

Strutt and Parker LLP

**PROPOSED DEVELOPMENT
DAPPERS LANE, ANGMERING, WEST SUSSEX**

**Landscape Character and Visual Impact
Assessment**

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Signed:
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LLD560_Dappers Lane, Angmering, West Sussex.
Landscape Character Visual Impact Report



Landscape Architecture



Environmental Design



Landscape Planning

Lizard Landscape Design

Lizard Landscape Design



CONTENTS	Page
1.0 INTRODUCTION	01
1.1 The Brief and Background	01
1.2 The Purpose of the Report	01
1.3 The proposed Development Site	01
1.4 The Study Area	02
2.0 ASSESSMENT METHODOLOGY	03
2.1 Guidance	03
2.2 Field Survey Methodology	03
2.3 Zone of Visual Influence	03
2.4 Representative Viewpoints	03
2.5 Baseline Condition and Sensitivity of Landscape Resource	03
2.6 Assessing the Scale or Magnitude of Landscape Change	04
2.7 Significance of Landscape Effects	05
2.8 Visual Baseline	06
2.9 Assessing the Magnitude of Change to Visual Receptors	06
2.10 Significance of Visual Effects	07
3.0 PLANNING POLICY CONTEXT	07
3.1 Local Planning Policy Guidance: Arun District Council	07
3.2 National Planning Policy Guidance: National Planning Policy Framework / South Downs National Park Authority	08
3.3 Arun District Council: Local Planning Policy	09
4.0 EXISTING BASELINE CONDITIONS	12
4.1 Baseline Topography	12
4.2 Baseline Vegetation	12
4.3 Public Rights of Ways and Public Highways	13
5.0 BASELINE LANDSCAPE ENVIRONMENT	14
5.1 Introduction	14
5.2 Landscape Character	14
5.3 National, Regional and Local Landscape Character	14
5.4 Landscape Designations	16
5.5 Landscape Sensitivity to Change	16

6.0	BASELINE VIEWPOINTS	18
6.1	Introduction	18
6.2	Extent of Visibility: Zone of Visual Influence	18
6.3	Visual Receptors	18
6.4	Viewpoint Appraisal and Description of Visual Baseline	19
6.5	Landscape Baseline: Viewpoint Tables	19
7.0	LANDSCAPE EFFECTS	26
7.1	Sources of Effects	26
7.2	Landscape Mitigation Proposals	26
7.3	Effects on Planning Policies	27
7.4	Effects on Landscape Character	30
8.0	VISUAL EFFECTS	33
8.1	Sources of Effects	33
8.2	Impacts on Visual Amenity	33
9.0	SUMMARY OF EFFECTS AND CONCLUSIONS	40
9.1	Zone of Visual Influence	40
9.2	Mitigation Proposals	40
9.3	Local Planning Policies	41
9.4	Landscape Characters and Landscape Components	41
9.5	Visual Amenity	43
9.6	Cumulative Effects	44
10.0	REFERENCES	45

TABLES	PAGE
01 Landscape Character Sensitivity	04
02 Scale / Magnitude of Landscape Effects	04
03 Anticipated Significance of Effects on the Landscape Resource	05
04 Significance of Effects: Definitions and Descriptions	05
05 Definitions of Viewpoint Sensitivity	06
06 Magnitude of Change to Visual Receptors	06
07 Significance of Visual Effects	07
08 Landscape Sensitivity to Change	16
09 - 20 Viewpoint No 01 – Viewpoint 12	20
21 - 30 Planning Policies: Significance of Effects	30
31 - 36 Landscape Character and Components: Significance of Effects	28
37 - 48 Visual Amenity: Significance of Effects	33
49 Planning Policies: Significance of Effects - Summary	41
50 Landscape Character and Components: Significance of Effects - Summary	41
51 Visual Amenity: Significance of Effects - Summary	43

FIGURES

Figure No. 1 – Landscape and Visual Impact ZVI and Viewpoints

Figure No. 2 – Landscape Designations and Public Rights of Way

Figure No. 3 – Landscape Development and Mitigation Proposals

APPENDICES

Appendix A – Viewpoint Photographs

Appendix B – Planning Policy Context – Background to the Assessment

**LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
PROPOSED RETIREMENT VILLAGE DEVELOPMENT -
DAPPER'S LANE, ANGMERING, WEST SUSSEX**

1.0 INTRODUCTION

1.1 *The Brief and Background*

- 1.1.1 Lizard Landscape Design has been commissioned by Strutt and Parker LLP to undertake a Landscape Character and Visual Impact Assessment for the proposed Retirement Village development at Dapper's Lane, Angmering, West Sussex. The development site location is shown on Figure No. 01 – Zone Of Visual Influence and Viewpoints. The development proposals have been illustrated on Figure No. 3 – Landscape and Ecology Development Mitigation Proposals.

1.2 *The Purpose of the Report*

- 1.2.1 The purpose of the study has been to determine and assess the Landscape and Visual Impact of the proposed Dappers Lane development within the existing rural landscape and urban edge surrounding Angmering, West Sussex.

- 1.2.2 The study aims to:

- *Assess and define the landscape environment;*
- *Identify visual receptors and the 'Zone of Visual Influence';*
- *Identify and assess the key landscape characters, landscape components and viewpoints in relation to the proposed development and the surrounding area;*
- *Assess and describe the visual effect of the proposed development on the landscape characters, components and viewpoints;*
- *Identify and describe appropriate mitigation measures to limit and minimise any potential effects;*
- *Assess and describe the scale of magnitude of the anticipated effects;*

- 1.2.3 The assessment and scope of work has been identified in accordance with the relevant guidance documents and current methodology (Refer to Section 2). It includes:

- *Assessment and definition of the study area and Zone of Visual Influence;*
- *Desktop study and review of current relevant planning policy at a national, regional and local levels together with relevant statutory and non-statutory landscape designations;*
- *Existing Landscape Character Assessments for the proposed development site and surrounding areas;*
- *Identification of landscape characters / components and visual receptors within the study area;*
- *Description of the proposed development and potential mitigation measures;*
- *Assessment & description of magnitude of effects upon landscape & visual amenity.*

1.3 *The Proposed Development Site; Dapper's Lane, Angmering*

- 1.3.1 The proposals consist of a new residential retirement village development to the northern edge of Water Lane. The existing access from Dapper's Lane would be retained. A Care Home building, located to the lower south western site area, would be edged with 28 no. individual residential units, situated within a hard and soft landscaped scheme. The proposals would include driveway access and both open and garaged parking set within a garden layout of proposed tree and frontage hedge planting, with flowering shrubs and accent planting increasing seasonal interest for residents and bio-diversity potential.

- 1.3.2 Within the site and specifically to the southern and western site boundaries are existing mature trees. Dappers Lane is wooded to the western site boundary. To the southern edge and Water Lane boundary, the vegetation becomes more scrub-like and forms an intermittent hedgerow of scrub and small trees. The north eastern and eastern boundaries are comparatively open. The proposals would retain and protect existing areas of vegetation to the development site boundaries. The remainder of the site area consists of dense scrub, grassland, and tall ruderal vegetation.
- 1.3.3 The development area is bordered to the southern edge by Water Lane and a narrow belt of broad-leaved woodland vegetation, and beyond the adjacent farm buildings with agricultural fields extending further south and east. The site is edged to the north with existing nursery sites, amongst arable field patterns, interspersed with individual residential properties. The western edge of the Dappers Lane marks the existing urban edge of residential Angmering.

1.4 **The Study Area**

- 1.4.1 It is generally accepted practise that the extent of the study area is largely defined by the Zone of Visual Influence arising from any proposed development. The extent of the impacts will be informed by a variety of factors which may include:
- *Size and scale of the proposed development;*
 - *Existing topography and landform surrounding the proposed development site;*
 - *Existing vegetation to and surrounding the proposed development site;*
 - *Visibility of the site and the proposed development;*
 - *Nature of the proposed development in terms of treatment of elevations and roofs;*
 - *Range and sensitivity of receptor groups;*
 - *Development mitigation.*
- 1.4.2 Following initial desk study of the development site and the surrounding environment area, a site visit was made on the 22nd of July 2013 to consider the proposed site in relation to its surroundings and the anticipated landscape and visual impacts or effects of the proposed development. The combination of the topography, mature tree belts, field edge vegetation, infrastructure of transport routes and settlement surrounding the development means the Zone of Visual Influence (ZVI) considered appropriate to encompass the anticipated impacts, is largely constrained in nature to the northern, southern and western aspects with longer open views east being achievable across the gently undulating Angmering Upper Coastal Plain.
- 1.4.3 The ZVI would be constrained to the north by the existing agricultural nursery and farm buildings and associated glasshouses situated along Dappers Lane. Dappers Lane is edged with mature trees and many of the existing scattered development, to the eastern edge of the lane to the north of the site, contain significant tree groups which reduce views from the north. To the northeast the ZVI is contained by the landscape features of mature coniferous treelines edging the public footpath and field parcels to the south west of the Oval motor racing circuit.
- 1.4.4 To the east of the proposed development site, views can be gained extending along Water Lane and beyond to the farmland and field parcels east of the A280 Angmering Bypass. The land is gently undulating and the intervening vegetation consists largely of field hedgerows and isolated tree groups. The varying topography of the land allows longer distant glimpsed sequential views to be gained to the site.
- 1.4.5 South of the proposed site the ZVI would be limited to near and mid-distant views due to the heavily wooded frontage and buildings of Avenals Farm and the urban village fringe of Weavers Hill. The ZVI would then continue north to the western of the proposed site where it is effectively blocked by the properties of Merryfield Crescent and Beech View to the eastern residential edge of Angmering.

- 1.4.6 Broken or long distant range views that may be achievable are shown on Figure No. 01 – Zone Of Visual Influence and Viewpoints. The field study and appraisal was carried out in dry weather with good visibility allowing longer distant views to be considered. Views may differ with weather conditions and seasons and visual emphasis may therefore be more or less severe through the extent of vegetational screening at different times of year.

2.0 ASSESSMENT METHODOLOGY

2.1 Guidance

- 2.1.1 This assessment has been prepared with in accordance with the following guidance:
- *Landscape Character Assessment Guidance for England and Scotland, published by the Countryside Agency, 2002;*
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013;*
 - *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011.*
- 2.1.2 The following Landscape Character Assessments and digital resources were also used:
- *Countryside Agency: Countryside Character Assessment Volume 7 South East and London (1999);*
 - *West Sussex County Council: Land Management Guidelines (derived from West Sussex County Landscape Assessment (unpublished 2003));*
 - *Arun Landscape Study (2006);*
 - *MAGIC Interactive Map, Defra and Natural England.*

2.2 Field Survey Methodology

- 2.2.1 The on-site survey visits for the Landscape Character and Visual Impact Assessment have been prepared by Keith Miller BA (Hons) MALA LLI Landscape Architect at Lizard Landscape Design Limited, Worthing, West Sussex during July 2013. The surveys were carried out from Public Highways, Public Rights of Way and the proposed development site.

2.3 Zone of Visual Influence

- 2.3.1 The Zone of Visual Influence (also known as the Visual Envelope) represents the area from which the site and development proposal is visible. It is assessed and plotted by means of desktop and topographical studies which are then tested with onsite investigations.

2.4 Representative Viewpoints

- 2.4.1 Viewpoints within the Zone of Visual Influence are selected to represent the range of potential effects which may occur as a result of the proposed development and demonstrate long, medium and near distance views. The viewpoints are selected to provide an objective range of differing views of the proposed development site.
- 2.4.2 The viewpoint images are taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location.

2.5 Baseline Condition and Sensitivity of the Landscape Resource

- 2.5.1 In order to assess the potential effects of the proposed development, the existing landscape condition and visual amenity must first be identified and described in order to provide a baseline against which potential impacts can be assessed. This process would include;
- *Identification of the Zone of Visual Influence;*
 - *A review of the relevant, existing Landscape Character Assessments at national, regional and local level;*
 - *Identification of the relevant statutory and non-statutory landscape designations;*

PROPOSED DEVELOPMENT – DAPPERS LANE, ANGMERING, WEST SUSSEX
 LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
 STRUTT AND PARKER LLP

- Identification of the relevant and current planning policies at national, regional and local levels;
- Identification of key viewpoints and sensitive receptors in relation to the proposed development;
- Developing an understanding of the sensitivity and condition of the landscape and landscape components.

2.5.2 The Landscape Institute; Guidelines for Landscape and Visual Impact Assessment (*Third Edition 2013*) recommends that in order to assess and describe the potential effects on the landscape and visual amenity it is necessary to consider and understand the various elements that make up the landscape characters and types. These elements may typically include Landscape Characters, Landscape Components, Landscape Designations and Landscape Receptors which can include elements of the physical landscape such as woodland, tree and hedgerow cover, land use etc which may be directly affected by the development proposals.

2.5.3 Within the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment (*Third Edition 2013*) it states; 'Landscape receptors need to be assessed in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape.' The sensitivity of the landscape resource is determined by judgements made on the ability of the receptor 'to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies', alongside a review of the value attached to the landscape as a designated or un-designated resource.

2.5.4 Within this report the Landscape Character sensitivity has been assessed according to the table below:

Table 01: Landscape Character Sensitivity	
High	Landscape components or landscape character which are of a high value and are particularly distinctive with elements that are likely to be substantially changed by the development proposals.
Moderate	Landscape which is of moderate value where key features or receptors are likely, but not significantly, to be affected by the development proposals and / or change.
Low	Key features or receptors within a landscape of low value which can accommodate the proposed development.
Negligible	The landscape features would remain predominantly unaffected by the development proposals and the existing landscape character would be unlikely to change.

2.6 Assessing Magnitude of Landscape Effects

2.6.1 Within the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment (*Third Edition 2013*) it recommends that the 'effect on landscape receptors needs to be assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.' For the purposes of this report the magnitude of landscape effects have been assessed according to the table below;

Table 02: Magnitude of Landscape Effects	
High	Significant long term effect on a broad landscape(s) of high quality with distinctive and characteristic components which are sensitive to change.
Medium	Noticeable change or effect upon landscape components in landscape character of a moderate quality in a localised area in the medium to longer term.
Low	Limited and / or short term effect upon landscape characteristics or components within a landscape which is able to accommodate some change.
Negligible	Imperceptible change to existing landscape components and / or characteristics.

2.7 Significance of Landscape Effects

- 2.7.1 The severity or significance of effects is assessed by determining the magnitude of change and the sensitivity of the landscape resource or receptor. The table below defines the anticipated significance of effects on the landscape resource;

Table 03: Anticipated Significance of Effects on the Landscape Resource			
Magnitude of Change;	High (Sensitivity)	Medium (Sensitivity)	Low (Sensitivity)
High	Severe	Substantial	Moderate
Medium	Substantial	Substantial	Moderate
Low	Moderate	Low / Slight	Negligible
Negligible	Low / Slight	Negligible	Negligible
No Change	No Change	No Change	No Change

- 2.7.2 The range of definitions and descriptions for the significance of effects on the landscape resource can be expressed as being beneficial or adverse or as having a neutral effect and are defined within Table 04 below.

Table 04: Significance of Effects: Definitions and Descriptions	
NEUTRAL	
No Change	- No part of the development would be discernable; - There would be no effect within the context of the existing landscape; - The development proposals would be appropriate to the existing scale, character, pattern and quality of the existing landscape resource.
Negligible	Only a very small part of the development would be discernable and there would be little effect upon the existing landscape character.
ADVERSE	
Low / Slight	- The proposals would constitute only a minor component within the existing landscape character; - Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.
Moderate	The Proposals would; - form a visible and recognisable new element within the existing landscape; - effect the existing landscape character;
Substantial	The proposals would; - form a significant part of the existing landscape; - be unable to be fully mitigated over time; - substantially and negatively effect the existing high quality landscape.
Severe	The proposals would; - become a dominant feature within a high quality landscape; - be entirely inappropriate to the existing landscape pattern, scale and landform; - Permanently degrade or damage the existing landscape.
BENEFICIAL	
Low / Slight	The proposals would - improve the landscape quality and character; - be appropriate to the landscape scale, quality and pattern; - provide restoration of lost or degraded landscape features.
Moderate	The proposals would - Integrate very well within the existing landscape character - Improve the overall landscape quality through restoration of missing or degraded landscape features due to other uses or neglect;

2.8 Visual Baseline

- 2.8.1 The assessment of the visual effects describes of the changes in the character of the available views as a result of the development proposals and the change in visual amenity of the visual receptors.
- 2.8.2 The sensitivity of visual receptors (defined as public rights of way, public highways, communities where there are changes in views or landscape setting or residential properties with views affected by the proposed development) are dependent on location, importance of view and expectation or activity of viewer. The table below defines the sensitivity of the visual receptors;

Table 05: Definitions of Viewpoint Sensitivity

High	• An important or designated viewpoint e.g. within a designated landscape (AONB / National Park etc); • A view with a distinct tranquillity; • A view encompassing rare and or unique features; • A view which is experienced by a large number of viewers.
Medium	• A view with some scenic quality; • Few spoiling man made or intrusive elements; • A view experienced by a regular number of viewers and located within a recreational area; • A view which engenders some sense of tranquillity.
Low	• A view of low quality scenic value; • Several spoiling and / or intrusive man made structures already within the view; • A view experienced by a relatively small number of viewers.

Viewpoint Sensitivity can be informed by individual or in-combination definitions of the above criteria

2.9 Assessing the Magnitude of Change to Visual Receptors

- 2.9.1 The magnitude of change to a visual receptor as a result of the development proposals is dependent on several factors including the scale of the view, the degree of change within the existing view, the permanence of the change, the distance of the viewpoint from the development site and the overall visibility of the development proposals.

Table 06: Magnitude of Change to Visual Receptors

Magnitude of Anticipated Change	Definition
High	• The proposed development would form a major component within the view; • A significant number of viewers would be affected; • The view would be permanently changed;
Moderate	• The development proposals would form a recognisable component within the view; • There would be an apparent and recognisable change in the view and the visual amenity; • A medium to large number of viewers would be affected.
Low	• The development proposals would be perceptible within the view but would not be a dominating element; • There would be a slight change to the view and balance of landscape elements and features.
Negligible	• A relatively few number of viewers would be affected by the proposed development; • The development proposals would form a minor component within the view.
No Change	• The development proposals would not be perceptible within the view.

2.10 *Significance of Visual Effects*

- 2.10.1 The study considers the Landscape Character and Visual Impact Assessment within the context of the defined Zone of Visual Influence for the development proposals and the wider rural and urban landscape surrounding Dappers Lane, Angmering, West Sussex.
- 2.10.2 The significance of the visual effects is determined by assessing magnitude of change with the sensitivity of the visual receptors and the potential to accommodate the change;

Table 07: Significance of Visual Effects

Magnitude of Change	High (Sensitivity)	Medium (Sensitivity)	Low (Sensitivity)
High	Severe	Substantial	Moderate
Medium	Substantial	Moderate	Moderate
Low	Moderate	Low / Slight	Negligible
Negligible	Low / Slight	Negligible	Negligible
No Change	No Change	No Change	No Change

- 2.10.3 The range of definitions and descriptions for the significance of effects on the landscape resource can be expressed as beneficial, neutral or adverse effects and are defined within Section 2.7.2: Table 04.

3.0 **PLANNING POLICY CONTEXT**

- 3.1 Lizard Landscape Design has undertaken a desk top study assessment of the Local Planning Policy and existing Statutory Planning Landscape Designations surrounding the proposed development site at Dapper's Lane, Angmering, West Sussex. This desk study has been undertaken at Local and Regional Planning level.

3.1.1 *Local Planning Policy*

- 3.1.2 Lizard Landscape Design has undertaken a desk top study assessment of the Arun District Council Local Planning Policy, including Statutory Planning Landscape Designations surrounding the development site. The desk study has been undertaken at Local and Regional Planning level. The Landscape Designations and Public Rights of Way have been indicated on Figure No.2 – Landscape Designations and Public Rights of Way.

Arun District Council Local Plan

- 3.1.3 The Arun District Council draft Submission Local Plan (2011-2029) was considered at full council on the 29th May 2013. On the 29th May 2013 a full council special meeting to authorise the Pre-Submission Local Plan for Public consultation, resulted in members requesting several changes including the reassessment of the supporting Strategic Housing Market Assessment (SHMA) data and reconsideration of strategic sites. The timetable for the Local Plan 2011-2029 therefore has to be revised. The Submission Local Plan is a draft and will be updated with any changes agreed at full council. There is no revised timetable at present for agreeing the draft Local Plan. The current Local Plan is the 2003-2011.
- 3.1.4 The Arun District Local Plan 2003 was adopted on the 17th April, 2003 and covers the period up to 2011. Some of the policies within the Arun District Local Plan 2003 have now expired and are no longer valid, even though they are still included in the Local Plan 2003. A schedule of 'Saved' policies remains in use and contains those which are still deemed relevant.
- 3.1.5 All planning applications within Arun District Council must be considered against the 'saved' Local Plan Policies that have been carried forward from the 2003 Local Plan. The NPPF recommends that due weight should be given to relevant policies according to their degrees of consistency with the policies of the NPPF.

3.2 **National Planning Policy**

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012, and came into immediate effect. This Planning Framework has introduced a presumption in favour of sustainable developments, and has provided guidance on the weight that District Council's can give to 'saved' local planning policies. The framework has reaffirmed that planning applications be determined in accordance with the current Development Plan for the District unless material considerations indicate otherwise. Paragraph 14 of the Draft National Planning Policy Framework states;

'... there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- *prepare Local Plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes,*
- *approve development proposals that accord with statutory plans without delay;*
- *grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.*

- 3.2.2 The NPPF aims to strengthen local decision making and reinforce the importance of up-to-date Development Plans. It has introduced transitional arrangement to be applied in cases where an LPA does not have an up-to-date plan in place. The NPPF states that for the purposes of decision making, taking the policies of the Local Plan, including the 'saved' policies should not be considered to be out-of-date because they were adopted prior to the publication of the NPPF. However the policies within the framework are also material considerations which the Local Planning Authority must take into account.

- 3.2.3 The NPPF promotes sustainable development through the enhancement and protection of bio-diversity, and the conservation of landscape character within Areas of Outstanding Natural Beauty. The framework also seeks to protect and maintain Protected Species, valuable ecological habitats, and the protection of Heritage Assets. Local Planning Authorities are required to implement the policies of the framework within the LPA Development Plans and development control decision making process.

South Downs National Park Authority Local Plan

- 3.2.4 The South Downs National Park lies in proximity to the proposed development site. Whilst the proposed site lies beyond the national park boundary its proximity is relevant for the purposes of the Landscape and Visual Impact Assessment and therefore has been considered within the following report.
- 3.2.5 The South Downs National Park became the organisation with the statutory responsibility of writing Planning Policy for the National Park Area on the 1st of April 2011. The mechanism through which the National Park Authority will create its planning policy is the emerging National Park Local Plan. The Local Plan will set out how the National Park will develop into the future.
- 3.2.6 It is proposed that the National Park's Local Plan will be formally submitted to the Secretary of State in June 2016 and be adopted by June 2017. It will set the planning policy framework for the National Park for the period up to 2035. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

3.3 **Arun District Council Local Plan: Local Planning Policy**

Arun District Council Local Plan 2003 – 2011; Policy Gen2; Built-up Area Boundary

- 3.3.1 Within the adopted 'saved' policies of the Local Plan is the promotion of sustainable development whereby new development shall be intensified within areas of existing development in order *'to preserve the setting of existing settlements by protecting surrounding countryside from unnecessary development'*; the Council will resist any such application for development outside the built-up area over and above that identified under relevant policies of the Plan.

- 3.3.2 The Arun District Council Local Plan states that *'Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies'*. The development site is located adjacent to the eastern edge of Angmering, outside of the designated Built-up Area Boundary.

Arun District Council Local Plan 2003 – 2011; Policy Gen3; Protection of the Countryside

- 3.3.3 Arun District Council seeks to protect the natural environment and control development in the rural areas. *'Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location'*.
- 3.3.4 Policy Gen 3 states that the *'Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:*
- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or*
 - (ii) for quiet, informal recreation; or*
 - (iii) for the diversification of the rural economy; or*
 - (iv) for essential road schemes; or*
 - (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development'*.
- 3.3.5 Development outside the existing defined built-up area, would be required to comply with other relevant policies of the Local Plan. The National Policy Framework states; *'Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.'*

Arun District Council Local Plan 2003 – 2011: Policy Area9; Area of Outstanding Natural Beauty (South Downs National Park)

- 3.3.6 The Local Plan recognises that the *'Sussex Downs are an important national resource and need to be protected from unnecessary development'*. The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing Planning Policy for the National Park Area on the 1st of April 2011.
- 3.3.7 Whilst the proposed development site is lies outside of the National Park boundary the saved policy states that *'Development outside but near to the AONB will not be permitted where it would be unduly prominent in, or detract from, views into or out of the AONB'*.
- 3.3.8 The National Planning Policy Framework states; *'The planning system should contribute to and enhance the natural and local environment by:*
- protecting and enhancing valued landscapes, geological conservation interests and soils;*
 - recognising the wider benefits of ecosystem services;*
 - minimising impacts on biodiversity and providing net gains in biodiversity;*
 - where possible, contributing to the Government's commitment to halt the*
 - overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

- 3.3.9 The National Planning Policy Framework goes on to emphasise *'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty'.*

Arun District Council Local Plan 2003 – 2011: Policy Area10 / Policy Area 11; Strategic Gaps / Local Gaps

- 3.3.10 Approximately 1.0km to the south of the proposed development site are the Strategic and Local Gaps as defined within the Arun District Council Local Plan. The Local Plan states that *'Strategic and Local Gaps between settlements are important in order to prevent coalescence and to retain the separate identity of settlements. To prevent coalescence and retain the separate identity and amenity of settlements and to protect the undeveloped coastline'.*

- 3.3.11 The Local Plan states *'Strategic Gaps and Local Gaps, as identified on the Proposals Map will be maintained and protected'.* The distance of the proposed development site from the defined Strategic and Local Gaps means the development proposals shall not affect the above policy areas.

Arun District Council Local Plan 2003 – 2011: Policy Area2; Conservation Areas

- 3.3.12 Approximately 250m to the south of the proposed development site is the Angmering Conservation Area designated in 1975.
- 3.3.13 The local plan states that *'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting'.* Supplementary Planning Guidance entitled 'Conservation Areas' supports the above policy and all proposals for development will be considered in the light of this guidance.

Arun District Council Local Plan 2003 – 2011: Land Allocation; Policy Site 3; New Public Open Space Allocations

- 3.3.14 The strategy of the Local Plan seeks to designate land for Public Open Space. There is a designated area of Public Open Space within the Strategic and Local Gap to the southern edge of Angmering.
- 3.3.15 The distance of the proposed development site from the defined Strategic and Local Gaps means the development proposals shall not affect the above policy areas.

Arun District Council Local Plan 2003 – 2011: Land Allocation; Housing Policy Site 4; Roundstone, Angmering

- 3.3.16 The land allocation policy Site 4; Roundstone, Angmering lies approximately 0.5km to the south of the proposed development site. The policy has been implemented and the designated area has been developed. The policy area now reverts to planning policy *Policy Gen2; Built-up Area Boundary.*

Arun District Council Local Plan 2003 – 2011: Policy Area 05 / 06; Protection of Open Space

- 3.3.17 Within the urban conurbation of Angmering there are several areas which are designated within the Local Plan and identified on the Proposals Map as areas having *'Protection of Open Space'* designation - the nearest to the proposed development site being approximately 500m to the south west; *'The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed'.*

- 3.3.18 The National Policy Framework states; *Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*

**Arun District Council Local Plan 1999 – 2011: Policy Gen 15;
Cycling and Walking.**

- 3.3.19 Part of the South Coast Cycle Route runs approximately 1.5 kilometres to the south of the proposed development site. The Local Plan states that: *The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area.*
- 3.3.20 The National Policy Framework states; *Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.* One of these principles states that planning should;
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.*

**Arun District Council Local Plan 1999 – 2011: Policy Gen 16;
Public Rights Of Way**

- 3.3.21 There is a Public Right of Way Footpath (2149) approximately 275.0m to the east of the site which runs along the track toward the Oval Raceway. There area a number of other footpaths and bridleways forming a network for public access surrounding Angmering and includes Footpath (2148) to the east of the proposed development site between Ecclesden Farm and Ecclesden Manor, within the South Downs National Park.
- 3.3.22 The local plan states that *Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained.*
- 3.3.23 The National Policy Framework states; *Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

**Arun District Council Local Plan 1999 – 2011: Policy Gen28;
Trees and Woodlands**

- 3.3.24 There is an area of Ancient Woodland approximately 0.5km to the north east of the proposed development site. The local plan states *Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area.* The woodland is within the South Downs National Park. There are no designated areas of ancient woodland within the proposed development site area.

4.0 EXISTING BASELINE CONDITIONS

4.1 *Proposed Development - Dappers Lane, Angmering – Baseline Topography*

- 4.1.1 The proposed development site is situated to the eastern edge of the village of Angmering, West Sussex, within approximately 500.0m west of the South Downs National Park as it extends southward toward East Preston and Ferring. The site forms the southern most pocket of land to the apex of Dappers Lane and Water Lane.
- 4.1.2 The development site is formed of a fairly small plateau to the north western corner ^(c.21m+ OD) before it follows the general incline of the surrounding land to fall gently toward the southern ^(c.14m+ OD) and eastern aspects ^(c.18m+ OD). Water Lane creates a brief linear break in the topography before the land continues to drop to the south and west and the central village of Angmering.
- 4.1.3 The landscape surrounding the development site and the outlying more rural areas of Angmering is of a gently undulating nature but following a general inclination from the upper reaches of the coastal plain rising to the lower dip-slopes of the South Downs to the north. To the east of Angmering lies the chalk outcrop of Highdown Hill upon which the arable land of the locally scattered farmhouses gently rise from the south and west toward the summit ^(c.81m+ OD).
- 4.1.4 Views from Highdown Hill allow long distance observation of the surrounding topography of the low lying coastal plain to the south and the wooded uplands of the downs to the north. A distinction between the two areas is marked by the A27 which runs east to west approximately 1.0km north of the site. The strategic and local gaps can be seen to the northern urban coastal fringe which are divided from the agricultural landscape of the upper coastal plain by the A259 highway and southern mainline railway corridor.
- 4.1.5 Moving along Dappers Lane north of the proposed development site the land rises steadily and the gentle fall of the land looking south is apparent across the generally open arable landscape and the tree-topped residential settlement of Angmering.

4.2 *Existing Vegetation and Woodland Surrounding the Dappers Lane Development Site*

- 4.2.1 The Dappers Lane, Angmering development site is currently a residential site comprising a residential dwelling, garages and outbuildings situated within a rural garden setting. The property is edged with mature trees and boundary vegetation predominantly held to the western and southern boundaries.
- 4.2.2 The western boundary extends adjacent to Dappers Lane and is edged with a number of mature trees and underlying hedgerow scrub and shrubs. The tree lined western edge of the property provides some separation from the residential estates bordering Dappers Lane to the west and is typical of the road-side vegetation of Dappers Lane.
- 4.2.3 The roadside vegetation extends partially eastward along the northern boundary from Dappers Lane and to the north of the existing outbuildings but becomes largely gapped along the boundary edge and ceases further east adjacent to the open garden 'paddock'.
- 4.2.4 The eastern boundary remains devoid of any significant vegetation and lies open to the adjacent field separated by a narrow strip of ruderal vegetation.
- 4.2.5 The southern perimeter of the existing site is partially edged with boundary scrub and hedgerow vegetation running along Water Lane, with a number of scattered hedgerow trees becoming more densely grouped to the mid-boundary and again approaching the south western edge of the site. The larger more mature trees provide high level cover with canopies merging overhead with those located to the southern edge of Water Lane.

- 4.2.6 The south-western area of the site is covered with sporadic and occasionally dense scrub vegetation linked to the vegetated western site edge. The scrub includes a number of more mature trees amid the thicket understorey.
- 4.2.7 Internally, the site contains a number of smaller scattered trees edging the garden areas and driveway access, with ornamental shrub planting located about the dwelling and garden spaces.
- 4.2.8 Beyond the site boundaries and outlying areas, significant existing vegetation is limited to the scrub and tree edged Dappers Lane and Water Lane road sides extending north and east; mature remnant woodland blocks are located to the northern edge of Angmering with isolated copses found scattered across the gently undulating, open agricultural land to the eastern aspects of the village settlement.
- 4.3 *Public Rights of Ways and Public Highways***
- 4.3.1 The Dappers Lane proposed development site is situated to the eastern edge of Angmering village. The site is a private residence and direct public access within the proposed site area is not achievable. The Dappers Lane and Water Lane public highways edge the western and southern site boundaries. There are no segregated pedestrian footpaths on either Dappers Lane or Water Lane.
- 4.3.2 Major arterial public transport routes include the A27 Arundel Road which runs east / west to the north of Angmering and from which peels the A280 Angmering bypass following a route south beyond the eastern edge of the village. Water Lane links from the A280 to the centre of Angmering before extending west out of Angmering toward Ham Manor Golf Course.
- 4.3.3 Beyond Angmering and the immediate and publicly accessible residential neighbourhoods edging the site is the open downland of the South Downs National Park (SDNP) to the north and east. The SDNP is linked to Angmering via a small number of public footpaths; the village remains largely separated due to the transport routes of the A27 and A280. The South Coast Cycle Route and mainline railway lie to the south of the Angmering and the Rustington / East Preston strategic gap.

5.0 BASELINE LANDSCAPE ENVIRONMENT

5.1 *Introduction*

- 5.1.1 The Landscape baseline assessment draws on the desktop research and the on-site assessment and considers the existing landscape elements, features, quality, components and character.

5.2 *Landscape Character*

- 5.2.1 Several Landscape Assessments have been identified that are of relevance to the proposed development site and surrounding area. The relevant landscape character assessments have been assessed from a national level to a local level.

5.3 *National Landscape Character: Natural England National Landscape Character Areas*

- 5.3.1 The top tier of landscape character assessments is the National Countryside Character assessment which was compiled by the Countryside Agency and comprises of 8 Regional Volumes which are subdivided into 159 distinct, natural areas. The Character Areas are currently being revised with revised profiles due to be published by April 2014.
- 5.3.2 The proposed development site lies within Volume 7; South East and London and is located within Landscape Character Area (126); 'The South Coast Plain'.
- 5.3.3 The Landscape Character Area of the 'South Coast Plain' lies below the chalk downland hills of the Sussex Downs (LCA125) to the north, and forms the low lying marginal land stretching between Brighton in the east to Southampton in the west. The entire southern edge of the character area is contained by the English Channel.
- 5.3.4 The South Coast Plain is characterised by the following landscape features as described in the Natural England Landscape Character Area 126;
- *Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain;*
 - *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond;*
 - *Trees are not a dominant feature – there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt;*
 - *A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath;*
 - *The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.*
- 5.3.5 A number of characteristics that are listed within the NE National Landscape Character Area 126 'The South Coast Plain' are relevant to the surrounding countryside of the study area. The site is located toward the northern edge of the character area and could be described as lying within *'the transitional area between the lower plain and the Chalk dip slope of the South Downs'* and edged to the east by the *'regular patterns of large fields with the gentle forms and patterns'* with the surrounding landscape *'incorporating both open arable farmland and low density settlements'*. It is noted that to the east of the site, the *'Chalk outlier of Highdown Hill is a unique and prominent feature on the plain'*.

- Regional Landscape Character; West Sussex County Landscape Assessment (2003)**
- 5.3.6 In 2003, West Sussex County Council published the West Sussex Landscape Character Assessment which identifies and describes the landscape character areas for the County of West Sussex. The Landscape Assessment divided the County of West Sussex into 42 no. separate Landscape Character Areas.
- 5.3.7 The West Sussex County Landscape Character Assessment describes the landscape area of the South Coast Plain as lying *'between the dip slope of the downs and the waters of the English channel, stretching between Selsey and Chichester to Worthing and Shoreham-by-Sea.'* The character area is thus broken down into 12 no. smaller character areas typifying the range of landscape character across the South Coast Plain. The site lies within the borders of the *'Built Up Area'* and SC12 *'The Angmering Upper Coastal Plain'* landscape character area.
- 5.3.8 The landscape character of the SC 12 *'Angmering Upper Coastal Plain'* is summarised as;
- 5.3.9 *'The Angmering Upper Coastal Plain' lies in the south of the County between Crossbush to the west and Highdown Hill in the east. It forms a transition between the open lower Coastal Plain to the south and the wooded downs to the north. Whilst the busy A27 trunk road cuts through the middle, there are few urban influences in much of the area. As a result it retains a mostly undeveloped, rural character.'*
- *Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown Hill (an isolated chalk hill).*
 - *Mainly gently undulating farmland enclosed by woods with frequent hedgerows.*
 - *Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands.*
 - *Pattern of small to medium-sized pastures and arable fields.*
 - *Intimate hidden wooded valleys containing narrow water bodies, notably at Hammerpot and Patching.*
 - *Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.*
 - *A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west.*
 - *Apart from the busy A27, roads are mostly winding hedged or wooded lanes.*
 - *Criss-crossed by numerous rural tracks, byways and rights of way.*
- 5.3.10 Several of the above landscape descriptions are relevant to the proposed Dappers Lane development site and the surrounding area could be described as containing a *'gently undulating landform'* with a *'Pattern of small to medium-sized pastures and arable fields'* and that the site is edged with *'winding hedged or wooded lanes'*.

Local Landscape Character; Arun Landscape Study (2006)

Zone 4 – Littlehampton to Ferring and Angmering

- 5.3.11 In 2010, Arun District Council commissioned a local area character assessment of the district in which the surrounding landscape of Angmering is described as *'situated on gently rising ground at the foot of the Ecclesden Hills... predominantly pasture and arable agricultural land with scattered farmsteads'.*
- 5.3.12 The development site lies within an area between the built up boundary of Angmering and surrounding Landscape Character Types (LCT) comprising *'intensive large and medium scale arable and pasture land over flat or gently undulating'* topography. Large scale enclosure comprises *'hedges, shaws, copses and woodland'* with field boundaries edged with ditches, fencing, and hedges.

Landscape Designations

5.4 National Landscape Designations: South Downs National Park

The development site is situated within approximately 1.0km south and 500.0m west of a nationally important landscape designated as the South Downs National Park. The National Park encompasses a number of character areas. Natural England describes open downland that extend to the north of Angmering as a 'Vast open rolling upland chalk landscape... dominated by large scale irregular fields of arable and pasture' with 'Large open skies... creating a dynamic landscape' with 'views over the coastal plain'.

Ancient and Semi-Natural Woodland

- 5.4.1 Natural England advise that 'Ancient woodlands are particularly important because they are exceptionally rich in wildlife, including many rare species and habitats; are an integral part of England's historic landscapes; and act as reservoirs from which wildlife can spread into new woodlands'. Ancient and Semi-Natural Woodland is identified as a 'priority habitat' in the Sussex Biodiversity Action Plan.

- 5.4.2 The isolated woodland block of Grooms Copse to the east of the proposed development site is the nearest Ancient and semi-natural Woodland, within approx. 0.75km east of the site.

Local landscape Designations

- 5.4.3 There are no Local Landscape Designations within the vicinity of the proposed development site.

Historic Landscape Designations

- 5.4.4 There are no Scheduled Historic Landscape Designations within the immediate vicinity of the proposed development site.

5.5 Landscape Sensitivity to Change

- 5.5.1 The table assessing the sensitivity to change of the landscape character and landscape components surrounding and within the proposed Dappers Lane, Angmering development site is set out in the table below;

Table 08: Landscape Sensitivity to Change

Landscape Environment	Comment	Sensitivity
Landscape Character Area (126): 'South Coast Plain'	The sensitivity to change of the 'South Coast Plain' landscape character area surrounding and within the proposed development site is judged to be ' Low ' as the key features that make up the broader Landscape Character Area would remain relatively unaffected by the development proposals.	Low
WSCC Landscape Character area: (SC12) 'The Angmering Upper Coastal Plain'	The sensitivity to change of the '(SC12) The Angmering Upper Coastal Plain' landscape character area edging the proposed development site is judged to be ' Low '. There would be some perception of encroachment however the key features and landscape characteristics within the broader combined character area of 'The Angmering Upper Coastal Plain' would remain largely unaffected by the development proposals.	Low
Arun District Council; Arun Landscape Study: 'Zone 4 – Littlehampton to Ferring and Angmering'	The sensitivity to change of the 'Zone 4 – Littlehampton to Ferring and Angmering' landscape character area edging the proposed development site is judged to be ' Low ' as whilst the character types are more localised, the key features and landscape characteristics of the local character areas would remain relatively unaffected by the development proposals.	Low

<i>Proposed Development Site Landscape Components</i>	The feature landscape components contained within the proposed development site include mature scattered, boundary tree groups and scrub, with open tussock grassland and ornamental planting and lawns. The boundary components would be largely retained within the development proposals. The enclosed residential landscape character would be somewhat sensitive to change, however the low internal amenity value of the site and location in proximity of the existing urban edge and transport routes, increase the capacity to change. There would be a ' Moderate ' sensitivity to change.	<i>Moderate</i>
Designated Landscapes		
<i>South Downs National Park – Major Scarps</i>	The sensitivity to change of the ' <i>South Downs National Park – Major Scarps</i> ' landscape character area 1.0km south and 0.5km east of the proposed development site is judged to be ' Negligible ' as the key features that make up the immediate and broader Landscape Character Area would remain relatively unaffected by the development proposals.	<i>Negligible</i>
<i>Ancient and Semi Natural Woodland</i>	The distance between the <i>Ancient and Semi Natural Woodland</i> of Grooms Copse (0.6km east) to the proposed development site together with the existing intervening vegetation, landscape and townscape components would mean there would be only a ' Negligible ' sensitivity to change.	<i>Negligible</i>

6.0 BASELINE VIEWPOINTS

6.1 *Introduction*

- 6.1.1 The visual baseline analysis identifies the principle visual receptors and the extent and nature of the views from the principle viewpoints and an assessment of their sensitivity to change.
- 6.1.2 The visual baseline also defines the extent of the anticipated Zone of Visual Influence (Visual Envelope) and therefore the extent of the visibility of the proposed development within the context of the wider landscape. The Zone of Visual Influence and Viewpoint Locations are illustrated on Figure 1. Refer to Appendix A for the viewpoint photographs.

6.2 *Extent of Visibility: Zone of Visual Influence*

- 6.2.1 The proposed development site is located to the corner of Dappers Lane and the A280 Water Lane to the eastern edge of Angmering, West Sussex.

6.3 *Visual Receptors*

- 6.3.1 A number of visual receptors may be affected by the proposed development; these could include visitors to the local area (i.e. tourists), recreational users, local residents, those that work outside (i.e. farmers) or those travelling through the area (i.e. commuters).
- 6.3.2 It is acknowledged that the effects of any proposed development will vary according to the type of receptor and the nature of the view. It is accepted that local residents with an appreciation of the local landscape would be more sensitive to the impact of a development than visitors to the area who may not share the same sensitivities to the local landscape features and views.
- 6.3.3 The principle Visual Receptors are identified below:

Residential – local community

- 6.3.4 This group would include those who live in the locality of the residential neighbourhoods of Angmering. The proposed development site would sit to the southern edge of Dappers Lane, between the built up edge to the east of Angmering and the paddock land parcels north of the A280 Water Lane. Public views from the residential areas to the south and west would be limited due to a combination of the mature roadside vegetation, undulating topography and the existing buildings of the village centre; some views may be attainable from the adjacent residences located to the west facing directly to the site and from a limited number of properties situated further north toward the junction of the Merryfield Crescent estate. Due to the low lying location of the site and the enclosing settlement pattern of the Angmering to the west, distant views from residential estates and public spaces beyond the immediate proximity of the site to the south are extremely limited.
- 6.3.5 Whilst the site is to the outer edge of Angmering village, the day to day circulation of local residents may amount to greater level of exposure with heightened resultant sensitivity.

Workers

- 6.3.6 This group would include those who travel to, or reside within the area for employment, or those employed in relative close proximity, such as local nursery establishments i.e. to the north. Additionally there may be workers who are engaged in agricultural activities within the fields which might include workers at Avenals Farm to the south, or Ecclesden Farm further east of the proposed development site.
- 6.3.7 It could be argued that those who travel to the area for work may be less sensitive to the degree of visual impact than a recreational visitor or resident.

Recreational Visitors

- 6.3.8 This group would include those who may be using the Public Right of Way Footpaths, Bridleways and Cycle Routes surrounding the low lying land of the coastal plain and the upper slopes rising to the foot of the downs. Views would be limited to the eastern aspects by the existing residential settlement of the Angmering built up area.
- 6.3.9 The intervening vegetation surrounding the site, the tree groups, hedgerows and woodland blocks edging the adjacent fields would mean the development proposals would be viewed, at distance, in relation to the existing residential areas bounding the western site edge and the treelined lanes leading into Angmering.
- 6.3.10 Mid to longer distant, elevated open views from further east across the outlying agricultural land would be somewhat constrained by the undulating topography of the surrounding landscape and the intervention of existing vegetation within the landscape. Such views may be experienced by and limited to recreational visitors and users of the public footpaths and bridleways.

Travellers

- 6.3.11 This group would be limited predominantly to the vehicular users of Water lane entering and exiting Angmering. Potentially car users upon the A27 further to the north or the A280 to the east could be included.

6.4 Viewpoint Appraisal and Description of Visual Baseline

- 6.4.1 A Viewpoint analysis has been undertaken in order to assess the existing baseline environment and to analyse the potential effects of the proposed development on the existing visual amenity and environment. The viewpoints were selected to provide an objective, overview of the visibility of the proposed development site within the surrounding rural landscape and urban settlement context. A description for each viewpoint is provided within Table 09 to Table 20 and photographs within Appendix A illustrate each view.
- 6.4.2 A 360° Zone of Visual Influence for the development site is described below including the analysis of the visibility of the proposals from strategic views and vantage points.
- 6.4.3 Once the existing baseline conditions have been set, the development site and proposals can then be assessed for Landscape Character and Visual Effects within the existing rural and urban landscape, defining the expected effects the proposed development proposals would have on the surrounding urban and rural landscape.
- 6.4.4 The existing Landscape Character and Visual Baseline Study was undertaken during a site visit on 22nd of July 2013 by Keith Miller BA (Hons) MALA LLI Landscape Architect at Lizard Landscape Design. The Landscape Character and Visual Baseline study has been undertaken from Public Footpaths, Public Highways and areas of commonly accessible areas of public circulation surrounding the proposed Dappers Lane development site, Angmering, West Sussex.

6.5 Landscape Baseline: Viewpoint Tables

- 6.5.1 A description for each viewpoint is provided within Tables 09 to 20 below as well as potential receptors and an assessment of the viewpoint sensitivity. The viewpoint locations are illustrated within *Figure 1: ZVI and Viewpoint Locations* and photographs are contained within Appendix A which illustrate each view.

Table 09: Viewpoint No 01	
Photograph No. 01 – Appendix A	
Viewpoint Name	Dappers Lane development site; internal view
Direction of View	South west
Distance to Proposed Development Site	N/A
Location and Description The viewpoint is located within the proposed development site and encompasses the pocket of land from the eastern site edge. The site is largely open internally and although surrounded by hedgerow and tree lined vegetation, allows partial glimpsed views of the rooflines and upper storeys of neighbouring properties to the western edge of Dappers Lane.	
Potential Receptors The key receptors would be limited in number. Potential views would be possible from the adjacent properties to the west of the development site. The residences to the west of the development site would therefore be potential receptors.	
Viewpoint Sensitivity This viewpoint is assessed as having a 'Low' sensitivity; though the existing landscape of the site area engenders a marginal sense of tranquillity and is semi-rural in character, it is a residential garden setting. Street lighting, road noise and the presence of modern urban edge development detract from experiential quality.	

Table 10: Viewpoint No 02	
Photograph No. 02 – Appendix A	
Viewpoint Name	Dappers Lane development site; internal view
Direction of View	North east
Distance to Proposed Development Site	N/A
Location and Description The viewpoint is situated within the proposed development site and is made over the adjacent paddock landscape spreading to the north east of the site area illustrating the semi-rural character of the location. The view allows narrow distant views to the woodland blocks of the upper slopes of the coastal plain across the adjacent post and wire fenced, small-scale paddocks and scattered ramshackle paddock outbuildings. Views directly north are limited by dilapidated nursery buildings and evergreen treelines and tree groups.	
Potential Receptors The potential receptor audience associated with this viewpoint would be limited to users of the adjacent paddock areas.	
Viewpoint Sensitivity The existing landscape from this viewpoint is more rural in character and engenders some sense of tranquillity. However, the nature of the manmade imposition upon the landscape - street lighting and road noise from the adjacent highway, and the general paraphernalia distributed about the paddock enclosures diminish the scenic quality and mean the view is assessed as having a 'Low' sensitivity.	

Table 11: Viewpoint No 03	
Photograph No. 03 – Appendix A	
Viewpoint Name	Public Highway; Dappers Lane
Direction of View	South
Distance to Proposed Development Site	100m approx.
Location and Description The viewpoint is located upon the public highway of Dappers Lane to the north of the proposed development site. The view is slightly elevated above the site. Near distance glimpsed views are achievable to a portion of the mature trees edging the northern site boundary. Particularly oblique views to the existing site entrance are achievable. The viewpoint demonstrates the Dappers Lane location within the built up suburban residential edge of eastern Angmering. The treelined road vegetation is evident within the view.	
Potential Receptors This viewpoint would be considered to be mainly representative of residents / commuters.	
Viewpoint Sensitivity Whilst the mature roadside treeline vegetation softens views to the existing site and receptors would include residents of adjacent properties the viewpoint contains substantial manmade intrusion. Commuter views would be made briefly and sequentially primarily from motorised vehicles; pedestrian access is made upon the road reducing the degree of comfort to absorb scenic quality. The view is assessed as having a 'Low' sensitivity.	

Table 12: Viewpoint No 04	
Photograph No. 04 – Appendix A	
Viewpoint Name	Public Highway; Water Lane
Direction of View	North east
Distance to Proposed Development Site	100m approx.
Location and Description This viewpoint is located upon the public highway of Water Lane approximately 100.0m west of the proposed development site and the to eastern edge of Angmering. The viewpoint illustrates the mature roadside vegetation edging the site along Water Lane. The landscape is of an urban edge / semi-rural character. The highway corridor is experienced as a periodically busy transport route in and out of Angmering, linking with the arterial routes of the A280 and A27. The view while made directly of the south eastern corner of the site is limited more extensively by the intervening mature vegetation which aids screening beyond the site boundaries.	
Potential Receptors This viewpoint would be considered to be mainly representative travellers / commuters and would include both local residents and visitors to the area. The view for receptors using the A280 would allow brief constrained views.	
Viewpoint Sensitivity The A280 link corridor is a well used transport route. This viewpoint is from the built up edge of central Angmering and is disrupted visually and audibly by the traffic using the highway. Views maybe more apparent when the existing vegetation is not in leaf. The sensitivity of this view is judged as 'Low'.	

Table 13: Viewpoint No 05**Photograph No. 05 – Appendix A**

Viewpoint Name	Public Highway; Water Lane
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Direction of View	North east
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Distance to Proposed Development Site	5.0m approx.
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Location and Description

Located to the southern edge of the proposed development site this viewpoint is representative of users upon the public highway passing the southern edge of the site. The vegetation of the southern boundary can be seen as a scrub hedgerow with scattered trees and tree groups populating the road side boundary and merging overhead.

The hedgerow filters longitudinal views but allows direct passing glimpsed views toward the site interior. The highway corridor is experienced as the primary transport route in and out of eastern Angmering, linking with the arterial routes of the A280 and further to the A27.

Potential Receptors

This viewpoint would be considered to be mainly representative of travellers / commuters and would comprise both local residents and visitors to the area. The views would be passing sequential views.

Viewpoint Sensitivity

Whilst the viewpoint location is directly adjacent to the site, persistent traffic movement and noise from the highway and highway signage and clutter, diminish any sense of tranquillity. The viewpoint is highly disrupted and pedestrian access is poor heavily reducing experiential quality and the view is assessed as having an especially '**Low**' sensitivity.

Table 14: Viewpoint No 06**Photograph No. 06 – Appendix A**

Viewpoint Name	Public Highway; Water Lane; A280
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Direction of View	West
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Distance to Proposed Development Site	350.0m approx.
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Location and Description

The viewpoint is located to the junction of Water Lane and the A280 Angmering Bypass. The viewpoint is dominated by the road network to the east of Angmering. The location is highly disrupted and the view degraded by the visual intrusion of the road, prominent lighting columns, signage and barriers.

The mature vegetation of the development site boundaries is not discernable, due to the scrub and mature intervening vegetation in the near and mid distance. The field parcels and nursery developments are partially evident to the higher ground north of the site area.

Potential Receptors

Potential receptors from this viewpoint would include users of public highway; primarily limited to commuters and residents as well as travellers and visitors. The frequency of receptors would be high.

Viewpoint Sensitivity

The viewpoint sensitivity from this location is highly disrupted due to the nature of the location, and despite the number and range of potential receptors, the heavily cluttered setting negates any sense of tranquillity from this location. Views are not directly achievable to the site and the viewpoint sensitivity would be '**Low**'.

Table 15: Viewpoint No 07**Photograph No. 07 – Appendix A**

Viewpoint Name	Public Right of Way (2149); Oval Raceway
Direction of View	South west
Distance to Proposed Development Site	250.0m approx.

Location and Description

This viewpoint illustrates the view across the agricultural land and paddocks toward the development site. The views are substantially limited by the existing field vegetation - views maybe more apparent in winter – above which distant rooflines are discernible.

The hedgerow scrub vegetation is apparent in the near to mid distance which continues to edge Water Lane as it enters Angmering. The view also contains evidence of the 'Oval Raceway' racing circuit with roadside signage prominent. The gated access also signifies the public footpath that heads northward upon the slopes of the upper plain. The evergreen coniferous treeline in the near view is fairly dense and constrains views across the adjacent land to the western edge of the path.

Potential Receptors

The potential receptors would specifically include workers and visitors of the racing circuit. The area would be used primarily for this purpose. Beyond the above activities there would be only limited receptor frequency, largely from recreational users of the footpath, and possibly farm traffic.

Viewpoint Sensitivity

The viewpoint location is of low scenic quality. The development site would be not be highly evident to the above receptors and the tranquillity of the setting is disrupted by the visual and audible intrusion of the A280; therefore the viewpoint sensitivity is assessed as being '**Low**'.

Table 16: Viewpoint No 08**Photograph No. 08 – Appendix A**

Viewpoint Name	Public Right of Way (2149); Oval Raceway
Direction of View	South
Distance to Proposed Development Site	750.0m approx.

Location and Description

This viewpoint is located to the west of the racing circuit upon the public footpath. The racing circuit boundary is highly evident within the location to the east. The viewpoint illustrates the open expansive views across the lower lying coastal plain south of Angmering and the surrounding areas.

The far reaching views are less associated with the site visually due to the range of features apparent within the landscape and which include woodland blocks, treeline vegetation, hedgerows, and nursery buildings and scattered farm buildings.

Potential Receptors

This viewpoint would represent that of recreational users of the footpath and workers and visitors of the 'Oval Raceway' racing circuit. It would represent views of farm workers within the adjacent field. The fringe location and limited frequency and range of viewers reduce the potential number of receptors at this location.

Viewpoint Sensitivity

The views toward the site from this location are becoming elevated, far reaching, broad and uncluttered. The surrounding rural agricultural character is of greater scenic quality beyond the immediate setting of the racing circuit and associated paraphernalia. The perceptual quality however is reduced by the intrusion of the raceway operations and the audible interference from the adjacent A27 arterial route. The viewpoint would have a '**Low - Medium**' sensitivity at this location.

Table 17: Viewpoint No 09**Photograph No. 09 – Appendix A**

Viewpoint Name	Public Right of Way (2148); Ecclesden Farm
Direction of View	West
Distance to Proposed Development Site	500.0m

Location and Description

This viewpoint is located on marginally elevated ground to the north of Ecclesden Manor amid an agricultural landscape. The field parcels can be seen to be partially defined by the hedgerows and small hedgerow trees above the dense crop vegetation. The broader landscape is more contained by the wooded horizon to the north; more perceptually open to the southern and western aspects over the gently undulating landform.

The site is partially visible in distant views with the residential edge of Angmering and adjacent nursery buildings evident within glimpsed pockets. Roadside lighting columns are apparent. Views are rapidly lost moving away from the viewpoint due to the rolling topography and boundary fencelines.

Potential Receptors

Potential receptors from this viewpoint would be limited to users of the public footpath and agricultural workers.

Viewpoint Sensitivity

The tranquillity of the scene is reduced by the audible intrusion of the highway and the associated street lighting. The broad swathe of mono-cultural arable vegetation is in immediate proximity and visually dominates the view. The range and frequency of receptors would be limited and the specific view isolated due to the physical constraints of the surrounding topography. However, the rural view is made from within the South Downs National Park is of some scenic quality containing natural elements of the designated landscape. This viewpoint would be of **'medium'** sensitivity.

Table 18: Viewpoint No 10**Photograph No. 10 – Appendix A**

Viewpoint Name	A280 Footbridge; Public Right of Way (3692)
Direction of View	North west
Distance to Proposed Development Site	475.0m

Location and Description

This viewpoint represents views achievable from the public bridleway / footpath bridge that spans the Angmering Bypass from the open agricultural landscape to the east of the A280 above the highway to the eastern edge of central Angmering. The residential edge of Angmering can be gained below the wooded horizon

Whilst the nursery buildings adjacent to the proposed development site can be made out situated within pockets within the partially wooded landscape, the site area is not distinct from this location. The A280 carries fast moving traffic below and the high level railings of the bridge safety barrier dominate the viewpoint.

Potential Receptors

This viewpoint would be representative to recreational users of the Public Right of Way footpath / bridleway only.

Viewpoint Sensitivity

This viewpoint is assessed as having a **'Low'** sensitivity; though views across the existing landscape surrounding the site area are broad and accessible, the view incorporates a high level of visual intrusion of the A280 and traffic movement upon it. The viewpoint location succumbs to highly audible and perceptual interference through road traffic with highway lighting further detracting from a sense of tranquillity. The view is heavily disrupted by the safety railings, views are broken and incoherent. The bridleway / footpath would be limited to that of recreational use and key receptors would be unlikely to be stopping at this viewpoint for its tranquil qualities. The appreciation of views would be subjected to high levels of scenic degradation from intrusive physical and perceptual elements.

Table 19: Viewpoint No 11**Photograph No. 11 – Appendix A**

Viewpoint Name	Public Right of Way (2139); Mill House / Ham Spinney
Direction of View	West
Distance to Proposed Development Site	900.0m

Location and Description

The landscape character of the South Coast Plain can be seen from this elevated viewpoint situated upon the rising topography to the western approach of Highdown Hill. The views are encompassing and far reaching across the relatively flat surrounding landscape. The prominent features within the open landscape are characterised by the treelines and hedgerows edging the lanes and fields extending from the slopes of Highdown Hill gently falling to the floor of the coastal plain.

Various development features such as the rooftops and occasional building mass of the Angmering settlement area can be seen amid the surrounding vegetation. Whilst the site is not distinct amid the surrounding vegetation, the nursery buildings to the eastern edge of Dappers Lane are evident from this viewpoint.

Potential Receptors

This viewpoint is open and representative of the public and private views of those visiting Highdown Hill for recreational activity and those employed upon the land of Ecclesden Farm or Ecclesden Paddocks. Publicly accessible views would be predominantly limited to walkers.

Viewpoint Sensitivity

The viewpoint captures the open and low lying character of the South Coast Plain surrounding the outlier of Highdown Hill. The viewpoint is available to a limited number of those residents or workers of Mill House or Ecclesden Farm. Whilst the viewpoint is relatively isolated it is situated within the South Downs National Park and allows several character areas to be observed and would be observed primarily by those seeking appreciation of the views. The viewpoint provides a setting to recreational activity and the sensitivity is therefore described as **'High'**.

Table 20: Viewpoint No 12**Photograph No. 12 – Appendix A**

Viewpoint Name	Public Right of Way (2139); Highdown Hill
Direction of View	West
Distance to Proposed Development Site	1.5km

Location and Description

This view west contains full and expansive views to the southern slopes of the South Downs to Angmering Park and across the South Coast Plain toward the coastline. Pockets of development can be seen within the wooded character of the largely vegetated inland coastal plain. Open parcels of agricultural land are draped over the low rolling topography gently rising to the footslopes of the downs, diffused by small woodland blocks and hedgerow trees.

The broad views gained from this viewpoint take in the Mill House, which is a notable landmark feature within the landscape, but also the A27 which is distinct through the movement of traffic. The boundary vegetation surrounding the site is discernable in mid to long distant views. The adjacent nursery buildings are distinct but degrade the pattern and scale of the surrounding landscape.

Potential Receptors

This viewpoint is open and representative of views from the public footpath climbing toward the top of Highdown Hill. The potential receptors would include the general public would be observed primarily by those seeking appreciation of the views.

Viewpoint Sensitivity

The elevated nature of this location is highly evident and captures far reaching and broad expansive views. The exposed location is distinctly separated from surrounding low lying areas and allows the scenic appreciation of wide ranging views. The viewpoint provides a setting of tranquillity, primarily by recreational visitors seeking appreciation of the views from within the South Downs National Park; the sensitivity is therefore described as **'High'**.

7.0 LANDSCAPE EFFECTS

7.1 Sources of Effects

- 7.1.1 The main sources of anticipated effects would be the following;
- *The residential properties within the development;*
 - *The associated vehicle access within the residential scheme including car parking and street lighting;*
 - *The proposed local play and allotment areas and associated furniture;*
 - *The proposed vehicle junction and pedestrian access to and from Kings Drive.*

7.2 Landscape Effects – Proposed Scheme and Mitigation Proposals

- 7.2.1 The proposed landscape mitigation proposals are illustrated in Figure 3: *Development Mitigation Plan*. The development proposals seek to retain existing areas of vegetation and enhance internal areas with an extensive planting scheme. In addition to the development proposals the mitigation strategy is designed to reinforce the existing boundary trees boundary scrub and hedgerows, retained within the proposals, to aid the placement of the proposed residential scheme within the local landscape and reduce visual effects of the scheme upon the surrounding areas.
- 7.2.2 The northern boundary is proposed to be defined by a treeline and hedgerow planting scheme softening and reducing the visual effects upon views of the proposed residential development from beyond the northern boundary. The treeline and hedgerow planting would provide new and additional seasonally vegetative screening of the adjacent nursery development within broad views made from the South Downs National Park to the east.
- 7.2.3 The hedgerow and treeline planting of the northern boundary would be extended to the eastern site edge further strengthening the wooded character of the treelined lanes to the eastern edge of Angmering in longer distant views. The eastern boundary planting scheme would help prevent near distant views to the internal site areas made from the public highway and Public Right of Way Footpath to eastern aspects.
- 7.2.4 The southern boundary would be lined and edged with treelined hedgerows and areas of native mixed species shrubs offering density of planting and successional layered vegetative boundary mitigation. The planting would reinforce and bolster the existing treelined character of Water Lane as it approaches the eastern edge of Angmering.
- 7.2.5 A number of existing trees would be removed to the western boundary to facilitate the construction of a new public footpath to the southern, eastern edge of Dappers Lane as an additional element of the main proposed development. The footpath would provide long term pedestrian access to the proposed site and pedestrians using Dappers Lane, and allow visibility splays to the development site entrance access to be maintained. The loss of existing vegetation would be replaced within the landscape scheme proposals with new planting to the western boundary to include mixed species native hedgerows, hedgerow trees planting and boundary tree group planting. The tree planting scheme would offer long term mitigation development of the existing western boundary frontage treelined character and would provide effective filtering of views to the development site from Dappers Lane and the adjacent existing residential areas.
- 7.2.6 The internal development areas would be enhanced with frontage planting schemes including flowering shrub and hedgerow planting providing seasonal interest with ornamental and native trees proposed to the garden areas to give further long term seasonality and scale whilst diffusing and limiting views across the proposed development area.
- 7.2.7 The mitigation planting in combination with the landscape scheme proposals and retained existing tree groups would form a buffer of mature vegetation to the development boundaries, reducing visual impacts of the proposed development from the surrounding residential areas of Angmering while filtering distant views to aspects from the northeast to the southeast.

- 7.2.8 The mitigation planting would additionally enhance and soften views of the existing residential development when viewed from the eastern aspects from the publicly accessible footpaths and highway locations and from within the South Downs National Park, helping provide a more distinct character to the eastern edge of the existing urban fringe. The tree planting and reinforcement shrub buffer planting would improve the habitat mosaic and connectivity through the site and encourage a gain in biodiversity to the proposed development scheme.

7.3 Anticipated Effects on Planning Policies

- 7.3.1 The anticipated effects arising from the proposed Dappers Lane, Angmering development on the relevant planning policies are assessed within Tables 21 to 30 below.

Table 21	
Arun District Council (Saved) Local Plan 2003 – 2011	
Policy Gen2; Built-up Area Boundary	
Policy	The Council will resist any such application for development outside the built-up area over and above that identified under relevant policies of the Plan. Arun District Council Local Plan states that <i>'Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan'</i> .
Comment	The development site is located adjacent to the eastern edge of Angmering, outside of the designated Built-up Area Boundary.
Significance of Effects	The proposed development site is located adjacent to the existing built up urban edge of eastern Angmering. The site proposals would be contained within the existing mature boundary vegetation. The proposed native shrub and tree planting to the boundaries of the proposed development site would further reinforce the existing retained boundary vegetation. Internal areas of the site would be enhanced with additional planting and areas of open space. The existing built environment, road corridors and mature boundary vegetation would limit the effect on <i>Policy Gen2; Built-up Area Boundary</i> and therefore there would be only a 'Negligible Neutral' effect on the policy area.

Table 22	
Arun District Council (Saved) Local Plan 2003 – 2011; Policy Gen3	
Protection of the Countryside	
Policy	Arun District Council seeks to protect the natural environment and control development in the rural areas. <i>'Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location'</i> . Policy Gen3 states <i>'Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted...'</i> and would be required to comply with other relevant policies of the Local Plan.
Description	The development site is located adjacent to the eastern edge of Angmering, outside of the designated Built-up Area Boundary. The site is located to the south of a string of nursery developments and is edged to the southern boundary by Water Lane.
Significance of Effect	The proposed native shrub and tree planting to the boundaries of the proposed development site would bolster and reinforce the existing retained boundary vegetation. Substantial areas of the site would be enhanced with additional planting strengthening the existing treelined semi-rural character of the local landscape resource. The proposed development site sits directly adjacent to the built up urban edge of eastern Angmering and would be contained in nature. The proposals would form only a minor new element within the existing broader local landscape and therefore there would be a 'Low / Slight Adverse' effect on <i>Policy Gen3; Protection of the Countryside</i> .

Table 23	
Arun District Council (Saved) Local Plan 2003 – 2011; Policy Area9	
Area of Outstanding Natural Beauty (South Downs National Park)	
Policy	The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing Planning Policy for the National Park Area on the 1 st of April 2011. The saved policy states that <i>'Development outside but near to the AONB will not be permitted where it would be unduly prominent in, or detract from, views into or out of the AONB'</i> .
Description	The South Downs National Park rises gently, climbing toward Highdown Hill, approximately 0.5 km to the east of the development site. The residential development proposals would include extensive boundary and internal tree planting contributing to and bolstering the vegetated character of the existing adjacent semi-rural urban fringe.
Significance of Effect	The intervening scattered woodland blocks and hedgerows of the agricultural land, and the treelined roads linking to the built environment between the National Park and the proposed site, would filter and reduce potential views. The visual effects of the proposals upon the setting of the South Downs National Park would be especially limited and indistinct across longer distant views from the National Park and therefore the visual effect would be 'Neutral Negligible' .

Table 24	
Arun District Council (Saved) Local Plan 2003 – 2011: Policy Area10 / Policy Area 11;	
Strategic Gaps / Local Gaps	
Policy	The Local Plan states that <i>'Strategic and Local Gaps between settlements are important in order to prevent coalescence and to retain the separate identity of settlements...'</i> and states that <i>'Strategic Gaps and Local Gaps, as identified on the Proposals Map will be maintained and protected'</i> .
Description	The Strategic and Local Gaps as defined within the Arun District Council Local Plan are situated approximately 1.0km to the south of the proposed development site area.
Significance of Effect	The distance of the proposed development site from the defined Strategic and Local Gaps means the development proposals shall not affect the above policy areas, and therefore there would be a 'Neutral No Change' effect upon Policy Area10 / Policy Area 11; Strategic Gaps / Local Gaps.

Table 25	
Arun District Council (Saved) Local Plan 2003 – 2011: Policy Area2;	
Conservation Areas	
Policy	The local plan states that <i>'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting'</i> and is supported by Supplementary Planning Guidance - <i>'Conservation Areas'</i> .
Description	The Angmering Conservation Area is situated approximately 250m to the south of the proposed development site.
Significance of Effect	The conservation area is contained within, and separated from the proposed development site, by the existing built environment of Angmering and therefore the effect upon the above policy area would be 'Neutral Negligible' .

Table 26	
Arun District Council (Saved) Local Plan 2003 – 2011: Land Allocation; Policy Site 3;	
New Public Open Space Allocations	
Policy	The strategy of the Local Plan seeks to designate land for Public Open Space.
Description	There is a designated area for proposed Public Open Space within the Strategic and Local Gap to the southern edge of Angmering.
Significance of Effect	The distance of the proposed development site from the defined Strategic and Local Gaps and intervening existing built environment means the development proposals shall not affect the above policy area and there would be a 'Neutral No Change' effect upon the proposed Public Open Space.

Table 27	
Arun District Council (Saved) Local Plan 2003 – 2011: Land Allocation; Housing Policy Site;	
Roundstone, Angmering	
Policy	The area shown on the Proposals Map will be developed for commercial and housing development.
Description	The land allocation policy Site 4; Roundstone, Angmering lies approximately 0.5km to the south of the proposed development site. The policy has been implemented and the designated area has been developed.
Significance of Effect	The policy area now reverts to planning policy <i>Policy Gen2; Built-up Area Boundary</i> . Therefore there would be a 'Neutral Negligible' effect on the greater policy area.

Table 28	
Arun District Council (Saved) Local Plan 2003 – 2011: Land Allocation; Policy Area 05 / 06;	
Protection of (existing) Open Space	
Policy	<i>'The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed'</i> .
Description	There are several areas which are designated within the Local Plan and identified on the Proposals Map as areas having 'Protection of Open Space' designation - the nearest to the proposed development site being approximately 500m to the south west
Significance of Effect	The distance of the proposed development site from the designated policy areas and the intervening existing built environment means there would be a 'Neutral No Change' effect upon the Protected (existing) Public Open Spaces.

Table 29	
Arun District Council (Saved) Local Plan 2003 – 2011: Policy Gen 15;	
Cycling and Walking	
Policy	The Local Plan states that: <i>'The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks...'</i>
Description	A section of the South Coast Cycle Route runs approximately 1.5 kilometres to the south of the proposed development site.
Significance of Effect	The distance of the proposed development site from the designated policy area and the intervening existing built environment means there would be a 'Neutral No Change' effect upon the South Coast Cycle Route and Policy Gen 15; Cycling and Walking.

Table 30	
<i>Arun District Council (Saved) Local Plan 2003 – 2011: Policy Gen 16;</i>	
Public Rights Of Way	
Policy	The local plan states that 'Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained'.
Description	There are a number of public rights of way surrounding Angmering and includes Footpath (2148) to the east of the proposed development site between Ecclesden Farm and Ecclesden Manor, within the South Downs National Park, and public right of way (2149) approximately 275.0m to the east of the site which runs along the track toward the Oval Raceway.
Significance of Effect	The intervening scattered woodland blocks and hedgerows of the agricultural land, and the treelined roads linking to the built environment between the National Park and the proposed site, would filter and reduce potential views. The visual effects of the proposals upon the Public Rights of Way within the surrounding landscape would be limited and indistinct especially across longer distant views from the National Park and therefore the visual effect would be ' Low / Slight Adverse '.

Effects on Landscape Character

- 7.4** The anticipated effects on landscape characters and components as a result of the proposed Dappers Lane development are assessed by considering the sensitivity of the landscape resource and the magnitude or scale of change. The *Guidelines for Landscape and Visual Impact Assessment (Third Edition)* state that the sensitivity is to be assessed; 'combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape'.

Table 31: Effects on Landscape Character	
<i>National Landscape Character Area (126); 'South Coast Plain'</i>	
Comment	The proposed development would introduce a new permanent built component to a relatively small parcel of land adjacent to the eastern edge of Angmering. The scale and extent of the proposal would not lead to a loss of any of the key characteristics as identified within the landscape character assessment. There are scattered mature trees, scrub and tree groups located to the site boundaries to be retained within the soft landscape scheme. The mitigation proposals include the strengthening of the northern and eastern boundaries with native tree and hedgerow planting with tree planting and additional native shrub belt planting to the southern boundary. The magnitude of change is judged to be ' Low '. The significance of impact is assessed to be ' Neutral Negligible ' as there would be little impact within the context of the existing broader landscape character area.
Landscape Character Sensitivity	The landscape component sensitivity has been assessed as being ' Low ' (Refer to Table 08).
Magnitude of Change: Low	
Significance of Effects: Low Slight / Adverse	

Table 32: Effects on Landscape Character**WSCC Landscape Character area: (SC12) 'The Angmering Upper Coastal Plain'****Comment**

The proposed development would introduce a new permanent built component to a relatively small parcel of land adjacent to the eastern edge of Angmering. The scheme would be mitigated through substantial boundary enhancement and against the existing townscape urban edge 'The Angmering Upper Coastal Plain' would remain relatively unaffected by the development proposals. The sensitivity to change of the '(SC12) The Angmering Upper Coastal Plain' landscape character area edging the proposed development site is judged to be '**Low**' due to the limited scale and extent of the proposals; the key features and landscape characteristics within the broader combined character area would remain largely unaffected by the development proposals and would have capacity to accommodate the development proposals.

Landscape Character Sensitivity

The landscape component sensitivity has been assessed as being '**Low**' (Refer to Table 08).

Magnitude of Change: Low**Significance of Effects: Low Slight / Adverse****Table 33: Effects on Landscape Character****Arun District Council; Arun Landscape Study:****Landscape Character Area – 'Zone 4 – Littlehampton to Ferring and Angmering'****Comment**

The sensitivity to change of the 'Zone 4 – Littlehampton to Ferring and Angmering' landscape character area edging the proposed development site is judged to be '**Low**' as whilst the character types are more localised, the scheme would be mitigated through substantial boundary enhancement and against the existing urban edge and the key characteristics of the local character areas of the 'Zone 4 – Littlehampton to Ferring and Angmering' would remain relatively unaffected by the development proposals.

Landscape Character Sensitivity

The landscape component sensitivity has been assessed as being '**Low**' (Refer to Table 08).

Magnitude of Change: Low**Significance of Effects: Low Slight / Adverse****Table 34: Effects on Landscape Character****Proposed Development Site Components****Comment**

The feature landscape components contained within the proposed development site include mature scattered, boundary tree groups and scrub, with open tussock grassland and ornamental planting and lawns. The boundary components would be largely retained within the development proposals. The enclosed residential landscape character would be somewhat sensitive to change, however the low internal amenity value of the site and location in proximity of the existing urban edge and transport routes, increase the capacity to change. There would be a '**Moderate**' sensitivity to change.

Landscape Component Sensitivity

The landscape component sensitivity has been assessed as being '**Moderate**' (Refer to Table 08).

Magnitude of Change: High**Significance of Effects: 'Substantial Adverse'**

Table 35: Effects on Designated Landscapes**Significance of Effects on Designated Landscapes: *South Downs National Park – Major Scarps*****Comment**

The sensitivity to change of the '*South Downs National Park – Major Scarps*' landscape character area 0.5km south and east of the proposed development site is judged to be '**Negligible**' as the key features that make up the immediate and broader Landscape Character Area would remain predominantly unaffected by the development proposals. The intervening scattered woodland blocks and hedgerows of the agricultural land, and the treelined roads linking to the built environment between the National Park and the proposed site, would filter and reduce potential views. The visual effects of the proposals upon the setting of the South Downs National Park would be limited and distant and therefore the significance of effects would be '**Neutral Negligible**'.

Magnitude of Change: *Negligible*

Significance of Effects: '*Neutral Negligible*'

Table 36: Effects on Designated Landscapes**Significance of Effects on Designated Landscapes: *Ancient and Semi Natural / Woodland*****Comment**

The distance between the *Ancient and Semi Natural Woodland* of Grooms Copse (0.6km north east) to the proposed development site together with the existing intervening vegetation and landscape components would mean there would be only a '**Neutral Negligible**' sensitivity to change.

Magnitude of Change: '*Negligible*'

Significance of Effects: '*Neutral Negligible*'

8.0 VISUAL EFFECTS

8.1 Sources of Visual Effects

8.1.1 The main sources of anticipated effects arising from the proposed Dappers Lane development on the existing visual receptors and visual amenity would be the following;

- The residential properties within the development;
- The associated vehicle and pedestrian access within the residential scheme including car parking and internal lighting;
- The short term loss of existing boundary vegetation to the western site edge.

Mitigation

8.1.2 The proposed mitigation measures have been described in detail in Section 6.2.

8.2 Effects on Visual Amenity

8.2.1 The predicted visual effects on receptors as a result of the proposed Dappers Lane development are described within tables 37 to 48.

Table 37	
Photograph No. 01 – Appendix A	
Viewpoint Name	Dappers Lane development site; internal view
Direction of View	South west
Distance to Proposed Development Site	N/A
Description of visual amenity The viewpoint is located within the proposed development site and encompasses the pocket of land from the eastern site edge. The site is largely open internally and although surrounded by hedgerow and tree lined vegetation, allows partial glimpsed views of the rooflines and upper storeys of neighbouring properties to the western edge of Dappers Lane. Potential views would be possible from the adjacent properties to the west of the development site.	
Viewpoint Sensitivity The viewpoint sensitivity has been assessed as being ' Low ' (Refer to Table 09).	
Magnitude of Change There would be direct near views of the proposed development from this viewpoint. The internal site area would include tree and shrub planting areas and site boundaries would be reinforced with tree and hedge planting. The proposals would be long term and extensive in scale in relation to the existing view and therefore the magnitude of change is assessed to be ' High '.	
Significance of Effects Whilst the viewpoint sensitivity can be described as low, the development proposals would form a visible and recognisable new component in views from this location and therefore the significance of effects has been judged to be ' Moderate '.	

Table 38

Viewpoint No.02 (Photograph No. 02 – Appendix A)

Viewpoint Name	Dappers Lane development site; internal view
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Direction of View	North east
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Distance to Proposed Development Site	N/A
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Description of Visual Amenity

The viewpoint is situated within the proposed development site and is made over the adjacent paddock landscape spreading to the north east of the site area illustrating the semi-rural character of the location. The view allows narrow distant views to the woodland blocks of the upper slopes of the coastal plain across the adjacent post and wire fenced, small-scale paddocks and scattered ramshackle paddock outbuildings. Views directly north are limited by dilapidated nursery buildings and evergreen treelines and tree groups.

Viewpoint Sensitivity

The viewpoint sensitivity has been assessed as being '**Low**' (Refer to Table 10).

Magnitude of Change

There would be direct near views of the proposed development from this viewpoint. The internal site area would include tree and shrub planting areas and site boundaries would be reinforced with tree and hedge planting. The proposals would be long term and extensive in scale in relation to the existing view and therefore the magnitude of change is assessed to be '**High**'.

Significance of Effect

Whilst the viewpoint sensitivity can be described as low, the development proposals would form a visible and recognisable new component in views from this location and therefore the significance of effects has been judged to be '**Moderate**'.

Table 39

Viewpoint No.03 (Photograph No. 03 – Appendix A)

Viewpoint Name	Public Highway; Dappers Lane
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Direction of View	South
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Distance to Proposed Development Site	100m approx.
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Description of Visual Amenity

The viewpoint is located upon the public highway of Dappers Lane to the north of the proposed development site. The view is slightly elevated above the site. Near distance glimpsed views are achievable to a portion of the mature trees edging the northern site boundary. Particularly oblique views to the existing site entrance are achievable. The viewpoint demonstrates the Dappers Lane location within the built up suburban residential edge of eastern Angmering. The treelined road vegetation is evident within the view.

Viewpoint Sensitivity

The viewpoint sensitivity has been assessed as being '**Low**' (Refer to Table 11).

Magnitude of Change

The mature vegetation is proposed to be removed to implement the access and footpath proposals and receptors would include residents of adjacent properties. The magnitude of change would be judged as being '**Moderate**'; the proposed development would be a discernable element open to views from adjacent residential areas and there would be a recognisable change in the view in the short to medium term.

Significance of Effect

The proposed development would constitute a recognisable new component and would diminish the existing landscape character in the short to medium term, experienced by a range of receptors. Therefore, the significance of effects has been judged to be '**Low Slight / Adverse**'.

Table 40	
Viewpoint No.04 (Photograph No. 04 – Appendix A)	
Viewpoint Name	Public Highway; Water Lane
Direction of View	North east
Distance to Proposed Development Site	100m approx.
Description of Visual Amenity Description of Visual Amenity This viewpoint is located upon the public highway of Water Lane approximately 100.0m west of the proposed development site and the to eastern edge of Angmering and illustrates the mature roadside vegetation edging the site along Water Lane. The landscape is of an urban edge / semi-rural character. Linked with the arterial routes of the A280 and A27, the highway corridor is experienced as a periodically busy transport route in and out of Angmering. The view while made directly of the south eastern corner of the site is limited more by the intervening mature vegetation which aids screening beyond the site boundaries.	
Viewpoint Sensitivity The viewpoint sensitivity has been assessed as being ' Low ' (Refer to Table 12).	
Magnitude of Change The existing landscape components of boundary vegetation would be retained to the south western edge of the proposed development site. The overall visibility of the development proposals from this location would be limited. The magnitude of change has been assessed as being ' Negligible '.	
Significance of Effect This viewpoint is from the built up edge of central Angmering and is disrupted visually and audibly by the traffic using the highway. Views maybe more apparent when the existing vegetation is not in leaf. The proposed development would be of limited perceptibility from views in this location, therefore the significance of impact has been judged to be one of ' Negligible '.	

Table 41	
Viewpoint No.05 (Photograph No. 05 – Appendix A)	
Viewpoint Name	Public Highway; Water Lane
Direction of View	North east
Distance to Proposed Development Site	5.0m approx.
Description of Visual Amenity Located to the southern edge of the proposed development site this viewpoint is representative of users upon the public highway passing the southern edge of the site. The vegetation of the southern boundary can be seen as a scrub hedgerow with scattered trees and tree groups populating the road side boundaries. The hedgerow filters longitudinal views but allows direct passing glimpsed views toward the site interior. The highway corridor is experienced as the primary transport route in and out of eastern Angmering, linking with the arterial routes of the A280 and further to the A27.	
Viewpoint Sensitivity The viewpoint sensitivity has been assessed as being ' Low ' (Refer to Table 13).	
Magnitude of Change The existing landscape components of boundary vegetation would be retained to the southern edge of the proposed development site. The overall visibility of the development proposals from this location would be limited. Whilst the viewpoint location is directly adjacent to the site, persistent traffic movement and noise from the highway and highway signage and clutter, make the viewpoint highly disrupted and views brief. The perceived magnitude of change has therefore been assessed as being only ' Low '.	
Significance of Effect The proposed development would constitute a recognisable new component but would have only a limited marked effect on the existing landscape character due to the substantial manmade intrusion of the highway corridor; commuter views would be made briefly and sequentially and pedestrian views are reduced by the degree of comfort to absorb scenic quality. Given the perceptual and experiential degradation of the existing views due to the disrupted location, the significance of effects has been judged to be ' Negligible '.	

Table 42	
Viewpoint No.06 (Photograph No. 06 – Appendix A)	
Viewpoint Name	Public Highway; Water Lane; A280
Direction of View	West
Distance to Proposed Development Site	350.0m approx.
Description of Visual Amenity	
The viewpoint is located to the junction of Water Lane and the A280 Angmering Bypass. The viewpoint is dominated by the road network to the east of Angmering and is highly disrupted and degraded by the visual intrusion of the road, prominent lighting columns, signage and barriers. The mature vegetation of the development site boundaries is not discernable, due to the scrub and mature intervening vegetation in the near and mid distance. The field parcels and nursery developments are partially evident to the higher ground north of the site area.	
Viewpoint Sensitivity	
The viewpoint sensitivity has been assessed as being ' Low ' (Refer to Table 14).	
Magnitude of Change	
The existing landscape components of boundary vegetation would be retained to the southern edge of the proposed development site with additional tree and hedgeline planting to the eastern boundary. The overall visibility of the development proposals from this location would be limited, therefore the magnitude of change has been judged as ' Negligible '.	
Significance of Effect	
The view from this location is highly disrupted due to the nature of the location, and despite the number and range of potential receptors, the heavily cluttered setting degrades any views to the site. The intervening existing and proposed vegetation would soften and filter views and strengthen the existing landscape components against the existing townscape; the significance of effects has been judged to be ' Negligible ' as the proposals would not have a marked effect on the existing landscape.	

Table 43	
Viewpoint No.07 (Photograph No. 07 – Appendix A)	
Viewpoint Name	Public Right of Way (2149); Oval Raceway
Direction of View	South west
Distance to Proposed Development Site	250.0m approx.
Description of Visual Amenity	
This view across the agricultural land and paddocks toward the development site is limited by the existing field vegetation. The hedgerow scrub vegetation is apparent in the near to mid distance which continues to edge Water Lane as it enters Angmering. The view also contains evidence of the 'Oval Raceway' racing circuit with roadside signage prominent. The gated access also signifies the public footpath that heads northward upon the slopes of the upper plain. The evergreen coniferous treeline in the near view is fairly dense and constrains views across the adjacent land to the western edge of the path.	
Viewpoint Sensitivity	
The viewpoint sensitivity has been assessed as being ' Low ' (Refer to Table 15).	
Magnitude of Change	
Direct views of the proposed site are not highly evident from this location. The development proposals include the long term mitigation treeline and hedgerow planting to the eastern boundary and there would be only limited receptor range and frequency; the magnitude of change is assessed as being only ' Negligible '.	
Significance of Effect	
The development proposals would form a new but minor component within this view and would impact little upon the degraded surrounding landscape elements, therefore the significance of impact has been judged to be ' Negligible '.	

Table 44

Viewpoint No.08 (Photograph No. 08 – Appendix A)

Viewpoint Name	Public Right of Way (2149); Oval Raceway
Direction of View	South
Distance to Proposed Development Site	750.0m approx.

Description of Visual Amenity

This viewpoint is located to the west of the racing circuit upon the public footpath and illustrates the open expansive views across the lower lying coastal plain south of Angmering and the surrounding areas. The far reaching views are less associated with the site visually due to the range of features apparent within the landscape and which include woodland blocks, treeline vegetation, hedgerows, and nursery buildings and scattered farm buildings. The perceptual quality is reduced by the intrusion of the raceway operations and the audible interference from the adjacent A27 arterial route.

Viewpoint Sensitivity

The viewpoint sensitivity has been assessed as being '**Low - Medium**' (Refer to Table 16).

Magnitude of Change

The proposed development would be indistinct as a feature within the landscape. The intervening existing and proposed vegetation would soften and filter views. The proposed development would be viewed against the existing townscape and within the broader landscape setting and the magnitude of change is judged to be '**Negligible**'.

Significance of Effect

The perception of the proposed development within longer distant views from this location would be limited by the intervening existing and proposed vegetation which would diffuse and reduce views against the existing townscape. The significance of effect has been judged to be '**Negligible**' due to the relatively limited range and frequency of viewers affected by the proposals.

Table 45

Viewpoint No.09 (Photograph No. 09 – Appendix A)

Viewpoint Name	Public Right of Way (2148); Ecclesden Farm
Direction of View	West
Distance to Proposed Development Site	500.0m

Description of Visual Amenity

This viewpoint is located on marginally elevated ground to the north of Ecclesden Manor amid an agricultural landscape. The field parcels can be seen to be partially defined by the hedgerows and small hedgerow trees above the dense crop vegetation. The broader landscape is more contained by the wooded horizon to the north; more perceptually open to the southern and western aspects over the gently undulating landform. The site is partially visible in distant views with the residential edge of Angmering and adjacent nursery buildings evident within glimpsed pockets. Roadside lighting columns are apparent. Views are rapidly lost moving away from the viewpoint due to the rolling topography and boundary fencelines.

Viewpoint Sensitivity

There is audible intrusion of the highway and the associated street lighting affects the existing view. Despite the limited potential range of receptors, this viewpoint sensitivity has been assessed as being '**Medium**' due to the rural setting, made from within the South Downs National Park, being of some scenic quality. (Refer to Table 17).

Magnitude of Change

The proposed development would be indistinct as a feature within the landscape. The intervening existing vegetation would soften and filter views further bolstered by proposed boundary tree and hedgerow planting. The proposed development would be viewed against the existing townscape and within the broader landscape setting and the magnitude of change is judged to be '**Negligible**'.

Significance of Effects

The perception of the proposed development within longer distant views from this location would be limited by the intervening existing and proposed vegetation which would diffuse and reduce views against the existing townscape. The significance of effect has been judged to be '**Negligible**' due to the relatively limited range and frequency of viewers affected by the proposals.

Table 46	
Viewpoint No.10 (Photograph No. 10 – Appendix A)	
Viewpoint Name	A280 Footbridge; Public Right of Way (3692)
Direction of View	North west
Distance to Proposed Development Site	475.0m
Description of Visual Amenity	
This viewpoint represents views achievable from the public bridleway / footpath bridge from above the A280 highway to the eastern edge of central Angmering. Views to the residential edge of Angmering can be gained below the wooded horizon. Whilst the nursery buildings adjacent to the proposed development site can be made out situated within the partially wooded landscape, the site area is not distinct from this location. The A280 carries fast moving traffic below and the high level railings of the bridge safety barrier dominate the viewpoint.	
Viewpoint Sensitivity	
This viewpoint is assessed as having a ' Low ' sensitivity; the appreciation of views would be subjected to high levels of scenic degradation from intrusive physical and perceptual elements. (Refer to Table 18).	
Magnitude of Change	
The site area is not readily perceptible from this viewpoint. The proposals would include reinforcement of the boundary vegetation; there would be ' No Change ' in the magnitude of effects.	
Significance of Effects	
The site area is not readily perceptible from this highly degraded viewpoint. The mitigation proposals would reinforce the existing landscape components and therefore the significance of effects would be of ' No Change '.	

Table 47	
Viewpoint No.11 (Photograph No. 11 – Appendix A)	
Viewpoint Name	Public Right of Way (2139); Mill House / Ham Spinney
Direction of View	West
Distance to Proposed Development Site	900.0m
Description of Visual Amenity	
The rising topography to the western approach of Highdown Hill allows the landscape character of the South Coast Plain to be seen from this elevated viewpoint. The views are encompassing and far reaching across the relatively flat surrounding landscape. The prominent features within the open landscape are characterised by the treelines and hedgerows edging the lanes and fields extending from the slopes of Highdown Hill with the rooftops and occasional building mass of the Angmering settlement area to be seen amid the surrounding vegetation. The nursery buildings to the eastern edge of Dappers Lane are evident from this viewpoint.	
Viewpoint Sensitivity	
The viewpoint provides a setting observed primarily by those seeking appreciation of the views and the sensitivity made from within the South Downs National Park and is therefore described as ' High '. (Refer to Table 19).	
Magnitude of Change	
The proposed development would be indistinct as a feature within the landscape. The intervening existing and proposed vegetation would further soften and filter views viewed against the existing townscape and within the broader landscape setting and the magnitude of change is judged to be ' Negligible '.	
Significance of Effect	
The perception of the proposed development within longer distant views would be limited against the existing townscape; views would be perceived as part of the broader existing environment. The significance of effects has been judged as ' Low / Slight '.	

Table 48**Viewpoint No.12 (Photograph No. 12 – Appendix A)**

Viewpoint Name	Public Right of Way (2139); Highdown Hill
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Direction of View	West
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Distance to Proposed Development Site	1.5km
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Description of Visual Amenity

This view west contains full and expansive views over and across the South Coast Plain. Pockets of development can be seen within the wooded character of the largely vegetated inland coastal plain. Open parcels of agricultural land are draped over the low rolling topography gently rising to the footslopes of the downs, diffused by small woodland blocks and hedgerow trees. The broad views gained from this viewpoint take in the notable landmark of Mill House, but also the A27 which is distinct through the movement of traffic. The boundary vegetation surrounding the site is discernable in mid to long distant views. The adjacent nursery buildings are distinct but degrade the pattern and scale of the surrounding landscape.

Viewpoint Sensitivity

The elevated viewpoint provides a setting of tranquillity, primarily by recreational visitors seeking appreciation of the views from within the South Downs National Park; the sensitivity is therefore described as **'High'**. (Refer to Table 21).

Magnitude of Change

The proposals would be barely perceptible within the view and the magnitude of change would therefore be of **'No Change'**.

Significance of Effects

The proposed development would be barely perceptible within the more distant views from this elevated location; views would be diffused and perceived as part of the broader existing environment. The significance of effects has been judged as having **'No Change'** due to breadth of views, the scale of the landscape and the limited range of viewers affected by the proposals.

9.0 SUMMARY OF EFFECTS AND CONCLUSIONS

9.1 *Zone of Visual Influence*

- 9.1.1 The Zone of Visual Influence (ZVI) is relatively constrained due to a combination of the existing built up environment to the west and rolling topography and to the southern and eastern aspects of the proposed site with intervening vegetation limiting elevated views from the north. (Refer to Figure 1 Viewpoints and Zone of Visual Influence).
- 9.1.2 The ZVI would be constrained to the north by the string of scattered existing agricultural nursery and farm buildings and associated glasshouses situated along Dappers Lane. Dappers Lane is edged with mature trees and significant tree groups which reduce views from the north. To the northeast the ZVI is contained by the landscape features of mature coniferous treelines to the south west of the Oval motor racing circuit. Views can be gained extending along Water Lane and beyond to the farmland and field parcels east of the A280 Angmering Bypass. The gently undulating land and intervening field hedgerows and isolated tree groups allow longer distant glimpsed sequential views to be gained to the site.
- 9.1.3 To the south the ZVI would be limited to near and mid-distant views due to the heavily wooded frontage and buildings of Avenals Farm and the urban village fringe of Weavers Hill. The ZVI continues north along the western edge of Dappers Lane beyond which the proposed site is effectively blocked from views from further west by the properties of Merryfield Crescent and Beech View situated to the eastern residential edge of Angmering.
- 9.1.4 Satellite viewpoints are theoretically achievable of the development zone but are distant and disconnected in the context of visual influence.

9.2 *Mitigation Proposals*

- 9.2.1 The proposed landscape mitigation proposals are illustrated in Figure 3: *Development Mitigation Plan*. The development proposals seek to retain existing areas of vegetation and enhance internal areas with an extensive planting scheme. In addition to the development proposals the mitigation strategy is designed to reinforce the existing boundary trees, boundary scrub and hedgerows retained within the proposals, to aid the placement of the proposed residential scheme within the local landscape and reduce visual effects of the scheme upon the surrounding areas.
- 9.2.2 The northern boundary is proposed to be defined by a treeline within a native species hedgerow planting scheme which would be extended as part of the boundary hedgerow tree planting to the eastern boundary. The treeline planting and mixed species hedgerows would reduce views of the residential development from the north and immediately east.
- 9.2.3 Existing trees and underlying scrub which are located to the southern boundary are proposed to be retained and protected within the development scheme. Additional tree planting and areas of native shrub planting to the southern boundary would be fringed with wildflower seeded grassland internally. The landscape mitigation proposals would bolster the existing vegetation to the southern boundary, reinforcing the vegetated edge and reducing views of the site from the areas to the south and east of the proposed development and from elevated views within the South Downs National Park.
- 9.2.4 The proposals would require the removal of existing mature vegetation to the western boundary to form the proposed vehicular access and the beneficial pedestrian link footpath proposal to the Dappers Lane frontage. The loss of the tree and boundary vegetation cover would present open views of the proposed development to residential areas to the residential estates to the eastern edge of Angmering. The proposals would provide extensive native species tree planting, mixed native species hedgerows and shrub underplanting to the western boundary in mitigation. The comprehensive planting scheme would help define and soften the built up settlement edge of eastern Angmering in the mid to long term and strengthen the existing wooded semi-rural urban fringe landscape character.

- 9.2.5 The internal development areas would be enhanced with frontage planting schemes including flowering shrub and hedgeline planting providing seasonal interest with ornamental and native trees proposed to the garden edges to give further long term seasonality and scale whilst diffusing and limiting views across the proposed development area.

9.3.1 **Local Planning Policies**

- 9.3.2 The impact on local planning policies arising from the proposed development are summarised below in Table 48 (Refer to Section 6.3 for further details):

Table 49 Anticipated Effects on Local Planning Policies

Arun District Council (Saved) Local Plan 2003 – 2011

Policy	Anticipated Impact
<i>Policy Gen2; Built-up Area Boundary</i>	<i>Neutral Negligible</i>
<i>Policy Gen3; Protection of the Countryside</i>	<i>Low / Slight Adverse</i>
<i>Policy Area 9; Area of Outstanding Natural Beauty (South Downs National Park)</i>	<i>Neutral Negligible</i>
<i>Policy Area10 / Policy Area 11; Strategic Gaps / Local Gaps</i>	<i>Neutral No Change</i>
<i>Policy Area2; Conservation Areas</i>	<i>Neutral Negligible</i>
<i>Land Allocation; Policy Site 3; New Public Open Space Allocations</i>	<i>Neutral No Change</i>
<i>Land Allocation; Housing Policy Site; Roundstone, Angmering</i>	<i>Neutral Negligible</i>
<i>Land Allocation; Policy Area 05 / 06; Protection of (existing) Open Space</i>	<i>Neutral No Change</i>
<i>Policy Gen 15; Cycling and Walking</i>	<i>Neutral No Change</i>
<i>Policy Gen 16; Public Rights Of Way</i>	<i>Low / Slight Adverse</i>

- 9.3.3 The effects to the above planning policies are assessed within the range of 'Negligible Neutral' to 'Low / Slight Adverse'. The assessment applied to a number of policies illustrated within Figure No. 2 - Landscape designations and Public Rights of Way and / or the Council's Policies Map have been implemented or have been filtered through desk study as not appropriate or relevant to the LVIA study assessment area.

9.4.1 **Landscape Characters and Landscape Components**

- 9.4.2 The effects on landscape characters and landscape components arising from the proposed development are summarised below in Table 48 (Refer to Section 6.4 for further details):

Table 50 Anticipated effects on Landscape Character / Landscape Components

Landscape Character / Component	Sensitivity	Magnitude Of Change	Significance Of Impact
<i>National Landscape Character Area (126); 'South Coast Plain'</i>	<i>Low</i>	<i>Low</i>	<i>Low / Slight Adverse</i>
<i>WSCC Landscape Character area: (SC12) 'The Angmering Upper Coastal Plain'</i>	<i>Low</i>	<i>Low</i>	<i>Low / Slight Adverse</i>
<i>Arun Landscape Study:: 'Zone 4 – Littlehampton to Ferring and Angmering'</i>	<i>Low</i>	<i>Low</i>	<i>Low / Slight Adverse</i>
<i>Proposed Development Site Components (Boundary trees, scrub, hedgerows Internal tree groups, improved grassland)</i>	<i>Moderate</i>	<i>High</i>	<i>Substantial Adverse</i>

PROPOSED DEVELOPMENT – DAPPERS LANE, ANGMERING, WEST SUSSEX
 LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
 STRUTT AND PARKER LLP

LLD560/KM/08.11.13/ Rev02

Table 50 Anticipated impact on Landscape Character / Landscape Components Cont'd

Designated Landscapes			
<i>South Downs National Park – Major Scarps</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Neutral Negligible</i>
<i>Ancient and Semi Natural Woodland</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Neutral Negligible</i>

- 9.4.3 The proposed development site is located to the eastern edge of Dappers Lane and to the north of Water Lane which is the main link road connecting the eastern edge of Angmering to the to the A280 Angmering Bypass and beyond to the A27 extending transport links further north to the east and west. The landscape to the eastern edge of the proposed development site expands across the low lying becoming undulating largely agricultural landscape of the Angmering Upper Coastal Plain character area, part of the South Coast Plain National Character Area.
- 9.4.4 There is prominent mixed use development in proximity to the proposed development site area comprising the nursery buildings to the north with the built up area and urban edge of eastern Angmering to the west. Further contributory components include the scattered outbuildings of the adjacent paddocks with farm buildings and The Mill House to the south east and the Oval Racetrack to the north east. The A280 and A27 bisect Angmering Upper Coastal Plain character area and are significant impositions within the surrounding landscape.
- 9.4.5 The predominant landscape component is the existing residential townscape of Angmering to the western edge of the proposed development site in combination with the woodland blocks and hedgerows amid the surrounding open agricultural landscape within the South Downs National Park and Highdown Hill against which the townscape is set. The site benefits from surrounding existing vegetation which, combined with the undulating nature of the adjacent topography and the existing built urban development of Angmering, would limit long distance views to the proposed Dappers Lane, Angmering development.
- 9.4.6 The proposed Dappers Lane, Angmering development has been assessed as having a 'Low / Slight Adverse' landscape character impact on the *Natural England Landscape Character Area (126): 'South Coast Plain'* and *WSCC Landscape Character Area: 'Angmering Upper Coastal Plain'* which are national and regional scale landscape character assessments respectively.
- 9.4.7 The *Arun Landscape Study: 'Zone 4 – Littlehampton to Ferring and Angmering'* Landscape Character assessment is a more intimate and specific landscape character assessment and notes that, whilst the LCA of Eccleston Hills to the east of Angmering and the proposed development site are of 'moderate scenic beauty' and the Assessment of Landscape Value also 'moderate', the perceptual aspects of the Angmering Coastal Plain are of 'limited scenic beauty' and 'Slight' Landscape Value with a 'Low to medium' Landscape Capacity.
- 9.4.8 The existing landscape components within the site comprise mature trees – scattered and grouped to boundaries with scattered scrub boundary vegetation to the south; species poor semi-improved grassland lies throughout the site area. Whilst the proposals retain existing vegetation and habitats, the landscape and visual effects to these features due to the development imposition has been assessed as being 'Substantial Adverse'.
- 9.4.9 The distance between the designated landscapes (*Ancient and Semi Natural Woodland and South Downs National Park*) and the proposed development site would mean the effect upon the designated landscape resource has been assessed as being one of 'Neutral Negligible' consequence due to the relative scale and prominence of the development against the surrounding townscape areas.

9.5.1 Visual Amenity

9.5.2 The effects on visual amenity arising from the proposed development are summarised below in Table 49 (Refer to Section 7.1 for further details):

Table 51 Anticipated effects on Visual Amenity

Viewpoint	Sensitivity	Magnitude Of Change	Significance Of Impact
Viewpoint No.01: Dappers Lane development site; internal view	Low	High	Moderate Adverse
Viewpoint No.02: Dappers Lane development site; internal view	Low	High	Moderate Adverse
Viewpoint No.03: Public Highway; Dappers Lane	Low	Moderate	Low / Slight Adverse
Viewpoint No.04: Public Highway; Water Lane	Low	Negligible	Neutral Negligible
Viewpoint No.05: Public Highway; Water Lane	Low	Low	Neutral Negligible
Viewpoint No.06: Public Highway; Water Lane; A280	Low	Negligible	Neutral Negligible
Viewpoint No.07: Public Right of Way (2149); Oval Raceway	Low	Negligible	Neutral Negligible
Viewpoint No.08: Public Right of Way (2149); Oval Raceway	Low-medium	Negligible	Neutral Negligible
Viewpoint No.09: Public Right of Way (2148); Ecclesden Farm	Medium	Negligible	Neutral Negligible
Viewpoint No.10: A280 Footbridge; Public Right of Way (3692)	Low	No Change	No Change
Viewpoint No.11: Public Right of Way (2139); Mill House / Ham Spinney	High	Negligible	Low / Slight Adverse
Viewpoint No.12: Public Right of Way (2139); Highdown Hill	High	No Change	No Change

9.5.3 Angmering and its environs are traversed by a network of Public Right of Way (Footpaths). Public highways pass the southern and western edge of the site boundaries and which have direct near views of the proposed development site area. The footpaths and public open spaces would be used primarily by residents and visitors and would include those within the South Downs National Park to the east.

9.5.4 The proposed Dappers Lane development would be viewed against the backdrop of the built up urban townscape of eastern Angmering and associated nursery developments and road and corridors. The proposed development would be viewed in part attached to the urban character of the townscape within open views from the proposed site surroundings.

9.5.5 Direct views are limited by the built up urban edge flanking the western development site edge; the residential building mass provides effective screening away from the immediate Dappers Lane edge of the proposed site, upon views from public highways and footpaths within Angmering. The treelined vegetation of the adjacent lanes combines to filter views from beyond the southern and western aspects and public spaces.

9.5.6 Views are more expansive to the north eastern and eastern aspects of the proposed development site due to the nature of largely open and gently undulating agricultural land. Due to the location of publicly accessible space, these views are more distant and diffused by intervening vegetation of woodland blocks, treelines, hedgerows and scattered trees and linear division of the A280, and effectively limited by the topography of the landscape and various outlying clustered built developments.

- 9.5.7 Beyond the existing urban edges of Angmering visual appreciation of the proposed site would be heavily reduced to isolated long distant, diffused and broken views from the western elevated views from the slopes of Highdown Hill, situated within the South Downs National Park. The proposed development would be perceived integrally with the existing townscape and the visual effects upon the setting of the development and broader landscape, would be minimal.

9.6 Cumulative Effects

- 9.6.1 Cumulative effects can be measured in combination (*where the observer is able to see two or more developments from one viewpoint*) or sequentially (*where views of the development appear separately or are interrupted over distance*) against existing or proposed development in order to assess the likely significant combined visual or landscape effects.
- 9.6.2 In-combination views would include the proposed development against the adjacent built up areas of Angmering and the nurseries to the north of the site. The combination views would be made against the backdrop of the existing developments from the eastern aspects and as such would be limited in extent. The significance of in-combination effects would be considered to be low as the value of views would be associated with the larger area of the open Angmering Upper Coastal Plain and long distant elevated views from within the South Downs National Park.
- 9.6.3 Sequential views would be limited to fast moving, acute and snatched occurrences from the A280 Angmering Bypass / Water Lane; these would be more apparent within seasonal views when the roadside vegetation is out of leaf. The sequential views would range between frequent and occasional due to seasonal buffering and the existing adjacent roadside embankments and would relate in the main to travellers using the roads to commute or employment related activities. The significance of the cumulative effects would be reduced over time due to the development landscape proposals and additional mitigation boundary planting.
- 9.6.4 The proposed development is situated against the backdrop of the existing developed townscape which is limited in scope for the further development within the built environment of residential areas. The scale of the proposed development is relatively small and effects would be limited in range.
- 9.6.5 The appropriate range of viewpoints from which cumulative viewpoints would be considered sensitive is limited. The scale of the residential development is restricted against the backdrop of existing built up development and is appropriate in terms of connection to the existing urban fringe landscape character. The landscape proposals would be enhanced by planting and boundary mitigation to the site edges further limiting the significance of the cumulative and residual landscape effects on the surrounding sensitive receptors. The nature of the proposed development would be long term / permanent and the cumulative effects may therefore potentially increase with further development beyond the Angmering eastern edge. The proposals would ultimately be contained, extending the wooded landscape character to the edge of Angmering and softening the urban edge of the existing built environment.

10.0 REFERENCES

- 10.1.1 This assessment has been prepared with in accordance with the following guidance:
- *Landscape Character Assessment Guidance for England and Scotland, published by the Countryside Agency, 2002;*
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013;*
 - *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011.*
- 10.1.2 The following Landscape Character Assessments and digital resources were used:
- *Countryside Agency: Countryside Character Assessment Volume 7 South East and London (1999);*
 - *West Sussex County Council: Land Management Guidelines (derived from West Sussex County Landscape Assessment (unpublished 2003));*
 - *Arun Landscape Study (2006): Zone 4 – Littlehampton to Ferring and Angmering;*
 - *MAGIC Interactive Map, Defra and Natural England;*
 - *South Downs Final Report 2005 (updated 2011) - Integrated Landscape Character Assessment (Updated)*
- 10.1.3 The following Planning Policy Documents were used;
- *The National Planning Policy Framework (NPPF);*
 - *Arun District Council draft Submission Local Plan (2011-2029);*
 - *Arun District Local Plan 2003*

Appendix A – Viewpoint Photographs

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 01: Proposed development site; View west



Viewpoint No 02: Proposed development site; View north east

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 03: Dappers Lane; View south



Viewpoint No 04: Water Lane; View north east

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 05: Water Lane; View north east



Viewpoint No 06: A280 / Water Lane; View west

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 07: Public Right of Way (2149); Oval Raceway; View south west



Viewpoint No 08: Public Right of Way (2149); View south

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 09: Public Right of Way (2148); Ecclesden Farm; View west



Viewpoint No 10: A280 Footbridge; Public Right of Way (3692); View north west

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No 11: Public Right of Way (2139); The Mill House / Ham Spinney; View west



Viewpoint No 12: Public Right of Way (2139); Highdown Hill; View west

Appendix B – Planning Policy Context – Background to the Assessment

APPENDIX B – PLANNING POLICY CONTEXT – BACKGROUND TO THE ASSESSMENT

ARUN DISTRICT COUNCIL LOCAL PLAN: RELEVANT POLICIES

Policy Gen2; Built-up Area Boundary

The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

Reason

To meet the aim of sustainability by locating development in areas with existing services, infrastructure and facilities.

Explanation

1.06 Many policies in the West Sussex Structure Plan and this Local Plan rely upon the definition of the built-up area boundary.

1.07 The built-up area boundary is important in setting a distinction between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.

1.08 The purpose of the boundary is to define the areas within which certain policies will apply. In particular, it defines those areas within which planning permission will normally be granted for new development, subject to other policies in this Local Plan for the built environment, i.e. those areas in which development is most likely to take place. It enables the best use to be made of existing services or those already planned. The built-up area boundary also serves to preserve the setting of existing settlements by protecting surrounding countryside from unnecessary development.

1.09 The principles used in defining what is included within the Built-Up Area Boundaries are:-

- (i) the main existing residential, industrial and commercial areas;
- (ii) land defined in the Residential Land Availability Survey (WSCC);
- (iii) land on the edges of the urban areas for which planning permission has already been granted for residential or industrial development; and
- (iv) other land on which residential development would be acceptable.

1.10 School playing fields, caravan and camping sites, recreation grounds and allotments are excluded from the built-up area where they adjoin the rural area. Groups of isolated houses or other buildings where infilling would not be acceptable are also excluded from the built-up area. Land within the curtilage of dwellinghouses which adjoin the rural area will be excluded from the built-up area where "back land" development would not be acceptable.

Policy Gen3; Protection of the Countryside

Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or
- (ii) for quiet, informal recreation; or
- (iii) for the diversification of the rural economy; or

PROPOSED DEVELOPMENT – DAPPERS LANE, ANGMERING, WEST SUSSEX
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
STRUTT AND PARKER LLP

LLD560/KM/08.11.13/ Rev02

(iv) for essential road schemes; or

(v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

Reason

The countryside is an important resource and needs to be protected for its own sake.

Explanation

1.11 The District Council intends to continue protecting the natural environment by strictly controlling development in the countryside. Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location.

1.12 Rural diversification aims to help replace income lost from existing sources so that farmers can remain actively farming and continue to be stewards of the countryside. The submission of "Whole Farm Plans" to accompany farm diversification proposals will be encouraged.

1.13 Subject to the requirements of Policy DEV8 in Section 3, the Council recognises that some commercial development outside the defined built-up area will be necessary to meet the needs of the local economy.

Policy Gen 15; Cycling and Walking.

The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area. The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route.

Reason

To enhance the provision of safe facilities for cyclists and pedestrians.

Explanation

1.58 Safe and convenient provision for cyclists and pedestrians is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use and walking by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses.

1.59 Cycle routes are to be created between Barnham - Felpham, together with a route along the banks of the River Arun from Littlehampton to Arundel. These are shown on the Proposals Map.

Policy Gen 16;Public Rights Of Way

The Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained.

Reason

To maintain and, where possible, increase public access to the District and enhance the recreational resource.

Explanation

1.60 The District has an extensive public rights of way network. West Sussex County Council as Highway Authority are primarily responsible for the protection and maintenance of this. The District Council will continue to work with the County Council to ensure that the existing public rights of way are protected and improvements to the network are achieved wherever possible. It is particularly desirable to secure rights of way in some urban areas with poor networks and rights of way (including bridleways) to achieve easier access to the countryside from urban areas. For the purposes of this policy, the term 'rural characteristics' refers to surface treatments, means of delineation and views from the right of way.

Policy Gen27; Landscape Diversity

Development which would have an unacceptable adverse impact on individual features or the character of the landscape will not be permitted.

Reason

To protect the character and diversity of the landscape.

Explanation

1.76 The District contains much high quality landscape with different and distinctive characteristics which it is important to protect. In addition, there may be cases where development complies with other countryside policies; where this is the case, it is important that the development integrates successfully into the landscape, and that any important features are protected. The District Council will have regard to the West Sussex County Council and Sussex Downs Conservation Board Landscape Assessments in its consideration of proposals for development.

1.77 In addition, certain parts of the District are of particularly special landscape character due to their lack of development; retaining unspoilt, open character with scenic value - for example, Pagham Harbour, Arun Valley and Highdown Hill.

Policy Gen28; Trees And Woodlands

Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless:

- the removal of one or more trees would be in the interests of good arboricultural practice; or the benefits of the proposed development outweigh the amenity value of the protected trees.
- Conditions may be used to ensure that, for any trees which are removed as part of a development, an equivalent number are planted on the site.

Reason

To protect individual trees and woodlands.

Policy Area2; Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Reason

To preserve or enhance Conservation Areas.

Explanation

2.06 The Council has produced Supplementary Planning Guidance entitled 'Conservation Areas'. All proposals for development will be considered in the light of this guidance.

Policy Area 05; Protection of Open Space

The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed.

Exceptions to this policy will only be granted where:-

- (i) the development materially enhances the existing facility or satisfies an essential social need that is unable to be provided elsewhere in the locality and where the amount of open space is not significantly reduced, or
- (ii) an equivalent or increased amount of open space can be provided or improved recreational opportunity created elsewhere in the locality by the developer and where a substantial proportion of the site is retained as usable public open space, in addition to the requirements of Policy GEN20.

Reason

In view of the shortage of open space within the district it is important that existing facilities are retained or that better facilities can be provided nearby, as an alternative.

Explanation

2.08 Research undertaken across the district during 1993/94 revealed a serious deficiency of open space when measured against the National Playing Fields Association (NPFA) 'Six Acre Standard'. This recommends a minimum standard for outdoor playing space of 6 acres/2.4 hectares per 1,000 population.

2.09 The table below shows the deficiency on a broad East/West basis.

	Current Provision (hectares)	NPFA Standard (hectares)	Overall Deficiency (hectares)
East	108.64	127.38	18.74
West	136.68	183.27	46.59

These figures include the new District Park at the former HRI site, Littlehampton; Church Field, Barnham; open space achieved at North Bersted; Rosemead; and land at Middleton-on-Sea. However, the survey does not include open countryside or the foreshore. Although these areas are a valuable recreational resource, they are not included within the NPFA's definition of open space.

2.10 Privately owned open space, to which the public have no access, can contribute significantly to the open space needs of an area; the loss of such space can lead to increased pressure on other facilities. School playing fields are not generally available for public use.

2.11 However, playing fields can be a valuable local resource which, once lost to other forms of development, are difficult to replace. Government guidance confirms the need to safeguard school playing fields for general community use. Sport England is consulted on all applications for developments which involve playing fields which are, or were, in the last five years, in use.

2.12 If Sport England objects to such a proposal but the Local Planning Authority is minded to grant planning permission, the Local Planning Authority has to inform the Department of Environment, Transport and the Regions, so that the Secretary of State may decide whether to intervene, or to leave the matter for the Local Planning Authority to decide.

Informative

2.13 For the purposes of criterion (ii) of Policy AREA5, "in the locality" should be taken to mean within easy walking distance, which will vary according to the use of the open space.

Policy Area 06; Allotments

The District Council will resist the development of allotment sites where it is considered that a loss of amenity will occur. An exception to this may be allowed where improved facilities for allotment holders can be provided or a suitable alternative site provided.

Reason

Allotments provide an important recreational activity for many people and also contribute to the character and open space of an area. In considering proposals, account will be taken of the current and likely future need.

Explanation

2.14 At present there is adequate allotment provision across the District. The District Council will, however, in association with Town and Parish Councils, monitor the requirement for allotments and seek further provision should this prove necessary. Protection will be given to current sites wherever possible. Any alternative sites provided should be within easy walking distance.

Policy Area9; Area of Outstanding Natural Beauty (South Downs National Park)

Development will not be permitted within the Sussex Downs Area of Outstanding Natural Beauty (AONB) unless:

- (i) development is essential for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs; and
- (ii) it is demonstrated that it would not be harmful to the visual quality and characteristics of the AONB; or
- (iii) in exceptional circumstances, it is demonstrated that the development meets national interests; no alternative site is available; and any harmful effects are minimised.

Development outside but near to the AONB will not be permitted where it would be unduly prominent in, or detract from, views into or out of the AONB.

Reason

The Sussex Downs are an important national resource and need to be protected from unnecessary development.

Explanation

2.20 The Sussex Downs were designated an Area of Outstanding Natural Beauty by the Countryside Commission in 1966 because of the national importance of their landscape quality. The Sussex Downs Conservation Board and West Sussex County Council have published Landscape Assessments and these will be used in assessing the impact of development.

2.21 In assessing proposals, regard will be had to the following documents:

- Planning Policy Guidance Note No. 7
- South Downs Planning Guidelines
- Management Strategy for the Sussex Downs Area of Outstanding Natural Beauty
- Sussex Downs Landscape Guidelines
- Landscape Assessment of the Sussex Downs AONB.

Policy Area10; Strategic Gaps

Strategic Gaps, as identified on the Proposals Map will be maintained and protected between the following settlements:

- (i) Worthing and Ferring
- (ii) East Preston and Ferring
- (iii) Littlehampton and Middleton-on-Sea
- (iv) Pagham and Selsey
- (v) Bognor Regis and Chichester
- (vi) Arundel and Littlehampton

Proposals for development within a Strategic Gap will be subject to the most rigorous examination.

Development will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
- (ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

Reason

To prevent coalescence and retain the separate identity and amenity of settlements and to protect the undeveloped coastline.

Explanation

2.22 The West Sussex Structure Plan sets out the policy framework for strategic gaps and identifies six strategic gaps within Arun District. The objectives of the strategic gaps are to prevent coalescence and to retain the separate identity and amenity of settlements and protect the undeveloped coastline. The protection of the strategic gaps along the District's coastline has been a main aim of planning policy in the District for some years.

2.23 Proposals will be subject to 'rigorous examination', which includes an assessment of the type of use, the proposed level of activity, the scale of the proposed buildings, the impact on the surrounding environment in terms of contributing to the coalescence of settlements and the reduction in openness of the strategic gaps.

Policy Area 11; Local Gaps

Local Gaps, as identified on the Proposals Map will be protected and maintained between:

- (i) Findon and Worthing
- (ii) Angmering and Rustington/East Preston
- (iii) Felpham and Bognor Regis
- (iv) Walberton and Barnham
- (v) Eastergate and Barnham

Development in the Local Gaps will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
- (ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

Reason

Local Gaps between settlements are important in order to prevent coalescence and to retain the separate identity of settlements.

Explanation

2.24 The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures. The term 'gap' is used to emphasise policy objectives and it is not necessarily descriptive.

Land Allocation; Policy Site 3; New Public Open Space Allocations

The following areas, as shown on the Proposals Map, are allocated for use as public open space. The loss of these areas to unrelated uses will not be permitted. Proposals should allow for reversal to agricultural use where appropriate:

- (i) Roundstone, Angmering

Reason

To help alleviate the existing deficiency in open space within the District.

Explanation

4.08 The Council will seek to address the shortfall in open space provision by the designation of land for open space. It is not always possible to achieve allocations within those parishes which have the greatest deficits, usually due to the form of urban development. Consequently, allocations may have to be provided close to areas with deficiencies rather than within the parish that is deficient in open space itself. The mechanism to achieve this is by the allocation of the following new areas for open space and recreation:-

(i) : Roundstone, Angmering

This is an area of approximately 5 hectares at the south western part of Roundstone Lane, Angmering. The site is located within the local gap between Angmering and East Preston. There are several buildings on the eastern part of the site but the remainder is predominantly open.

Type of Use Proposed

Any recreational development allowed must retain the open appearance of the southern part of the site.

Land Allocation; Housing Policy Site 4; Roundstone, Angmering

The area shown on the Proposals Map will be developed for commercial and housing development. Provision is made for:

- (i) 600 dwellings, of which 15% will be affordable housing provided in accordance with Policy DEV17;
- (ii) 3.3 hectares (8 acres) of development for employment within Class B1 of the Use Classes Order;
- (iii) a school site - provided at no cost to the Local Education Authority;
- (iv) community facilities;
- (v) retention of the allotments within the area;
- (vi) landscaping in advance of the development of the site;
- (vii) public open space - in accordance with the Council's adopted standards;
- (viii) infrastructure as required by the statutory authorities, including the requirements of the Highway Authority;
- (ix) phasing of the development.

A development brief has been prepared to guide the development of the site; all proposals for development will be considered in the light of the Brief.

Planning permission will be subject to legal agreements to secure the above, including the phasing of the development.

The Angmering Bypass shall be completed before the occupation of no more than 200 dwellings or within 5 years of the commencement of the development.

Reason

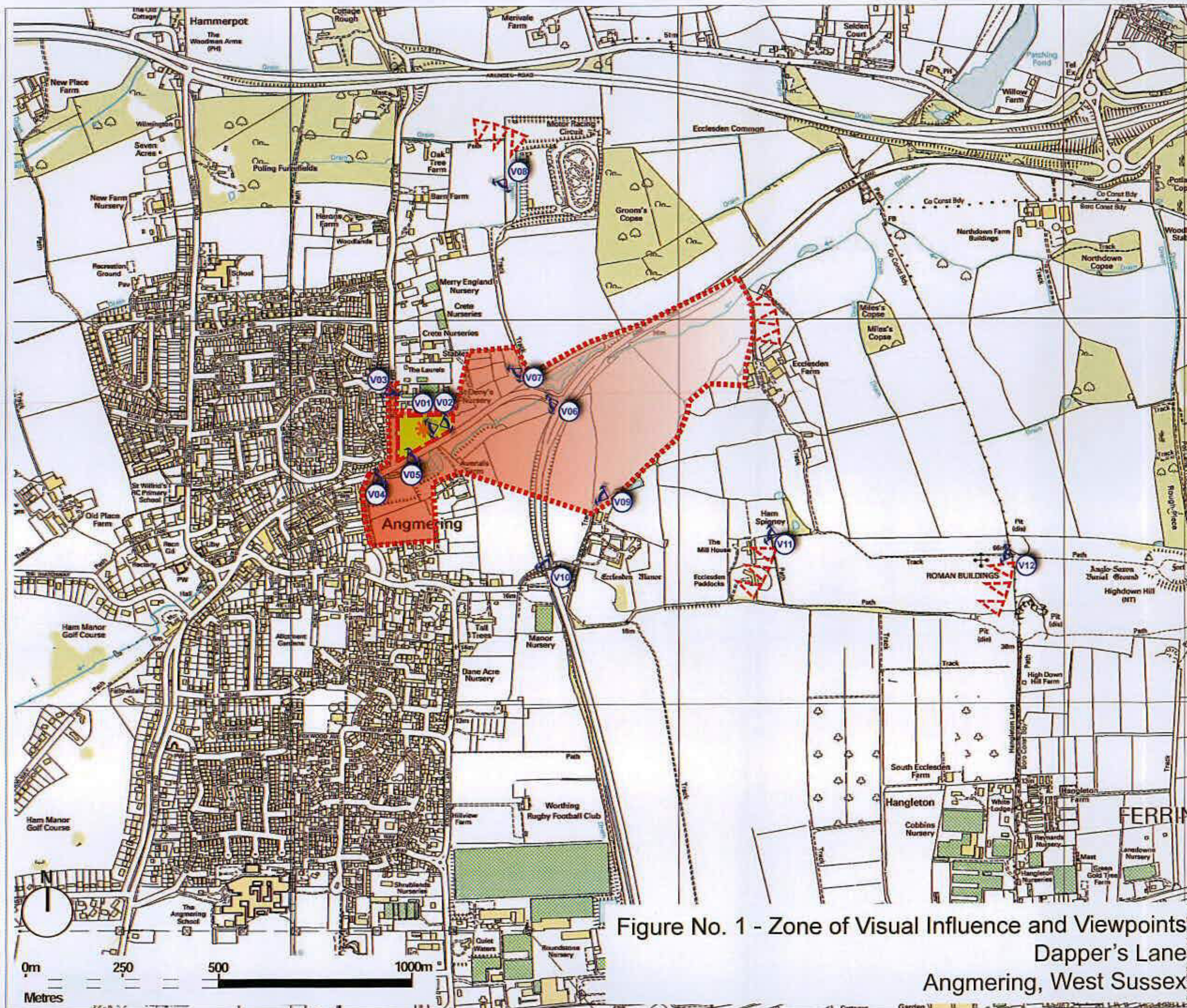
To ensure that the site makes a contribution to meeting the District's housing requirement and secures a contribution to meeting the Council's objective of providing for the development of social housing.

Explanation

4.09 The allocation of the area at Roundstone presents the opportunity to provide a substantial number of homes for those not easily able to compete in the existing housing market, in pursuance of the Council's objective to provide for this category of housing need. In order to ensure that a supply of housebuilding land is maintained, it is proposed that the development be phased to ensure a supply of housing over the Local Plan period. The commercial development would not be phased.

4.10 A "Design Statement for the Roundstone Development - Angmering" has been published by Angmering Parish Council. This document has been adopted by the District Council as Supplementary Planning Guidance.

NB. Arun is in the process of preparing its new Local Plan which will cover the period 2011-2029. The current Local Plan is the Arun District Local Plan 2003-2011 ... adopted on the 17th April, 2003 and covers the period up to 2011. It forms a statement of Arun District Council's planning policies, which will be used as a basis for decision making in planning applications. Some of the policies within the Arun District Local Plan 2003 have now expired and are no longer valid, even though they are still included in the Local Plan 2003. In order to see which policies are still relevant, refer to the Schedule of Saved Policies.



Legend

- Development Site Location
- Zone Of Visual Influence
- Viewpoint
- Viewpoint Number
- Long distance glimpsed views

Rev	Description	Date	Initials
01	Planning Issue...	11/13	KM

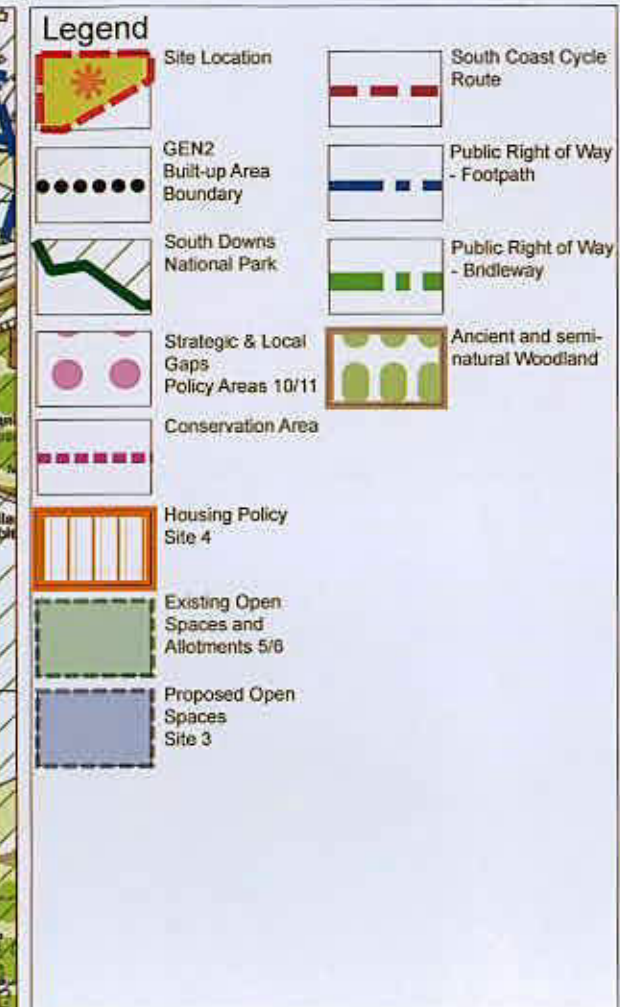
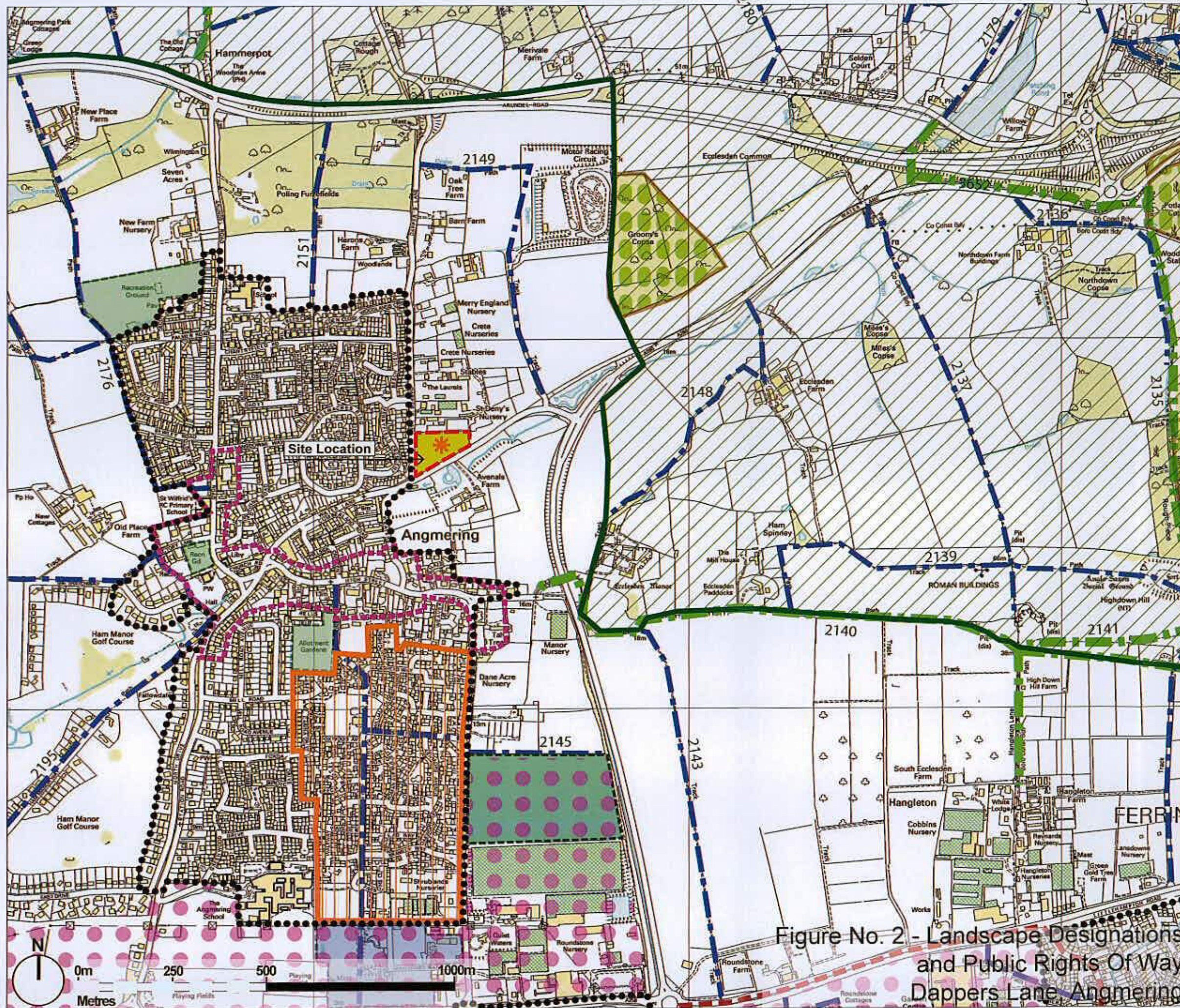
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Project title		
Dapper's Lane Angmering, West Sussex		
Drawing title		
Landscape and Visual Impact ZVI and Viewpoints		
Scale	Drawn	Date
1:10,000@A3	KM	11/13
Drawing No	Revision	
Figure No. 1	01	

Figure No. 1 - Zone of Visual Influence and Viewpoints
Dapper's Lane
Angmering, West Sussex



Rev	Description	Date	Initials
01	Planning Issue	11/13	KM

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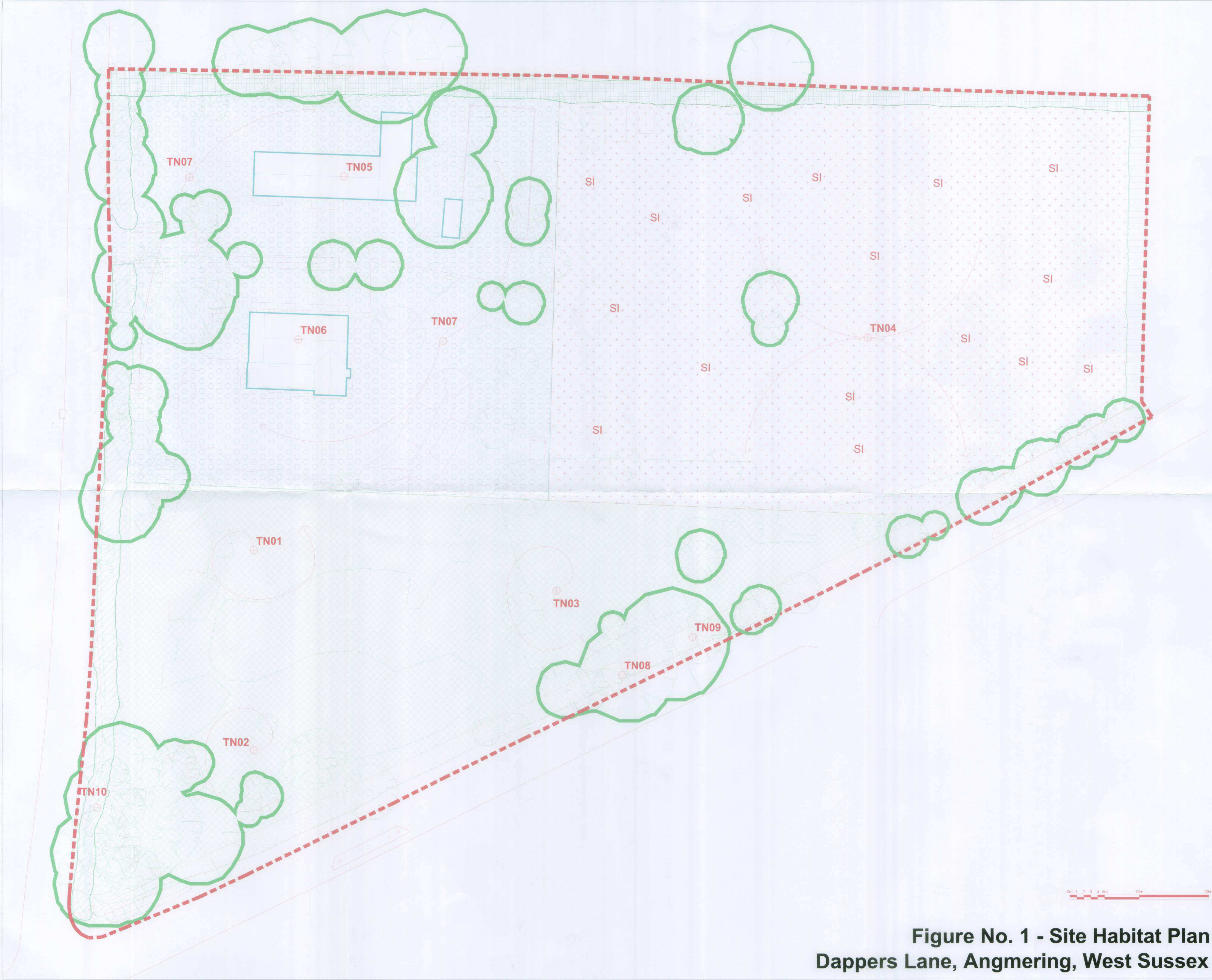
Project title
Dappers Lane, Angmering
West Sussex

Drawing title
Landscape Designations and
Public Rights Of Way

Scale: 1:10,000@A3
Drawn: KM
Date: 11/13

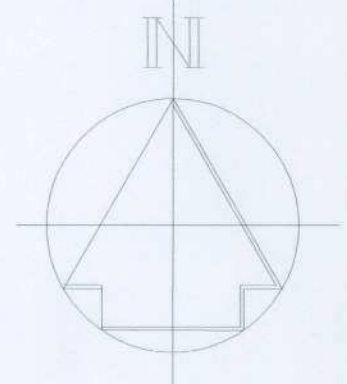
Drawing No: **Figure No. 2**
Revision: 01

Figure No. 2 - Landscape Designations and Public Rights Of Way
Dappers Lane, Angmering



Legend

- Development Site Boundary \ Survey Area.
- Dense Scrub & Tall Ruderal Vegetation.
- Intact Native Hedgerow.
- Tall Ruderal Vegetation.
- Broadleaf Tree line.
- Pasture - Species-Poor Semi-Improved Grassland.
- Species Poor, Semi- Improved Grassland (Dense).
- Bare Ground.
- Building Footprint.
- Botanical Target Notes.
- Scattered Trees.



Rev	Description	Date	Initials
00	Draft Planning Issue.	30.10.13	TT

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Project title Dappers Lane Angmering, West Sussex		
Drawing title Figure No. 1 - Site Habitat Plan		
Scale 1:250@A1	Drawn TT Approved	Date 10.13
Drawing No LLD560 - Figure No. 1	Revision 00	

Figure No. 1 - Site Habitat Plan
Dappers Lane, Angmering, West Sussex



Legend

- Existing Trees and Boundary Vegetation**
Existing mature trees to be retained and protected on Site in accordance with BS5837: 2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Proposed Native Trees - Boundary Planting**
Proposed native tree planting to boundaries to soften and filter views to the development proposals - reinforcing the existing vegetation. (14-16m girth size; 4.25 - 6.0m height)
- Proposed Native Trees - Boundary Planting**
Proposed native tree planting to boundaries to soften and filter views to the development proposals - reinforcing the existing vegetation. (10-12m girth size; 3.0 - 3.5m height)
- Proposed Boundary Hedgerows**
Proposed native, mixed species hedgerow to site boundaries, softening and filtering internal views to the development proposals and ecological connection to existing habitat.
- Proposed Internal Hedgerows**
Proposed internal hedgerows to internal circulation and building frontages.
- Proposed Native Understorey Shrub Planting**
Areas of native, mixed species, understorey shrub planting - reinforcing the existing boundary vegetation.
- Proposed Native Wildflower Grassland**
Proposed areas of native local provenance wildflower grassland seeded areas providing increased bio-diversity and forage potential to the existing habitat mosaic.
- Ornamental Shrub Planting Areas**
Ornamental shrub and accent planting areas to development frontages, providing seasonal interest, and increasing potential for invertebrates including bees and butterflies.
- Grass Seeded Areas**
Proposed Grass Seeded Areas to development building frontages and garden areas.
- Vehicular Circulation / Proposed Internal Access**
Proposed internal vehicular access.

Rev	Description	Date	Initials
01	Planning Issue	11/13	KM

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Project Title
Dappers Lane, Angmering
West Sussex

Drawing Title
Landscape and Ecology Proposals
Development Mitigation Plan

Scale: 1:250@A1 Drawn: KM Date: 11-13

Figure No. 03 Rev 01

Figure No. 3 - Landscape and Ecology Proposals - Development Mitigation Plan