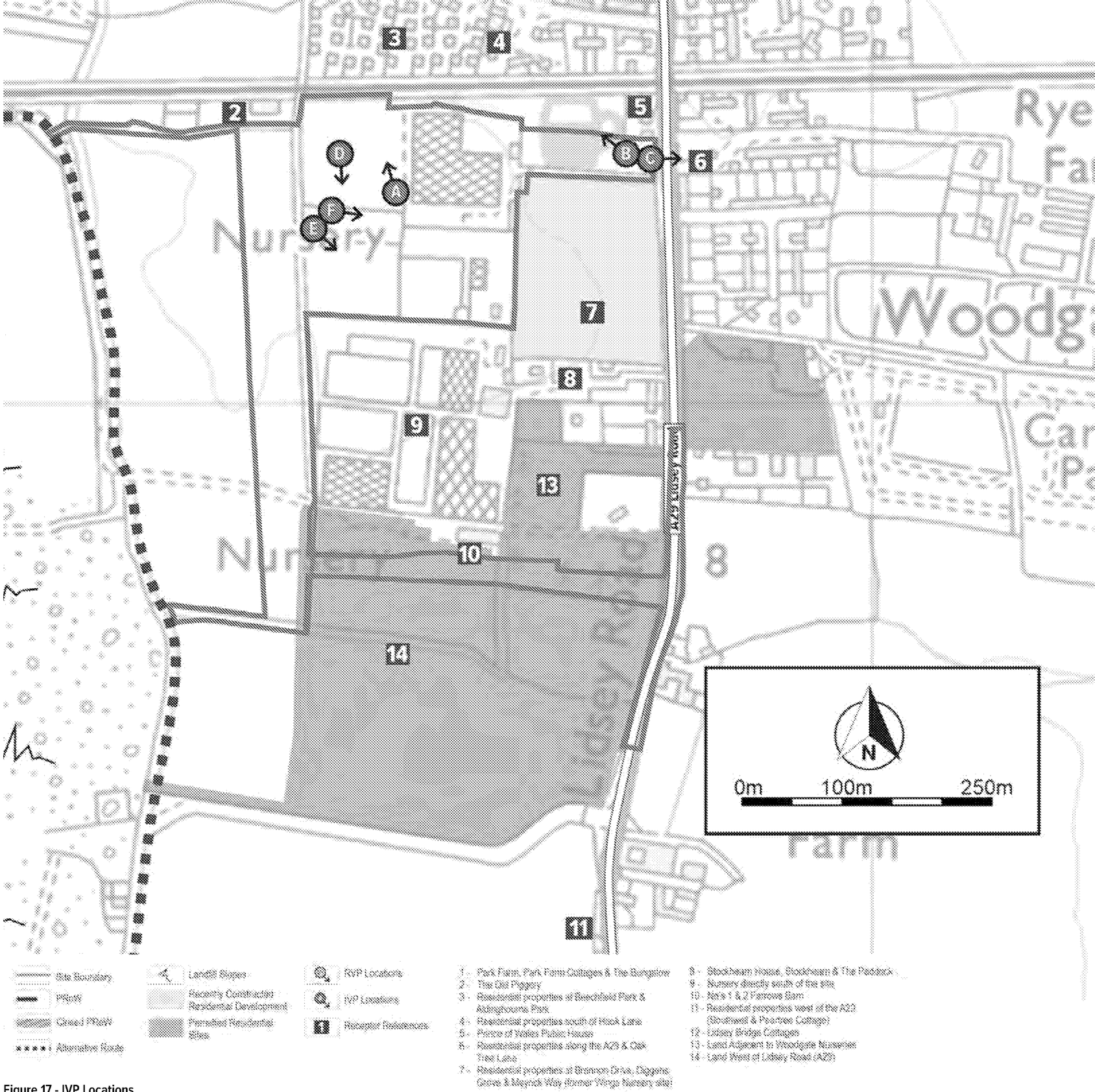


Figure 17 - IVP Locations

future build out of the recently approved 'Land West of Lidsey Road (A29)' scheme.

4.3.11 Intervening hedgerows and mature vegetation within the local context restricts wider experiences from PRoW ALD 200 and properties west of the A29 Lidsey Road [11] & [12]. The outlook and character of these views will be further influenced by the future build out of the recently approved development west of Lidsey Road which will result in a new residential foreground and settlement edge.

4.3.12 Potential receptors are therefore limited to:

- **Nursery directly south of the site (Low sensitivity) IVP D & IVP E** - Views south from within the site illustrate the extent of screening provided by the intervening southern boundary vegetation which heavily restricts intervisibility to potential filtered winter views. Existing buildings within the site appear to be surrounded by large glasshouse structures which will further restrict any potential views into the site from any potential dwelling along the eastern edge.
- **Future properties comprising the western extent of approved scheme (Land West of Lidsey Road (A29)) [14] (Moderate sensitivity) -** Build out of the permitted scheme will result in potential views towards the site from residential dwellings along the western most edge. Views north will continue to be influenced and screened by the intervening nursery site.

Views from the West

4.3.13 Experiences from the west are contained to within 500m by the elevated landfill site which truncates any potential for wider views in this direction.

4.3.14 PRoW ALD 291 running through the landfill site remains closed to the public and an alternative route along the eastern edge provides a link between ALD 291 across the railway. Experiences of the site are limited to the northern section of the route between the railway line and Lidsey Landfill access road. Experiences from the remainder of the route are screened by adjacent hedgerows and vegetation (RVP11 & 12). The future development of the permitted schemes will also result in a complete change in character from arable to urban, introducing new suburban features into views and experiences along the route.

4.3.15 Potential receptors are therefore limited to:

- **Northern extent of alternative route to ALD 291 (Moderate sensitivity) RVP 13 & 14** – There are very limited opportunities for open views along this route as the majority of the path, as it travels towards the railway line, becomes enclosed by trees and scrub.
- These open views are however directed across the arable western field towards the western edge of the nursery site. The mature vegetation along this boundary creates a close horizon to views and is influential in restricting direct views into the central nursery area during summer, albeit there are glimpses towards the large glasshouses available through gaps. Degraded structures within the adjacent nursery site to the south are also visible above the intervening vegetation, with views having the potential to become more open during winter months.



IVP A - View towards residential receptors at Beechfield Park beyond northern site boundary taken from within central nursery area



IVP B - View northwest across paddock/grassland area to illustrate extent of available views from properties south of Hook Lane and Public House



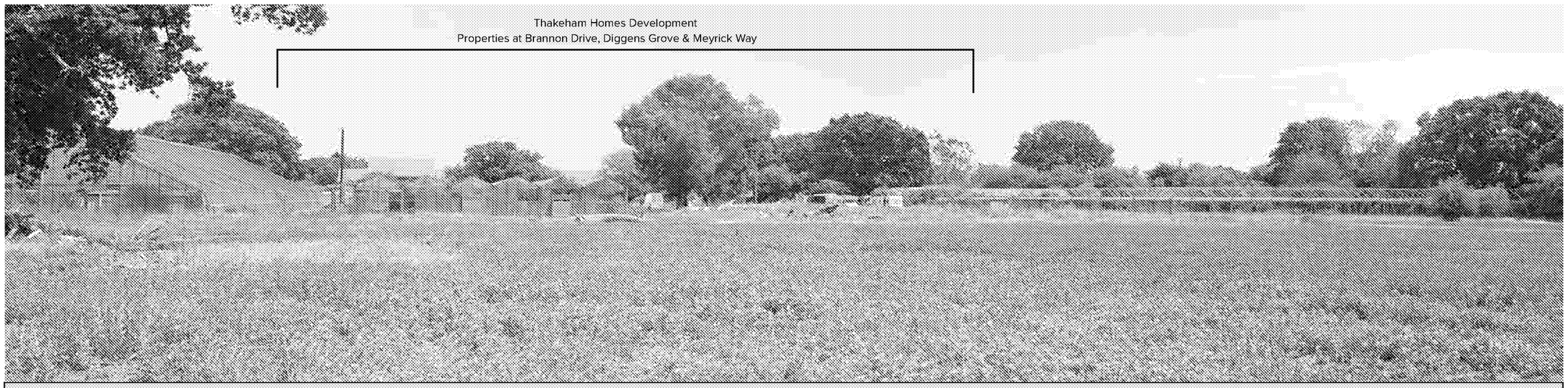
IVP C - View east from paddock/grassland area towards A29 Lidsey Road



IVP D - View south across nursery area to illustrate level of enclosure provided by boundary vegetation



IVP E - View towards southern boundary of central nursery area (southwestern corner)



IVP F - View east across central nursery area towards boundary with Thakeham Homes development site visible in the background



RVP01 - View southeast from PRoW ALD 291 as it passes through Park Farm, north of the railway line

Distance From Site:	787m NW	Bearing at Image Centre:	136°
OS Grid Reference:	SU 92751 04682	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP02 - View south towards site from Cohen Close

Distance From Site:	100m N	Bearing at Image Centre:	206°
OS Grid Reference:	SU 93654 04384	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP03 - View southwest across northeastern extent of site from the Prince of Wales Public House Car Park

Distance From Site:	<15m N	Bearing at Image Centre:	221º
OS Grid Reference:	SU 93747 04279	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP04 - View southwest towards site from the A29 Lidsey Road, South of Prince of Wales pub. Thakeham Homes development forms part of the street scene

Distance From Site:	<10m E	Bearing at Image Centre:	235º
OS Grid Reference	SU 93803 04264	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP05 - Limited framed view west along existing nursery access track from egress onto the A29 Lidsey Road. Thakeham Homes development forms a notable feature within the view directly south of the track

Distance From Site:	Eastern Boundary	Bearing at Image Centre:	270°
OS Grid Reference:	SU 93793 04224	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP06 - View west from A29 Lidsey Road. Open views towards the Thakeham Homes development which forms a prominent street scene

Distance From Site:	91m S	Bearing at Image Centre:	324°
OS Grid Reference	SU 93807 04140	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP07 - View west along Meyrick Way towards eastern site boundary

Distance From Site:	156m E	Bearing at Image Centre:	278°
OS Grid Reference:	SU 93794 04108	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP08 - View towards eastern site boundary from public open space at Meyrick Way

Distance From Site:	102m E	Bearing at Image Centre:	270°
OS Grid Reference:	SU 93736 04137	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP09 - View towards eastern site boundary from Brannon Drive

Distance From Site:	81m E	Bearing at Image Centre:	270°
OS Grid Reference:	SU 93734 04200	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP10 - View north along Brannon Drive towards access track and northeastern section of the site

Distance From Site:	76m S	Bearing at Image Centre:	359°
OS Grid Reference:	SU 93735 04160	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP11 - View northeast from where PRoW ALD 200 meets alternative route to PRoW ALD291 along eastern edge of landfill site

Distance From Site:	505m SSW	Bearing at Image Centre:	31°
OS Grid Reference:	SU 93239 03308	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



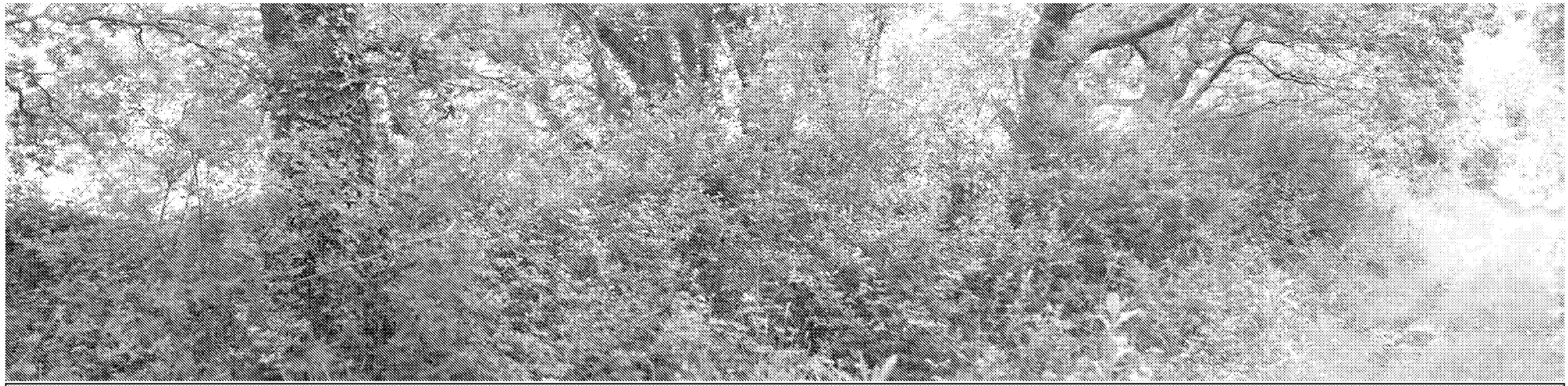
RVP12 - View northeast from alternative route to PRoW ALD291 where it meets the Lidsey Landfill access track

Distance From Site:	230m SSW	Bearing at Image Centre:	41°
OS Grid Reference:	SU 93293 03586	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP13 - View northeast from alternative route to PRoW ALD291 along eastern edge of landfill

Distance From Site:	122m W	Bearing at Image Centre:	44º
OS Grid Reference:	SU 93264 03924	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear



RVP14 - View east from alternative route to PRoW ALD291 along eastern edge of landfill

Distance From Site:	169m W	Bearing at Image Centre:	98º
OS Grid Reference	SU 93212 04161	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.2024 AM	Weather Conditions:	Clear

5 LANDSCAPE SUSCEPTIBILITY, VALUE, SENSITIVITY & CAPACITY

5.1 Susceptibility

5.1.1 The GLVIA sets out that the susceptibility of a Site must relate to the type of development that is being undertaken and should not be recorded as part of the baseline, but form part of the assessment of effects. 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' .

5.1.2 In this instance the development will relate to residential development and therefore, the considerations will include typical scale and massing associated with such design, the potential area of influence of the changes and the duration of the effects. The proposed development will be tested to provide a series of height parameters and based on a series of criteria including, but not exhaustive, topography, existing GI framework, sensitive views and receptors and neighbouring settlement patterns to provide considered an appropriate design response.

5.2 Landscape Value

5.2.1 "*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).

5.2.2 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.*" – (Source GLVIA).

5.2.3 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.

5.2.4 The GLVIA3 and the Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations May 2021'. provide a list of potential criteria that could form part of the consideration of the value of un-designated landscapes. Desktop research, site visits and other technical reports have been used, alongside Professional judgement, to formulate an overall value.

5.3 Landscape Sensitivity & Capacity

Arun Landscape Study 2006 (ALS)

5.3.1 Landscape sensitivity results from the culmination of susceptibility & value. The ALS 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.

5.3.2 The criteria was specifically created for the Arun district and provides scores for Sensitivity and Value. Once combined, using the table below (Table 04) these provide a potential capacity for housing.

5.3.3 The capacity for the wider LCA was assessed as:

Moderate Sensitivity x Slight Value = Medium/High Capacity

5.3.4 This was due primarily to the *'Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.'*

5.3.5 When tested and applied at a site specific level, this resulted in a higher outcome:

Slight Sensitivity x Slight Value = High Capacity

Table 04 - Capacity matrix used within the ALS (Table 5).

		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

Arun Landscape Study 2017

5.3.6 The updated assessment slightly reviews the criteria to include ecological considerations, visual considerations and the potential for mitigation. Whilst the site was not included within the assessment at this stage, the criteria has been applied for the purposes of this report and results in a similar capacity analysis.

Slight Sensitivity x Slight Value = High Capacity

5.3.7 The high capacity outcome at a site specific level relates to the site comprising brownfield land already associated with the settlement edge. Redevelopment of the site is not considered to result in a new or uncharacteristic element to the immediate suburban context and, when considered in context with existing permissions to the south/southeast, will provide opportunities to strengthen the western settlement edge and enhance its current degraded condition and contribution to the wider LCA character.

5.3.8 The results of the site specific assessment, utilising both ALS criteria (2006 & 2017) is presented in the following tables (Tables 05 - 08).

Table 05- Landscape Sensitivity - Arun Landscape Study Criteria (2006)

Landscape Sensitivity	Inherent Landscape Qualities (intactness & Condition) Low High	Contribution to distinctive settlement setting	Inconsistency * with existing settlement form/pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major
LCA 13 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	3	3	5 10 15 20 25
Site Level Assessment	Key features are limited to the boundary hedgerows, trees and ditches, which vary in condition, but provide positive contributions to the local ecological and GI network. Further opportunities for restoration and enhancement will be considered as part of the landscape strategy.	The former glass house and horticultural characteristics associated with settlement edges, and the wider LCA, are now defunct, and the site's current derelict and discordant state has subsequently degraded and eroded the settlement edge in this location. Redevelopment of the site for residential purposes will provide an opportunity to create a strong settlement edge consistent with permissions to the south/southeast which will result in a wider change in land use and positive contribution to the character of the immediate surrounding context.	The settlement pattern is ad-hoc, however the main area is considered brownfield land, comprising the former nursery site which relates to the current settlement context. Recent development and permissions within the immediate context of the site will also result in the southwards extension of the settlement, with the site affording an opportunity to strengthen the western edge ensuring consistency.	The site is strongly influenced by the suburban context of Woodgate which includes adjacent residential development, and low quality elements such as the railway line and landfill site directly north and west respectively. Overall, it is typically well contained by mature vegetated boundaries which limit intervisibility with the wider landscape, reducing its association. The arable fields which comprise the western section of the site have also been truncated from the wider rural context by the landfill site, and will be further reduced as the permissions to the south/southeast are built out and the settlement is extended, altering the current character.	The site does not form part of a strategic gap between settlements. It forms part of the southwestern settlement edge of Woodgate and predominantly occupies brownfield land enclosed by mature boundaries.	**10 - Slight**
	3	2	2	2	1	5 10 15 20 25

* Note 1 "inconsistency" is used as the measure of sensitivity eg. a rife 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.

Table 06- Landscape Value - Arun Landscape Study Criteria (2006)

Landscape Value	Landscape Designation (Excluding gap policy) Low High	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
LCA 13 - Taken from ALS		Listed Buildings.			Limited scenic beauty.	**7 - Slight**
	1	2	1	1	2	5 10 15 20 25
Site Level Assessment	The site is not covered by any landscape designations.	The site is not covered by any designations.	The site does not contribute to the setting of any outstanding assets.	There are no known cultural or historic associations with the site.	Overall, the site is generally well contained by mature vegetation and further influenced by the low lying topography of the area, both of which restrict potential for wider views. The main nursery area is disused and reflects a degraded and derelict character with former glasshouses and associated horticultural buildings in a state of disrepair. Recent development at Wings nursery has extended the residential influence further west and south along Lidsey Road, abutting the site's eastern boundary and affording visual links with the settlement edge. The arable field within the western section of the site affords a more open aspect, however the landfill site truncates wider views forming a close horizon.	**6 - Slight**
	1	1	1	1	2	5 10 15 20 25

Table 07- Landscape Sensitivity- Arun Landscape Study Criteria (2017)

Landscape Sensitivity	Inherent Landscape Quality (intactness & Condition) Low High	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 1-7 Negligible 8-14 Slight 15-21 Moderate 22-28 Substantial 29-35 Major
Site Level Assessment	Key features are limited to the boundary hedgerows, trees and ditches, which vary in condition, but provide positive contributions to the local ecological and GI network. Further opportunities for restoration and enhancement will be considered as part of the landscape strategy.	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 the main area is considered to be land that has been developed, comprising the former nursery site which relates to the current settlement context. Recent development and permissions within the immediate context of the site will also result in the southwards extension of the settlement, with the site affording an opportunity to strengthen the western edge ensuring consistency.	The site does not form part of a strategic gap between settlements. It forms part of the southwestern settlement edge of Woodgate and predominantly occupies brownfield land enclosed by mature boundaries.	The former glass house and horticultural characteristics associated with settlement edges, and the wider LCA, are now defunct, and the site's current derelict and discordant state has subsequently degraded and eroded the settlement edge in this location. Redevelopment of the site for residential purposes will provide an opportunity to create a strong settlement edge consistent with permissions to the south/ southeast which will result in a wider change in land use and positive contribution to the character of the immediate surrounding context.	The surrounding low lying topography, elevated landfill site and mature vegetated boundaries provide a high level of containment to the site, which results in very limited opportunities for views and experiences. Potential views are limited to filtered experiences from the alternative route to ALD 291 (to the west), limited experiences from the A29 and adjacent residential properties tot he north and east.	The former nursery area comprises a number of large glass houses contained by mature vegetated boundaries. Redevelopment of the is central and eastern areas for residential will reflect a smaller scale of development in character with the wider suburban context. The existing vegetation will continue to provide enclosure and containment to the proposals and there are opportunities to create a new defensible native field boundary between the field and landfill to the west, maintaining field patterns and providing additional benefits to the local and wider GI networks and settlement edge. Green corridors will provide connectivity across the site and offer opportunities to create an attractive transition with the permitted schemes and wider rural edge. Careful design of buildings and landscaping can also be accommodated to retain privacy and avoid overlooking.	**14 - Slight**
		3	**2**	**2**	**1**	**2**	**2**	**2**	**7 14 21 28 35**

Table 08- Landscape Sensitivity- Arun Landscape Study Criteria (2017)

Landscape Value	Landscape Designations Low High	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (e.g scenic quality, tranquillity, and remoteness)	Overall Value Judgement 1-7 Negligible 8-14 Slight 15-21 Moderate 22-28 Substantial 29-35 Major
Site Level Assessment	The site is not covered by any landscape designations.	The low lying topography and boundary vegetation contributes to the enclosure of the site and settlement edge. The former glass houses are considered a detracting feature as they reflect a derelict character which does not positively contribute to the key characteristics found elsewhere in the LCA.	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	Overall, the site is generally well contained by mature vegetation and further influenced by the low lying topography of the area, both of which restrict potential for wider views. The main nursery area is disused and reflects a degraded and derelict character with former glasshouses and associated horticultural buildings in a state of disrepair. Recent development at Wings nursery has extended the residential influence further west and south along Lidsey Road, abutting the site's eastern boundary and affording visual links with the settlement edge. The arable field within the western section of the site affords a more open aspect, however the landfill site truncates wider views forming a close horizon.	**8 - Slight**
	1	**2**	**1**	**1**	**1**	**2**	**7 14 21 28 35**

6 DESIGN RESPONSES

6.1 Site Considerations

6.1.1 These are based on initial technical studies and observations and have been used as a preliminary tool to guide the development and GI framework. These include:

Green Infrastructure:

- Retain/translocate existing native trees and hedgerows of value - Refer to Tree Survey for relevant categories and Root Protection Areas (RPA's).
- Retain and enhance existing ditches - management of overgrown ditches to improve function and habitat value.
- Retain and enhance connectivity with wider Biodiversity Corridors to the west.
- Incorporate any additional habitat constraints identified within the ecology surveys.
- Consider levels and location of SUDS features to address water management on site.
- Ensure sensitive transition to wider field through appropriate boundary treatments and GI.

Access:

- Ensure safe vehicular access onto A29 Lidsey Road via approved access and junction as part of the adjacent permitted scheme.
- Retain existing access to A29 Lidsey Road as a pedestrian and cycle link only.
- Consider pedestrian links to existing PRoW network to the west.

Visual Amenity:

- Ensure amenity of adjacent residential properties - ensure no overlooking and protection of privacy.
- Mitigate, where possible, views towards the development from receptors to the north and east - retain and enhance boundary treatments and consider opens spaces and landscape buffers to filter views.
- Consider audible influence of adjacent railway line.
- Consider influence of activities and potential audible influence associated with the Prince of Wales Public House.

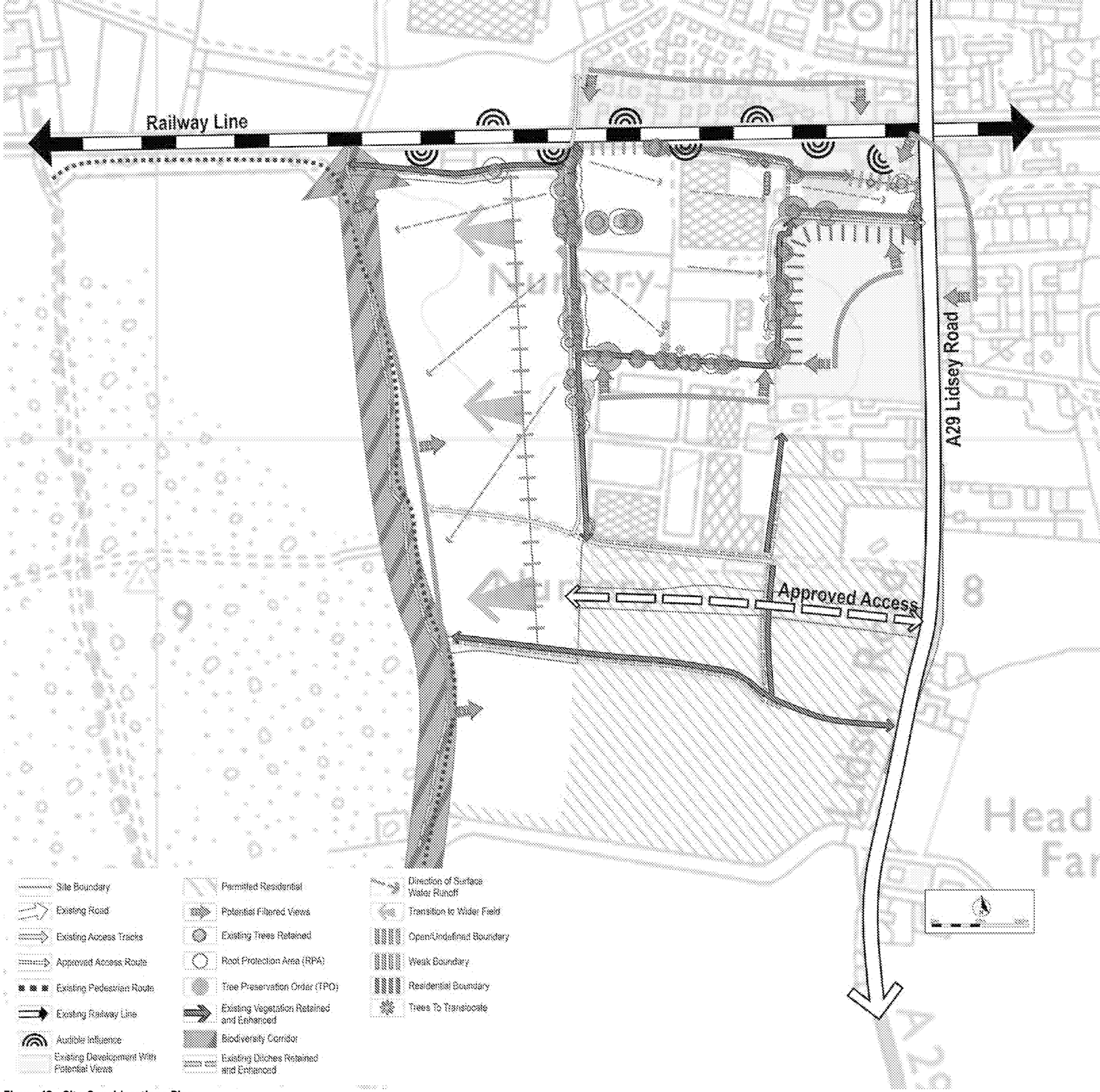


Figure 18 - Site Considerations Plan

6.2 Landscape Strategy & Green Infrastructure Strategy

6.2.1 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.

1. Deliver appropriate safe new vehicular access from the A29 through the approved adjacent application.

2. Retain existing access onto the A29 Lidsey Road as a primary pedestrian and cycle link. Deliver safe off road connections to existing facilities and development to the south from the A29.

3. Retain and enhance vegetation along eastern boundary with adjacent residential properties to maintain privacy and visual amenity. Create attractive landscape buffer between developments, affording opportunities for SUDS, informal open space and habitat. Hedgerows and ditches within the site retained and managed for biodiversity and habitat connectivity.

4. Western boundary to proposals defined by attractive strong linear north x south semi natural corridor (circa 50m wide). Corridor to facilitate access road, provide positive benefits to local GI network with proposed native tree and hedgerow planting, SUDS, habitat creation and additional connectivity of existing features with adjacent proposed development areas. Delivers informal routes for recreation and wider links to the south.

5. Explore opportunity of pedestrian connection to existing PRoW to the west.

6. Existing trees of value retained within amenity areas. Area to include formal play provision (LEAP) with easy accessibility by foot or cycle.

7. Integrity of Biodiversity Corridor to the west retained through management of existing site features and additional connectivity of proposed boundary treatments and GI network.

8. Development contained to central areas to reflect settlement pattern. Existing boundary vegetation maintains enclosure to proposals in line with LCA characteristics.

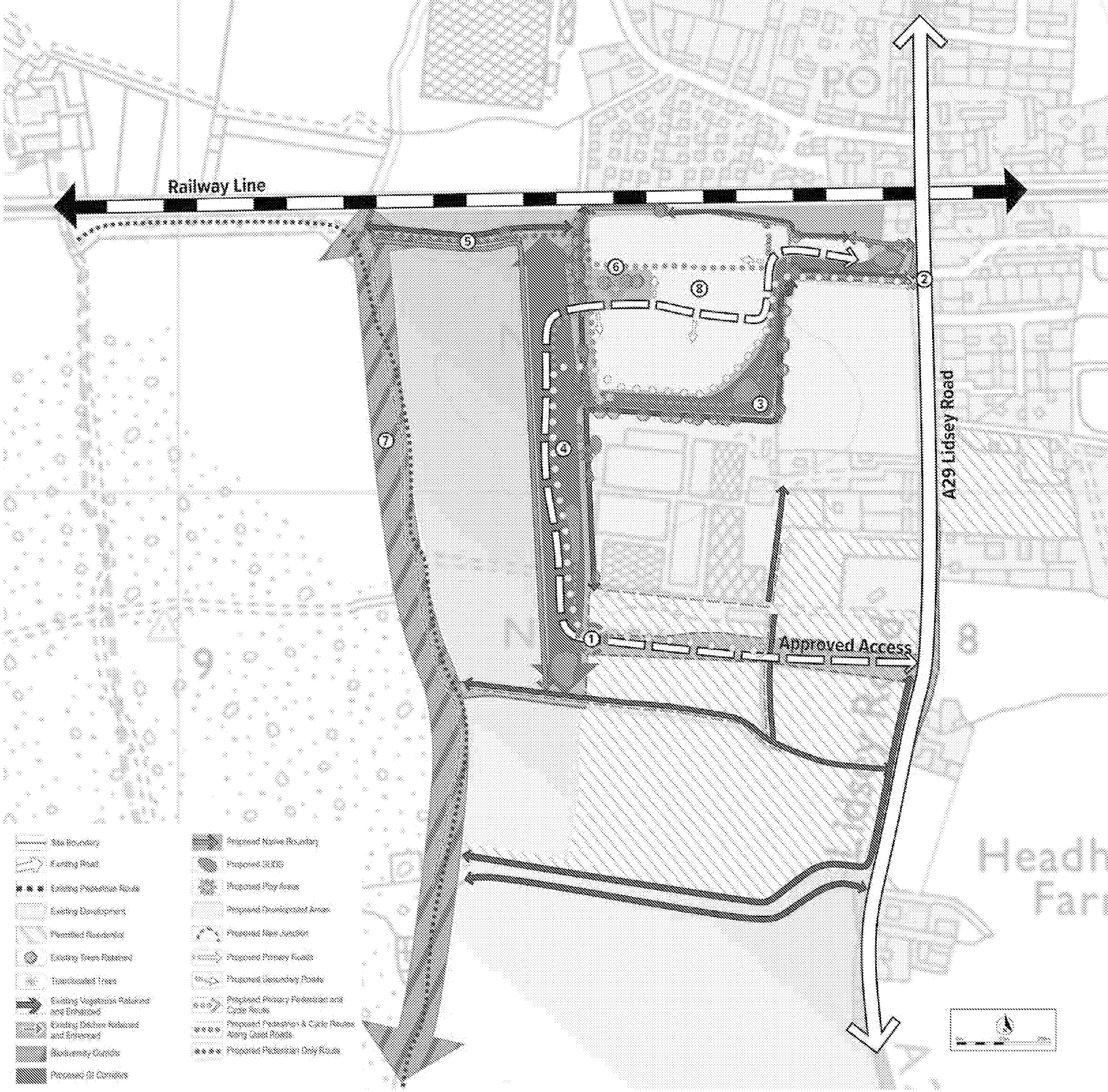


Figure 19 - Landscape Strategy

6.3 Open Space Strategy

6.3.1 Overall, the proposals will deliver circa 17,085m2 of public open space. This provides 8648m2 which is comfortably in excess of the policy requirement for up to 130 dwellings identified in Table 04.

6.3.2 SUDS features, including ditches, have not been included within the calculations, in line with the ADC requirements.

6.3.3 Figure 20 illustrates how the following typologies could be represented across the site. A rationale is also outlined in the following text.

Play Space

6.3.4 Using the Arun Open Space and Play Calculator, the requirement for Play Space is identified as 1573m^2 which breaks down into the 2 categories of 'Equipped Play' (715m^2) and 'Other Outdoor' (858m^2).

6.3.5 Whilst the proposals trigger the threshold for A NEAP, the SPD states that the recommended size should be circa 1000m^2 (0.10ha) which would exceed the total equipped play requirement of (715m^2).

6.3.6 Within the context of the surrounding approved permitted residential schemes, the site will lie within the recommended walking distances of several proposed LEAPS and a NEAP.

6.3.7 It is therefore proposed that a LEAP (435m^2) is delivered on site, and the remaining 1138m^2 required quantum for 'Play Space' is added into the other open space typologies of Natural and Semi Natural and Amenity Green Space.

Parks and Gardens

6.3.8 The scheme, at up to 130 dwellings, does not trigger the 'Parks and Gardens' threshold (143 dwellings), however the online calculator includes a provision of 2288m^2 within the total overall public open space requirements. The provision for this typology will therefore be discounted from the proposals as shown in Table 04.

Natural and Semi Natural

6.3.9 The proposals demonstrate an excess of circa 9717m^2 against the policy requirements.

6.3.10 The majority of these areas will comprise existing landscape features such as trees, hedgerows and ditches to ensure their protection and longevity.

6.3.11 These features will form part of informal recreational routes within naturalised green corridors around the site and will also provide GI connections with the wider permitted schemes as part of a holistic open space network.

Amenity

6.3.12 An amenity area incorporating the proposed LEAP is located within the western extent of the site. This provides informal kick-about space in tandem with the equipped play facilities as part of a naturally surveyed and attractive threshold to the proposals.

6.3.13 This location is also easily accessible via safe pedestrian and cycle routes from within the site which interlink with the wider permitted scheme to the south.

Table 09 - Illustrative Masterplan Provision

ADC Categories	SDP Typologies	m^2 Per Person	Required Provision for 286 Population (130 Dwellings)	Trigger Threshold	Masterplan Provision
Public Open Space	Parks and Gardens	8	2,288m^2	143 or more dwellings (Minimum size 1ha) (Minimum size 1ha). The proposal of 140 dwellings does not meet the threshold for this provision	N/A - provision to be deducted from total requirements
	Amenity Green Space	6	1,716m^2	15 or more dwellings	1,785m^2
	Natural and Semi natural	18	5,148m^2	57 of more dwellings	14,865m^2
	Total Public Open Space		**9,152m^2**		**16,650m^2**
Play Space	Local Areas of Play (LAPS)	2.5	715m^2	9 or more dwellings (Minimum size 100m2)	0 - Proposed LEAP will deliver typology on site
	Local Equipped Areas of Play (LEAPS)			34 or more dwellings (Minimum size 400m2)	1 x LEAP @ 435m^2
	Neighbourhood Equipped Areas of Play (NEAPS)			83 or more dwellings (Minimum size 1000m2)	0 - Site lies within catchment distance of proposed NEAP to the south
	Other Outdoor - Multi-use Games Areas (MUGA) & Skate Parks	3	858m^2	83 or more dwellings (Minimum size 1000m2)	
	Total Play Space		**1,573m^2**		**435m^2**
Total using on-line calc			**10,725m^2 - 2,288m^2 Parks and Gardens provision = 8,437m^2**		**17,085m^2**



Figure 20 - Open Space Strategy

7 POTENTIAL EFFECTS

7.1 Introduction

7.1.1 Impacts derive from the physical and perceptual changes to the baseline landscape resulting from the described development and the proposed inherent enhancement and mitigation measures.

7.1.2 The changes are based on a scale that is outlined within the Magnitude of Effects within Appendix A - ranging between Major, Moderate, Minor and Negligible. The changes are considered in terms of size and scale, the geographical extent over which the proposals would be experienced and the duration and potential reversibility. These effects may be beneficial or adverse.

7.2 Predicted Landscape Effects

Summary

7.2.1 The site's current contribution and value to the wider SC9 Chichester to Yapton Coastal Plain and the LCA Westergate Fringe (including the LCTS') is considered Moderate and effects are limited to a very localised area of influence (refer also to description alongside the visual changes).

7.2.2 This is largely due to the influence of the boundary vegetation which includes mature trees, shelterbelts, ditches and hedgerows which contribute to the enclosed character of the LCA. These features will be retained and enhanced as part of the landscape strategy to ensure continued contribution to the LCA and longevity.

7.2.3 There are also opportunities to remove negative features across the site, such as the dilapidated horticultural structures, and provide positive benefits to the settlement edge.

7.2.4 Whilst the proposals will result in a permanent change in land use and therefore character, they will reflect the immediate existing and future surrounding suburban context which has replaced the former horticultural and rural character around settlement edges in this part of the LCA.

7.2.5 Losses to the existing areas of arable, grassland and horticultural areas within the site are considered against their current function as part of the wider network. This has been severed by the landfill site, expansion of settlement along the A29 and the closure of the former nursery business, resulting in a very limited positive contribution and relationship.

7.2.6 A summary of the effects of the proposals against the key LCA characteristics are set out within the following text.

7.2.7 The proposals are considered to result in an overall **permanent Moderate adverse change** to the baseline character. They will however result in positive benefits to the existing key landscape structure, connectivity and longevity which contributes to the enclosed character of the LCA and will not be perceived as out of character with the existing and future settlement pattern.

Topography, Geology & Drainage

7.2.8 The proposals will respond to the topography of the site, ensuring the low lying and flat positive characteristics of the local area and wider LCA are retained. Additional key features, such as field ditches, will be retained and managed to improve their current condition and function as part of the wider network. Effects are therefore considered **Minor beneficial**.

Landscape & Site Features

7.2.9 Key landscape features are typically limited to the drainage ditches, native hedgerows and mature trees around the perimeter of the central site area which form linear shelterbelts that contribute to the enclosure of the site, settlement edge and its former horticultural function. There are also three Category A and B Oak trees (T21 – T23) within the central area which are remnant of a former historic field boundary.

7.2.10 The proposals will retain the majority of these key features within landscape buffers and corridors to avoid impacts on TPO's, RPA's, enhance their quality, condition and connectivity through management as part of the open space proposals and to ensure longevity.

7.2.11 Two minor sections of H47 along the western edge of the central development area will be removed to facilitate the road access and pedestrian/cycle link. The wider landscape proposals however will mitigate any losses through additional hedgerow planting to create a new species rich native field boundary along the western edge. Existing hedgerows will also be enhanced for species diversity and longevity.

7.2.12 The Arboricultural Assessment and Method Statement prepared by Barrell Tree Consultancy states minor encroachment into the RPA's of T45, T48, T119, G19, G25 and G118 for the cycle route and pedestrian link. Minor encroachment into the RPA's of T9, T23 and G10 and are also noted, however it is considered within the report that this will not result in any significant adverse impacts to the trees and that detailed proposals can mitigate for this such as through no dig specifications.

7.2.13 There are no identified impacts to the TPO trees within and around the site. Existing structures currently lying within the RPA's of the TPO'd trees along the eastern site boundary will also be sensitively removed as part of the proposals.

7.2.14 The proposed SUDs features have also been designed to avoid potential impacts with the exception of two small Hawthorn trees which can be translocated. Existing ditches will be cleared and managed, delivering an improved function as part of the local network and ensuring retained contribution of this key LCA characteristic.

7.2.15 Losses to vegetation are limited to low quality trees and groups which are not considered to have any adverse impacts on visual amenity or character. Where feasible, any noted trees of value will be translocated for ecology benefits elsewhere on site.

7.2.16 The small sections of hedgerow (H47) being removed will not significantly impact the structure, appearance or contribution to enclosure around the site (See Arboricultural Appraisal and Method Statement for further details).

7.2.17 Overall, the proposals have been landscape led to reduce the impacts to higher quality and characteristic features. Existing features of value have been considered to create a strong landscape and GI framework, and the proposed native hedgerow, tree and scrub planting as part of the strategy will provide **Minor positive benefits** and mitigate losses.

Land Use, Field Patterns, Historical and Cultural Context

7.2.18 There are no known historical or cultural associations with the site.

7.2.19 The site in its current condition is not considered to provide a positive contribution to the identified key LCA characteristics associated with the patchwork of horticultural land uses, intensive arable farmland and paddocks around the settlement fringes.

7.2.20 Whilst the western extent of the site forms part of an arable field, it has been severed from the wider intensive network by the adjacent landfill site and railway line. Subsequent planning permissions to the south and the strategic allocation of BEW to east of the A29 will result in a complete change in land use from arable to urban, further reducing the potential arable value and contribution of the site.

7.2.21 The main central nursery area is largely derelict with disused and dilapidated structures and glasshouses in a state of disrepair. This has resulted in a degraded parcel which no longer functions as part the horticultural industry and creates a weak and low-quality settlement edge in this location.

7.2.22 The paddock to the east is also enveloped by development along the A29, forming part of a residential street scene and settlement, severed from any wider pasture connections.

7.2.23 The proposed development area will be contained within the current field pattern and a new boundary will be created along the western edge of the proposals to ensure continued function of the wider arable field. This is still considered to reflect the scale and pattern of the medium/small-scale arable fields which form part of the LCA character in this area.

7.2.24 Whilst the redevelopment of the site will result in a complete change in character to residential, the effects are considered to reflect a positive change to the current baseline and its influence on the immediate settlement fringe and future urban character. Due to its limited associations with the wider LCA, the effects are considered **Minor adverse**.

Settlement Pattern

7.2.25 The site is not considered to reflect any of the key positive settlement characteristics identified within the LCA.

7.2.26 The design and landscape led layout has been considered to offer opportunities to infill a previously developed site perceived as part of the existing and permitted settlement expansion along the A29, contributing to a strong southern threshold.

7.2.27 The scale and density of the proposals have been designed to reflect the character of the surrounding context with further opportunities to enhance the western settlement edge through GI and new native boundary planting. Development will be kept within the former field pattern and the retention of mature shelterbelts and vegetation will integrate the proposals into the future settlement pattern. The effects are therefore considered **Moderate beneficial.**

Views & Perceptual Qualities

7.2.28 The main positive characteristics of the site relate to its enclosure within the otherwise typically open landscape. This is largely due to the mature vegetation around the central and eastern areas of the site, but also to the western arable area where the elevated landfill truncates wider views and experiences.

7.2.29 The mature vegetation around the site perimeter will be retained and enhanced as part of the proposals, ensuring the continuation of enclosure to the settlement edge. A new native hedgerow along the western extent of the site will also create a new field boundary that continues the character of L2 medium/small-scale arable fields, providing screening to current low quality and limited experiences towards the settlement edge from the PRoW along the base of the landfill. Whilst the effects are considered **Moderate adverse**, these will reduce as the GI framework matures.

7.3 Changes to the Visual Amenity and Perception

Views from the North

Proposed landscape mitigation measures

7.3.1 The northern extent of the proposals will be enhanced with native hedgerow and tree planting to strengthen connectivity and screening to the adjacent railway line and residential properties to the north. To the northeast, development will be set back from the A29 Lidsey Road, ensuring a circa 50m wide informal and semi-natural setting to the proposals and existing public house. Vegetation along the ditch aligning the existing access track will also be retained and enhanced to maintain enclosure and screening to the adjacent residential properties at Brannon Drive.

Residential properties at Beechfield Park & Aldingbourne Park (Low sensitivity) - IVP A - Reference [3] on Visual Analysis Plan

7.3.2 Enhancement of the northern boundary with native hedgerow and tree planting will provide continued and improved screening to current views from the single storey park homes and their curtilage.

7.3.3 Whilst the proposals will result in a change of character to the view, introducing a new residential element into the foreground, they will however replace views towards low quality and dilapidated glasshouses and structures with higher quality housing, in character with the adjacent settlement. The intervening railway line will continue to form a notable detracting feature within the immediate foreground, with limited views towards the upperstorey's of housing afforded through vegetation, becoming more open during winter months. The overall magnitude of change is considered **Moderate/Minor adverse, reducing to Minor/ Negligible** once vegetation proposals mature.

Residential properties south of Hook Lane including Cohen Close (Moderate sensitivity) IVP B & RVP02 - Reference [4] on Visual Analysis Plan

7.3.4 Retention and enhancement of the existing vegetation along the northern site boundary will continue to provide screening and filtering to the northeastern extent of the site. Upperstorey views from properties at Cohen Close will be limited to rooftop glimpses of the proposals above the existing vegetation, which will replace current views towards those along Brannon Drive directly south. Oblique views to the southeast will continue to be directed across the semi natural open space which will be enhanced with additional tree planting and SUDs features. Changes are considered **Minor adverse, reducing to Negligible** as planting establishes.

Prince of Wales Public House (Low sensitivity) RVP03 - Reference [5] on Visual Analysis Plan

7.3.5 The eastern extent of the field, adjacent to the boundary, will be retained as a semi natural area of public open space with hedgerow enhancements along the northern boundary providing additional enclosure and filtering to direct views.

7.3.6 Views towards the proposed housing within the western section of the field will be visible above the existing intervening vegetation, but will replace current experiences of housing at Brannon Drive, albeit at a closer range. Additional tree planting within the open space area will also afford further filtering to these views once mature. Overall changes are considered **Moderate adverse** with the proposed housing forming a prominent but not uncharacteristic element within the view. This does however need to be balanced against the positive contributions of the open space area to the current street scene and local character.

Views from the East

Proposed landscape mitigation measures

7.3.7 The eastern and southeastern site boundaries comprise existing mature vegetation, including several TPO trees, which will be retained and enhanced where necessary to ensure continued screening around the perimeter. Development within the northeastern section of the proposals is set back circa 55m from the A29 Lidsey Road, retaining a semi natural character along the road and affording a visual break between development.

7.3.8 Within the central area, a wide swathe of semi natural open space (between approx.10m -70m wide) incorporating SUDs features, tree and scrub planting is also proposed as a green buffer to the existing development directly east. Height parameters across the proposals have been considered in context with the surrounding scale of residential development and will be a maximum of 2 storeys

7.3.9 The current access track from Lidsey Road will be retained as a pedestrian and cycle access only, removing any current influences from vehicular movement.

Residential properties directly east (Brannon Drive, Diggens Grove, Meyrick Way and Hayman Close) (Moderate sensitivity) IVP F, RVP08, 09 & 10 - Reference [7] on Visual Analysis Plan

7.3.10 Experiences from the properties to the east and southeast of the site will continue to be heavily filtered and screened during summer months by the

intervening mature boundary vegetation. These boundaries will also be further enhanced, where required, to ensure continued screening towards the proposals.

7.3.11 Limited upperstorey and filtered winter views through the eastern boundary vegetation will be directed across the wide swathe of public open space. The current limited views towards the low quality and degraded experiences of the disused glasshouses and structures will be replaced with a semi natural landscape, tree planting and be directed towards a high quality residential edge not out of character with the immediate context.

7.3.12 There will be limited filtered winter views towards the proposed housing within the northeastern extent of the site, however views across the eastern section will remain semi natural in character with additional intervening tree planting proposed.

7.3.13 The overall effects are considered to represent a **Minor adverse** magnitude of change to the current experiences, although typically limited to winter months and not out of character with the immediate suburban context.

A29 Lidsey Road (Low sensitivity) & Residential properties along eastern edge of A29 Lidsey Road (No's 1-4) and Oak Tree Lane (Moderate sensitivity) IVP C, RVP04, 05, 06 & 07 - Reference [6] on Visual Analysis Plan

7.3.14 The proposed development within the northeastern section of the site will be set back from Lidsey Road (circa 55m), retaining an open and semi natural foreground character within available views from both the road and properties opposite. Whilst the proposed housing will form a new feature within the view, the proposals will be experienced in context with the wider suburban character which currently includes the newly constructed housing to the south, the existing pub and 'Willows' property within the site.

7.3.15 Intervening tree, hedgerow and scrub planting within the eastern section of the field will provide some additional filtering to views once mature and positive benefits to the street scene in this location. Effects along this northern extent of Lidsey Road and from the identified residential properties are therefore considered **Moderate adverse**, reducing as planting establishes.

7.3.16 The current access track will be retained as a pedestrian and cycle link. The limited framed view along the track towards the existing low quality nursery buildings will be replaced by high quality housing, appearing as a minor extension to the foreground character of suburban housing along Brannon Drive. The remainder of views along the A29 travelling south will continue to be screened by the intervening housing to the west of the road and mature vegetation around the site perimeter. Effects are considered **Negligible** within the immediate and wider context of settlement along the A29.

Views from the South

Proposed landscape mitigation measures

7.3.17 Existing vegetation along the southern boundary will be retained and enhanced, where required, to ensure continued screening, enclosure and connectivity around the perimeter. A wide swathe of open space comprising SUDs, tree and scrub planting will ensure a semi natural buffer between existing land uses and proposed development to the south/ southeast. Height parameters across the proposals have been considered in context with the surrounding scale of residential development and will be a maximum of 2 storeys, with development contained to the central former nursey area and northeastern grassland/paddock.

Nursery directly south of the site (Low sensitivity) IVP D & IVP E - Reference [9] on Visual Analysis Plan

7.3.18 The retained boundary vegetation and semi natural area of open space provides a setback of circa 20m to the proposed development edge, resulting in a green buffer between the proposals and existing nursery. Additional tree and scrub planting as part of the proposals will provide further filtering to any potential winter views through the boundary vegetation. Potential views will be limited to glimpses of the proposed residential edge during winter, which will extend the current settlement west, but not be out of character with the immediate context of existing and proposed surrounding land uses. Potential effects are considered **Minor adverse**, although limited to winter months.

Future properties comprising the western extent of approved scheme (Land West of Lidsey Road (A29)) (Moderate sensitivity) - Reference [14] on Visual Analysis Plan

7.3.19 Foreground views to future residential properties along this western edge will be directed west across a semi natural landscape buffer and access road. Whilst this will replace foreground views over arable land, the proposals are considered to reflect the immediate character and setting of the suburban settlement extension. Effects at this stage are considered **Minor adverse** and will also be dependent on the future construction phasing of the surrounding schemes which are not known at this stage. Residents of these properties will be aware of the potential for development within their views.

Views from the West

Proposed landscape mitigation measures

7.3.20 Existing mature vegetation along the western edge of the site will be retained, enhanced and managed to ensure continued enclosure and screening to the proposals. Development will be contained to the central section of the site with maximum height parameters set at 2 storeys, reflecting the surrounding scale and character of the settlement in this location. Proposals within the western extent of the site will comprise a new access road, pedestrian and cycle link which will extend from the approved adjacent scheme (Land West of Lidsey Road (A29)). A proposed native hedgerow will create a new defensible western field boundary to the scheme, with additional tree and scrub planting providing further filtering to views.

Northern extent of alternative route to ALD 291 (Moderate sensitivity) RVP13 & 14

7.3.21 The existing mature vegetation along the western nursery boundary will continue to ensure screening and filtering to the central area. The proposed residential development will be contained within this section at a height of 2 storeys, replacing glimpses towards the low quality glasshouses with residential rooftops and maintaining the perceived wooded character of the horizon in views from the path.

7.3.22 A new native hedgerow boundary will be visible within foreground views, and additional native tree planting within this semi natural buffer will filter experiences of the proposed access road. Whilst this will introduce some movement and suburban qualities into the view, they will be experienced as part of the wider and future development of the settlement to the south and be perceived as part of a strong western settlement edge to Woodgate, and from a very limited section of the route. Overall, effects are considered **Moderate adverse reducing to Minor** as proposed boundary and planting within the buffer matures.

8 OVERALL LANDSCAPE SUSCEPTIBILITY, VALUE, SENSITIVITY

8.1 Susceptibility Summary

8.1.1 The proposed development relates to 2 storey housing which reflects the scale of the neighbouring settlement pattern and is considered an appropriate design response.

8.1.2 The site is considered to mostly comprise well-contained brownfield land which currently forms a low quality and degraded contribution to the settlement edge. The influence of adjacent permissions to the south and east on both the character and visual amenity also notably reduces its overall susceptibility.

8.1.3 Whilst its redevelopment for residential purposes will result in a new suburban character, this will be contained within the central and eastern areas, with the western extent being considered for access.

8.1.4 The site itself is considered to have an overall moderate/low (slight) contribution to the local character and value as a landscape resource and in terms of scale, location and influence on visual amenity, it is considered capable of accepting the proposed changes.

8.1.5 New housing within the site would replace low quality and degraded horticultural structures and be viewed in context with the existing settlement to the west of Lidsey Road, and adjacent permissions forming a southern extension to the settlement boundary. The overall susceptibility, within the context of the existing settlement and the adjacent permitted developments is considered **Low/Medium**.

8.2 Value Summary

8.2.1 The elements that are considered to contribute to the value of the site have been set out in Section 5.0 and result in an overall **'Slight' value** when assessed against the Arun Landscape Study criteria. This is considered to reflect an overall **'Low' value** against the GLVIA criteria and value methodology set out in Appendix A.

8.2.2 Key features of value are limited to the existing tree belts, hedgerows and ditches which provide a degree of enclosure to the site and immediate context. These features will be retained and managed to deliver positive benefits to longevity and character.

8.2.3 In terms of mitigation and opportunities to improve the site value, the redevelopment of the former nursery area would provide positive benefits to the current degraded and defunct land use, replacing low quality structures with high quality residential development, strengthening the settlement edge in this location.

8.2.4 The proposed enhancement of existing boundaries and creation of a new semi-natural western corridor to facilitate the access road will provide additional connectivity around the site and to the wider strategic biodiversity corridors and GI within the adjacent permitted sites.

8.2.5 This will also result in recreational value with the creation of public open spaces and links to the wider PRoW network as part of a considered landscape and GI strategy for existing and future residents.

8.3 Landscape Sensitivity Summary

8.3.1 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'. The sensitivity is derived from a matrix set out in **Appendix A** alongside professional judgement and the criteria used to determine the susceptibility and value.

8.3.2 The application of the matrix results in:

8.3.3 Low/Medium susceptibility x (slight) Low value = Moderate/Low - Low landscape sensitivity.

8.3.4 This concludes that the site is capable of accepting development within a well designed landscape framework (See Appendix A Landscape Susceptibility & Sensitivity Table 02).

8.3.5 This also concurs with the site assessment when using the ALS criteria (See Section 5) which identified the site as having a High Capacity for development.

9 CONCLUSION

Designations & policy

9.3.1 The proposals do not lie within, or impact upon, any protected or designated landscape, cultural or ecological assets and are considered compliant with the various polices outlined within both the Arun Local Plan 2011-2031 and Aldingbourne Neighbourhood Development Plan 2019-2031 (Post Examination Plan 2021).

9.3.2 The landscape strategy and proposed Green Infrastructure is considered to embody the aspirations of the various policies through the retention and enhancement of existing features and improved connectivity and habitat creation as part of a wider extended network. The enhancement of existing boundary treatments and proposed GI corridors across the site will deliver a series of high quality, well-connected public open spaces, SUDs features and habitats that increase connectivity between existing, and future, features to deliver positive benefits to well-being and biodiversity.

Existing baseline & contribution to landscape character

9.3.3 The proposals promote re-development of previously developed land used for horticultural nurseries and housing, low quality glasshouses and other structures on the southwestern settlement edge of Woodgate.

9.3.4 The site has a very limited positive influence on the landscape character and the settlement beyond the native hedgerows, shelterbelts, trees and ditches which contribute to the enclosed character of the LCA.

9.3.5 The current degraded character of the former nursery area departs from the positive horticultural land uses identified within the LCA and contribution to the wider intensive arable network has been severed by the landfill site and railway line. The eastern grassland/paddock is also isolated from any wider function, enveloped by existing development along the A29.

Landscape capacity

9.3.6 The assessment of the effects and subsequent moderate-low landscape sensitivity has concluded that the site has a high capacity to accept residential development, set within a well-designed landscape framework, that is reflective in scale and density to the adjacent recently constructed and permitted development within the immediate area.

9.3.7 The retention and enhancement of the existing boundary vegetation will be key to ensuring the positive assimilation and containment of the proposals into the existing settlement pattern and maintaining the enclosed character of the immediate locality, continued screening to views and longevity of features including the TPO trees. The proposed western boundary will also create a well-defined settlement edge in this location, appropriately retaining the wider field pattern.

9.3.8 The effects have been considered in combination with the wider adjacent permitted schemes to the south/southeast and will be perceived as appropriate infill development within the settlement context.

Visual

9.3.9 The ZTV and visual assessment concluded that there are no anticipated views from the South Downs National Park and that views towards the site are very limited, contained to within an approximate 500m radius. The elevated landfill to the west is influential at truncating any wider association with the open countryside and receptors further west.

9.3.10 The surrounding low-lying topography and high level of mature vegetation cover that defines the site, wider field boundaries, former canal, rifes, ditches and roadsides within the locality are also effective at creating enclosure and containing views from the wider area. Visual amenity will also be reduced once the surrounding permitted developments are constructed, extending the influence of the settlement south along the A29.

9.3.11 Whilst the proposals will create a new feature within views, they will not be considered out of character, context, scale or expectation of the surrounding settlement edge.

9.3.12 None of the visual impacts identified exceed a moderate adverse change, and have the potential to further reduce to minor adverse in places once mitigation measures mature.

Overall

9.3.13 The redevelopment of the former 'Wings Nursery' site to the east and wider permitted developments to the south/southeast will extend the residential settlement boundary south and west along the A29. The proposals are considered to provide an opportunity to positively contribute to this, improving and strengthening the current southwestern settlement edge to Woodgate, replacing the current low quality and detracting horticultural land use with high quality residential in line with the wider permitted schemes.

9.3.14 Overall, it is considered that the site can 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, as part of a stand-alone 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 proposed development, main features of the proposals and any established parameters and this can include a description of any alternatives 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 and value** of elements that contribute to the baseline and factors that would affect the sensitivity of receptors. These are described in further detail on the following pages. Landscape sensitivity and susceptibility follow on from the baseline as part of the effects.

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 desktop 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
- Places of work

The guidance sets out that, in some cases, it may be appropriate to consider private view points such as 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 a 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 be limited as views towards the receptor are seen from ground level and receptor views 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 (RVP'S) 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 a 35mm film camera).

Specific Viewpoints (SVP) are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

Illustrative Viewpoints (IVP) are included to illustrate a particular effect or issue that impacts upon the

views or character, although not necessarily a viewpoint.

The photographs within this document have been produced for context only. A professional judgement has been used to provide an extent of view that represents not only the site and its context but also an understanding of the quality of view and influences within the experiences.

The methodology for annotation Type 1 visualisation photographs1 suggest two 'Fields of View' to provide a comparable 'in the field' visual experience2:

- 39.6° x 27° (single landscape photograph with a fixed 50mm lens) - presented at 390mm x 260mm @ A3; and
- 90° x 27° (multiple landscape photographs with a fixed 50mm lens) - presented 820mm x 250mm as a Cylindrical Panoramic image @ A1 width.

These can be reproduced at these dimensions if required.

Photographs are taken following the GLVIA and Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals. Locations of the photographs 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 evaluates the potential effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial. The effects should be considered in relation to their scale and size within the landscape context, the geographical influence and the potential duration and reversibility. The criteria for these are set out within Table Mag01.

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

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived. Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Examples of changes and effects can include (but not exhaustive):

- Quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.
- Changes to the perception of the landscape
- Changes in the character of an area/local and wider landscape character areas
- Changes to the experience of being in a particular space or designed landscape
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes.

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. The potential time-scales and mitigation measures should also been considered.

Mitigation

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

1 *Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11;*
2 *To be held at arms length.*

Susceptibility/Sensitivity to development

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'. The GLVIA sets out that the susceptibility of a Site must relate to the type of development that is being undertaken and not recorded as part of the baseline but form part of the assessment of effects.

The value of the elements that are considered to contribute to the value of the Site will be assessed as part of the baseline.

Technical Assumptions

For the purposes of the assessment the following assumptions 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 (Table 1) 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

These estimates are based on experience. 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
Native Shrub/scrub	60-90cm	2m	3.5m	5m

ASSESSMENT CRITERIA

LANDSCAPE

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 a 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). This is further guided by the Landscape Institutes Technical Guidance Note 02/21 Assessing landscape value outside national designations May 2021. 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 the table.

- Quality, condition and intactness of both individual features and overall Landscape Condition (Table LV1);
- Uniqueness, rarity and contribution to key local features (Table LV1);
- Designation of a landscape or feature(s) (Table LV2);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity (Table LV3);
- Cultural or historical associations and designations (Table LV4);
- Recreational use of the landscape (Table LV5); and
- Functionality (Table LV6).

Functionality is described as *'Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape*' this includes the landscape contribution to healthy landscape systems, to its character, setting and wider GI, including sustainability.

The value methodology tables form a guidance framework on which to base the appraisal. It may be that certain values are more significant to some receptors or have slightly alternative criteria. 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. This is where the professional judgement is key to identify and provide a well considered and balanced narrative of the overall 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).

Landscape Value Table 1 - Landscape Quality, Condition, Uniqueness, Rarity and Contribution to key 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	National, 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 (see Glossary)[1].
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 collective 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 may be 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 the 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.

1 Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106 - Refer to Glossary for definitions

Landscape Value Table 2 - Designated Landscape Assets/Features

Value	Importance	Typical Examples/Features
Very High	International/ National	World Heritage Sites, National Parks, AONB 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.
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.
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.
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.
Very Low/ Negligible	N/A	Negligible contribution to any landscape feature or function.

Landscape Value Table 3 - 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. Lack of human activity providing a sense of total remoteness/wilderness. Emotive landscapes - landscapes that invoke inspiration and awareness of a very natural or culturally important landscape. Areas identified as Dark Sky Areas/Reserves. 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. Predominantly free of human activity providing a strong sense of remoteness/wilderness. Emotive landscapes, landscapes that invoke inspiration and awareness of a very natural or culturally important landscape. Areas identified as Dark Sky Areas with some long distance light influences/occasional light from local roads/ dwellings. 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. Landscapes that invoke inspiration and awareness of a perceived attractive landscape, setting or locally culturally important landscape. Areas that are affected by low level light influences/light from local roads/dwellings/close urban boundaries. 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. Landscapes that are strongly influenced by urban setting, form, scale and massing. Landscape that can invoke a feeling of threat or unease. Areas influenced by lighting, street lighting and lighting along main transport routes. 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. Landscape that invokes a feeling of threat or unease. Heavily influenced by major transport networks//industrial/waste management including noise pollution, odour, high level lighting, constant human activity.

Landscape Value Table 4 - 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 that do not relate to the landscape.
Very Low/ Negligible	N/A	No historical or cultural associations.

Landscape Value Table 5 - Recreational Use of the Landscape

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/community.
Low	District/Local	Provides some informal recreational use of limited access.
Very Low/ Negligible	N/A	No recreational or public access.

Landscape Value Table 6 - Functionality

Value	Importance	Typical Examples/Features
Very High	International	Landscapes and landscape elements which provide a significant contribution to the healthy functioning of an internationally recognised landscape, Green Infrastructure designation or policy (UNESCO, RAMSAR, SAC, SPA). Plays a significant role in the wider landscape / visual function of Green Belt.
High	National, Regional, District	Landscapes and landscape elements with a number of key features which play an important role and function as part of a wider National/Regional/District Green Infrastructure network, designation or policy (e.g National Park, AONB, Floodplain). 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	Landscapes and landscape elements with some key features or functional links with adjacent nationally designated landscapes, their setting or special features. Provides some contribution to the function of Regional/District/Local Green Infrastructure networks, designations or policies (e.g AGLV, Flood plain, Green Gap, BOA). Plays a role in the local landscape protection and visual function of Green Gap and other landscape buffers of settlements.
Low	District/Local	Contribution to the function of the landscape is weak or limited to a localised level. Examples of poor management, erosion or loss of features, links to wider designations/features are ineffective. 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	Does not contribute to the functioning of any landscape.

Landscape Susceptibility

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

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.'*

Potential landscape receptors include key features/characteristics identified within the various LCA's as well as criteria identified through the site visits and technical assessments.

Landscape Sensitivity

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 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;* and is based on the matrix in LSS Table 02.

A clear narrative should be given explaining how the sensitivity relates back to the relevant criteria for susceptibility and value. A landscape does not have to be a protected or designated landscape to have a high sensitivity, for example; if it scores highly in other values and susceptible features.

Landscape Susceptibility & Sensitivity Table 01 - Susceptibility

Landscape Susceptibility	
High	A well-recognised landscape or features afforded protection through international/national, local or regional policy and designation. A landscape that strongly contributes to the distinctive nature and key features/qualities identified within AONB/National Park/ LCA/National/Regional Heritage Assets and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Low/Negligible capacity for development. 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.
Medium	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape or feature that is identified to detract or negatively effect the distinctive nature and key features/qualities identified within AONB/National Park/LCA/National Heritage Assets criteria. Will require justification and clear clarification of opportunities for improvement. Landscapes associated with heritage or cultural assets but not deemed to contribute to them within Heritage assessments. A landscape that has a moderate contribution to the distinctive nature and key features/qualities identified within local policy/ LCA and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Moderate capacity for development. 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. A landscape that has a low/negligible contribution to the distinctive nature and key features/qualities identified within local policy/LCA and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Moderate to High/High capacity for development.

Landscape Susceptibility & Sensitivity Table 02 - Sensitivity

Landscape Value	Landscape Susceptibility - see table 2		
(See Landscape Value tables 1 - 6)	**High**	**Medium**	**Low**
Very High	High to Very High	High	High - Moderate
High	High	High - Moderate	Moderate
Moderate	High - Moderate	Moderate	Moderate - Low
Low	Moderate	Moderate - Low	Low
Very Low	Moderate-Low	Low	Low - Very Low

VISUAL

Visual Sensitivity

Visual sensitivity relates to the susceptibility of the receptor and the value attached to the view. This can include:

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

Visual Table 01 - Sensitivity

Receptor		View type	Sensitivity
Private dwellings	Gardens/ Outdoor space/ Views from dwellings	**Susceptibility:** Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape. Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time. Balconies orientated and designed to take advantage of high quality views during the day. **Value:** High Value placed on the view, contributing to the setting and landscape enjoyed by the resident.	High
		Susceptibility: Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape. Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views. Bedroom windows used for relatively short periods with curtains drawn at night. **Value:** Elements of the views may contribute to the setting or views experienced by the resident.	Moderate
		Susceptibility: Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape. Windows that overlook low quality or degraded landscape, or are dominated by large urban structures. Windows illuminating stairs, bathrooms or toilets. **Value:** Low/Negligible Value, does not impact upon the expectation of views.	Low
Places of Work	External areas	**Susceptibility:** Outdoor seating areas, used for small periods of time where the view is not the focus of the activity. **Value:** Negligible Value, does not impact upon the expectation of views.	Low
	Ground & Upper Floors	**Susceptibility:** Windows overlooking development. **Value:** Negligible Value, does not impact upon the expectation of views.	Low
Recreational Routes	PROW, CRoWs& Cycle Routes & Waterways	**Susceptibility:** Nationally designated/strategic paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas. **Value:** Very high value - internationally or nationally recognised and designated scenic or tourist routes through high quality and exceptional landscape setting. Forming part of a renown scenic destination or visual experience.	Very High
		Susceptibility: Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape. **Value:** High value views and experiences from protected national, regional or local landscapes and protected views. Views from recognised recreational routes that take advantage of key landscapes and views.	High
		Susceptibility: Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view. **Value:** Elements of the views and experiences positivly contribute to the expectations of the user. Limited to local value.	Moderate
		Susceptibility: 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. **Value:** The views do not contribute to the perception or expectations of the user.	Low
Others	Public open space	**Susceptibility:** Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use **Value:** The view may contribute to the activities.	Moderate
		Susceptibility: Managed public open space within urban settings or engaged in activities that do not depend upon the appreciation of the view. **Value:** Low/Negligible Value, does not impact upon the expectation of views.	Low
	Designated Cultural/ Historical Aspects	**Susceptibility:** Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset. **Value:** High value views contributing to the setting and experiences. Protected views associated with the asset.	High
Roads	Rural	**Susceptibility:** Well used recreation routes that allow prolonged high quality views of a designated landscape. **Value:** High value views and experiences from recognised recreational routes that take advantage of key landscapes and views.	High
		Susceptibility: Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views. **Value:** Elements of the landscape positivly contribute to the experience and views from the route	Moderate
		Susceptibility: Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available. **Value:** Views and experiences are not appreciated by or form the focus of the user.	Low
	Main	**Susceptibility:** Traffic speed likely to limit experience and influence on receptors. Urban locations. **Value:** Views and experiences are not appreciated by or form the focus of the user.	Low
All		**Susceptibility:** No views are available, usually within the urban environment. **Value:** No attached value.	Negligible

NATURE OF EFFECT - MAGNITUDE

The nature of the effect is defined as 'a combination of the scale, extent and duration of an effect,' The criteria for levels of magnitude of change for both landscape and visual receptors are outlined in the following table. The following descriptions provide guidelines only with professional judgement on the final nature of effects and a justified reasoning provided within the effects description. **Effects Table 01 - Magnitude**

Type	Magnitude	Criteria
Adverse	**Major**	**Size or scale:** Total loss of or major alteration to key elements/features/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. 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. **Geographical extent:** The proposals will affect a large number of Landscape Character Types (LCT) or Landscape Character Areas (LCA) or significance change to the site and its immediate setting. Direct views from high sensitivity receptors, at a close distance to the proposed development. Potential wide ranging visual effects from very high sensitivity receptors. **Duration/Reversibility:** Long term (more than 10 years) or permanent negative changes to the landscape that are difficult or impossible to mitigate or replace. Irreversible, a permanent change that can not be returned to the original character.
	Moderate	**Size or scale:** 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. 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. **Geographical extent:** Negative effects noted over a moderate proportion of the identified study area or LCA/LCT. Indirect views from high sensitivity receptors within the wider landscape, or filtered/partially screened views from moderate sensitivity receptors within the local landscape. **Duration/Reversibility:** Medium term (5-10 years) or permanent negative changes to the landscape that are difficult or impossible to mitigate or replace. Partially reversible, a potential to reinstate the landscape to contain elements of its original appearance or reduced operational timescale with potential to be removed.
	Minor	**Size or scale:** 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. 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. **Geographical extent:** Negative effects limited to a localised area, forms a small part of the identified study area or LCA/LCT. Forms a potential minor feature within long/middle distance views of close distance/local heavily filtered winter views. **Duration/Reversibility:** Short term adverse changes that can be mitigated or reinstated within 5 years. Fully reversible, ability to return to its original condition or character or very limited operational/temporary timescale.
Negligible	**Negligible**	**Size or scale:** 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. No perceived change in views or where the development would be scarcely appreciated and, on balance, would have little effect on the scene. **Geographical extent:** Effects are limited to a small part of the identified study area or LCA/LCT and limited to slight/subtle changes to the immediate setting. **Duration/Reversibility:** Changes are not appreciated.
Beneficial	**Minor**	**Size or scale:** Minor improvement or removal of 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. 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 have a minor improvement on the scene. **Geographical extent:** Positive effects limited to a localised area, forms a small part of the identified study area or LCA/LCT. Improvement to direct views from receptors at a close distance to the proposed development. Potential improvements to wide ranging visual effects from long distance receptors. **Duration/Reversibility:** Long term (more than 10 years) or permanent positive changes to the landscape but do not fully mitigate the total effects of the proposals.
	Moderate	**Size or scale:** Moderate improvement or removal of 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. 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. **Geographical extent:** Positive effects noted over a moderate proportion of the identified study area or LCA/LCT. Potential partial mitigation of proposals within long/middle distance views. Some benefits to indirect views from high sensitivity receptors within the wider landscape, or filtered/partially screened views from moderate sensitivity receptors within the local landscape. **Duration/Reversibility:** Medium term (5-10 years) or permanent positive changes to the landscape that will increase over time affording partial mitigation.
	Major	**Size or scale:** Major improvement or removal of several notable 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. 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. **Geographical extent:** The proposals will have a positive contribution to immediate and wider Landscape Character Types (LCT) or Landscape Character Areas (LCA) or significant positive change to the site and its immediate setting and close range receptors. Successfully mitigates and assimilates close distance/local views. **Duration/Reversibility:** Short term and positive changes that provide successful mitigation and enhancement within 5 years. Fully reversible, ability to return to its original condition or character or very limited operational/temporary time-scale.(e.g restoration of landscape/re-mediation of derelict/poor quality landscape.)

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.

Degraded landscapes - Degraded landscapes are those to which the population no longer assigns positive values, and which therefore no longer have a role to play. This is why they are usually the subject of planning at the most appropriate level (national, regional or local).

Degradation of a landscape may be caused by its "loss of usefulness" or abandonment.

When we speak of loss of usefulness, we refer to a landscape which no longer has the role that it previously played for the population, leading people to take a negative view of the landscape which forms their surroundings.

In the event of abandonment, the landscape becomes an industrial, commercial, tourist, urban or agricultural wasteland or consists of infrastructure no longer in use.

Degradation of a landscape may be a result of simplification, namely, the loss of the character and values of the landscape concerned, which had underpinned the population's identity. Then the population no longer has a clear perception of that landscape.

Degradation of a landscape may be due to a loss of consistency. This may be referred to as fragmentation. Such a degraded landscape is no longer perceived as a set of interacting features, but as the sum of a number of fragments of land without social, cultural or natural links between them.

Degradation of a landscape may also be a consequence of a natural or technological disaster (pollution, fires, flooding, landslides, etc.). The extent of the disaster may radically alter the natural and/or human factors which shaped a landscape and leave a "desolation landscape" which may take a very long time, or even be impossible, to restore.

It should nevertheless be pointed out that some degraded landscapes may be significant evidence of a territory's history, and therefore correspond to "particular values assigned to them by the interested parties and the population concerned". This is why, for example, several mining, industrial and war related sites are now included on the World Heritage List. - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

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.

Everyday landscapes - Everyday landscapes are usually those corresponding to most surroundings where people live. They change constantly as a result of the effects of social, economic and environmental developments. The values assigned to them by the population are linked primarily to individual and social well-being. This is why they are usually the subject of management at the most appropriate level (national, regional or local) - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

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.

Outstanding landscapes - Outstanding landscapes are those to which the population has assigned a heritage value. This is why they are usually the subject of protection at the most appropriate level (national, regional or local). Such protection does not have the effect of preserving these landscapes in a given state, for every landscape changes. - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

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 C 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 GI 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 interms 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.

Policy OSR SP1 Allotments

The Council will encourage the development of sites as allotments subject to all of the following criteria:

a. The land shall be situated within or immediately adjacent to the built-up area boundary or adjacent to community facilities or on appropriate sites close to residential areas;

b. The land shall be suitable (i.e. having regard to flooding and gradient) and be easily accessible;

c. Adequate water supply and parking facilities shall be provided on site;

d. Located so that natural surveillance can be maximised; and

e. Secure boundaries should surround the area of the allotment.

The loss of allotment sites to development shall only be permitted where a site of a similar scale can be provided that is as, if not more, conveniently located to the local community as the existing allotment site, subject to the above criteria.

Policy ENV SP1 Natural Environment

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

Policy ENV DM4 Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Policy ENV DM5 Development and biodiversity

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). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

ALDINBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN 2019 - 2031 (POST EXAMINATION PLAN 2021)

Policy H8 Outdoor Space - SAVED

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.

Justification: Objective 1b : NPPF 8

Policy EH2 Green Infrastructure and Ecosystem Services - SAVED

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, including eight species of bat. 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 and widened in certain places to form wildlife corridors.

EH2.2 All development with the potential to adversely impact on the areas defined on Map A1 and A2 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.

EH2.3 Part of the Plan area falls within the 12km buffer applied to Singleton and Cocking Tunnels Special Area of Conservation (SAC) created by policy SD10 of the South Downs Local Plan. Protection of the habitats within the biodiversity corridors is important for feeding, roosting and movement of bats.

Justification: Objective 2c; NPPF 15 paras 170, 171,174; ; ADC Policy GI SP1, ENV DM3, ENV DM5; SDNP Policy SD10

Policy EH5 Surface Water Management - SAVED

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

EH5.1 Residents have indicated strongly that they do not want to see further development until work is completed on the Aldingbourne Rife Integrated Flood Risk Management Plan & Works (ARIFRM) Strategy as surface water run off contributes to flooding in Aldingbourne and to neighbouring parishes.

EH5.2 The coast to the south and in particular the resorts of Felpham and Bognor Regis are monitored for bathing water quality which plays a part in their status as 'Blue Flag' resorts. Bathing water quality is affected by both the Aldingbourne Rife and surface water drainage, particularly after rainfall. The output from the ARIFRM may also have an impact on ensuring the quality of the water. At times of high stress, sewerage and water is often discharged into the Aldingbourne Rife system by Southern Water.

EH5.3 Aldingbourne Parish is located on the Arun coastal flood plain and, together with the neighbouring Parishes of Barnham and Eastergate and Walberton, they have experienced numerous incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure.

EH5.4 Where applicable, surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Developers should expect to carry out winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar, to support the design of any infiltration drainage. The expectation will be that the complete surface water drainage system serving the property is implemented (in accordance with agreed details) before the development is occupied.

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.

Justification: Objective 2d; NPPF 14; ADC Policy W DM2

Policy EH6 Protection of trees and hedgerows - SAVED

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.

EH6.2 Part of the Plan area falls within the 12km buffer applied to Singleton and Cocking Tunnels SAC created by policy SD10 of the South Downs Local Plan. Protection of the habitats, many of which are located within the biodiversity corridors is important for feeding and roosting sites.

Justification: Objective 2c; NPPF 15; ADC Policy ENV DM4; SDNP Policy SD10

APPENDIX C

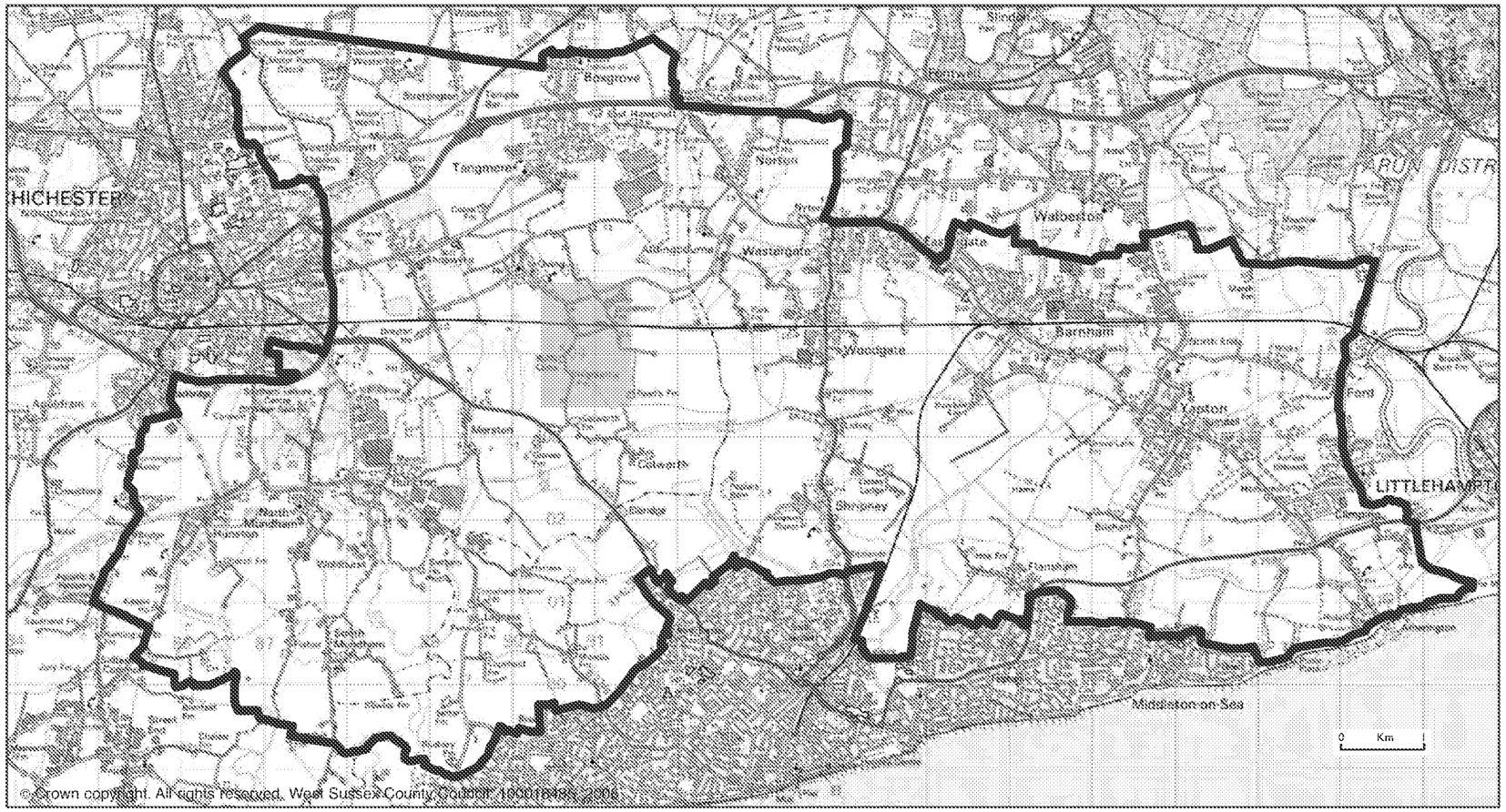
RELEVANT LCA EXTRACTS

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



© Crown copyright. All rights reserved. West Sussex County Council. 100018485 2006

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 (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



west sussex county council

SC9

ARUN DISTRICT COUNCIL AL/89/24/OUT

Historic Features

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

Biodiversity

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

Change - Key Issues

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

Landscape and Visual Sensitivities

Key sensitivities are:

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



Scattered villages - Marden



Gravel Pit Lakes - Chichester

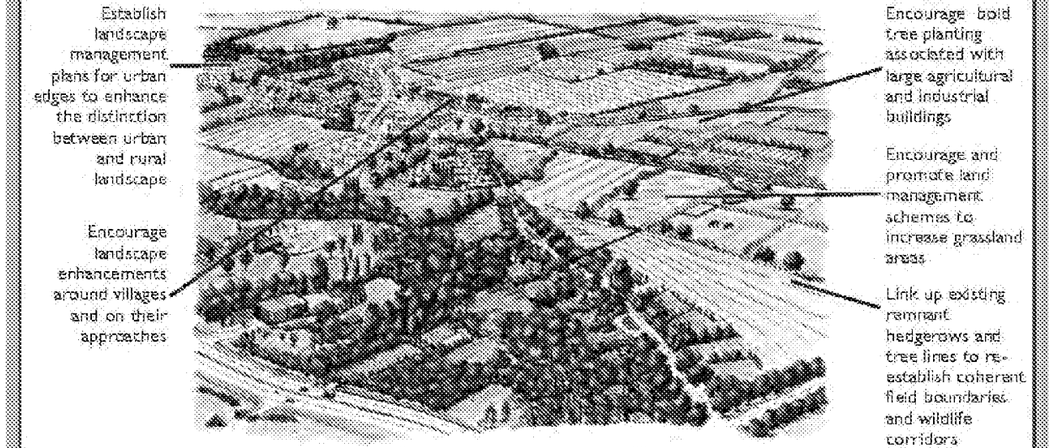


Clusters of glasshouses - Barnham



Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



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

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

The Guidelines should be read in conjunction with:

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

For further information call 01243 642119 or visit www.westsussex.gov.uk

ARUN DISTRICT COUNCIL AL/89/24/OUT

	C. Lower Coastal Plain	C1. Chichester to Shoreham Coastal Plain	• Low-lying flat, open landscape • Meandering rifes and straight drainage ditches • A low density of hedgerows and hedgerow trees with occasional shelterbelts • Large-scale arable farming and market gardening • Cluster of glasshouses • Scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone. • Large farmsteads along roads and on dead-end tracks • Long views to the Downs and to the distinctive spire of Chichester Cathedral • Frequent urban fringe influences of horse paddocks, light industry and airfields, with busy minor and major roads • Large gravel pit lakes around the edge of Chichester • Narrow gaps of open land between Kingston, Goring, Sompting and Lancing
	D. Upper Coastal Plain	D1. Funtingdon to Highdown Coastal Plain	• Mainly gently undulating farmland enclosed by woods with frequent hedgerows • Pattern of small to medium-sized pastures and arable fields • Wealth of historic landscape features including historic parklands, many ancient woodlands, and earthworks • Flint villages and farmsteads • Intimate hidden valleys at Binstead • Winding hedged or wooded lanes
South Downs	E. Wooded Downs	E1. Western Downs	• Rolling chalk uplands with bold combination of woodland, farmland and commercial plantations often connected by copses and dense hedgerows • Steep, wooded northern escarpment • Broad, branching valleys of the intermittent (winterbourne) streams of the Rivers Ems and Lavant • Distinctive beech and yew hangers • Large fields and woodlands on the ridges, smaller in the valleys • Large estate and parklands, especially on the lower parts of the Downs • Wealth of historic features including prehistoric earthworks, trackways, and ancient strip-lynchets • Traditional clustered flint villages linked by spinal valley roads • Sense of remoteness

ARUN DISTRICT COUNCIL AL/89/24/OUT