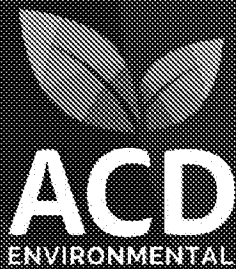


LAND SOUTH OF A259,
ANGMERING

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



Ecology
Archaeology
Arboriculture
Landscape Architecture

Written By:	DKM
Checked By:	JS
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1.0 Non-Technical Summary

- 1.1 ACD Environmental has been commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) for a proposed residential scheme at Land south of A259, Angmering.
- 1.2 This report will inform planning proposals and provide supporting information for a full planning application to Arun District Council for the development of the site as residential. The site area is currently an arable field and accessed via a farm access.
- 1.3 The development proposals include 76 residential units, associated car parking and public open spaces.
- 1.4 In compiling this baseline information for this report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, local landscape character assessments and National Character Assessment (NCA) information. ACD then undertook a field assessment which includes a photographic survey of the landscape, using photography from a number of representative viewpoints.
- 1.5 The site falls within the Local Gap between East Preston and Ferring settlements as per the Arun Local Plan adopted in 2018.
- 1.6 Other than the local gap, the site is not subject to any formal landscape designations. However, there are a number within the study area including South Downs National Park with Ancient and Semi-natural Woodland Areas, Conservation areas (Angmering, East Preston and Ferring), Highdown Registered Park and Garden, Highdown Hill Camp Scheduled Monument and Angmering Village Green. There are also a number of routes (PRoW and walking routes), with receptors who will have a degree of focus on the landscape.
- 1.7 Due to the change in baseline characteristics (i.e. introduction of new residential dwellings into a land in agriculture use) a change in the landscape character will be appreciated.

- 1.8 In terms of visual amenity, the site is either visually enclosed from the north and partially obscured from the west, east and south. The site entrance is located on A259.
- 1.9 Close and middle distance views towards the site are possible from locations depicted in Viewpoints 1-5. Views from private receptors have been assumed by their visual accessibility from the site. Receptors in these locations are either workers (farm and/or land), users of the Roundstone Bypass Road (A259), train passengers on the Railway line, pedestrians walking on the footpaths around the site and homeowners. Permanent receptors of close visual access toward the site are limited and include properties adjacent to the site from the west with the more open views limited to properties overlooking the north-western area of the site. Views from lower storeys are considered obscured by the intervening existing hedgerow planting to the west, whereas views from upper storeys are considered unobscured. Transient receptors of close views towards the site include motorists, pedestrians and cyclists along Roundstone Bypass Road (A259) and passengers on trains going past along the south of the site. The receptors walking, driving and cycling past the site entrance will have views into the site and are likely to experience the most noticeable visual change. The rest of the views from A259 are generally obscured by the coniferous tree and hedgerow planting along the northern boundary of the site with more direct views possible for the railway passengers where the hedgerow lowers along the southern boundary to approximately 3m. The views for footpath users along 2143, 2114_1 and 2126 are either totally or partially obscured by the intervening vegetation and built form.
- 1.10 Receptors with long distance views towards the site are depicted in Viewpoints 6-13. Receptors in these locations are all transient and include recreational walkers and cyclists using PROWs on the higher terrain or within locations surrounding the site, road users and users of public open space areas. Views are generally obscured by the intervening vegetation and built form. Glimpsed long distance views may be possible from Viewpoints 9,10 and 12 but at such a distance that no change to the existing views will be appreciated due to lack

of definition/ sharpness and when set within the attributes of the receiving landscape.

- 1.11 Views of the site from the South Downs National Park are not possible or near the limit of acuity of the human eye on account of the distance and surrounding vegetation and built form.
- 1.12 With the incorporation of appropriate mitigation measures and a positive design response, the site would visually blend into the surrounding residential landscape.
- 1.13 Following the implementation of the landscape strategy and mitigation planting, the residual overall visual effects of the proposed development will remain **major/ moderate** for viewpoint from PRow at the access to Roundstone Farm from the east. It will also remain **moderate** for views into the site from A259 at access road and **minor** for views from PRow in proximity to the site. However, the rest of the development would visually blend into the surrounding sub-urban landscape.

2.0 Introduction, Purpose and Methodology

Introduction

- 2.1 ACD Environmental has been commissioned by Redrow Homes to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed development at Land south of A259, Angmering ('the site') to inform planning proposals and accompany the planning application for the site.

Proposals

- 2.2 The development proposals are for a new residential development containing 76 properties, with access, open space, and associated planting. The development mix includes 2 storey houses in a detached, semi-detached, maisonette and terraced arrangement. The access is existing and provided from the A259 Littlehampton Road. Some vegetation will have to be removed to facilitate an improved access. The site layout is shown on **Figure 6**.

Site context

- 2.3 The site is located outside and adjacent to the easternmost settlement edge of East Preston within the Arun District of West Sussex. The Ordnance Survey plan showing the site location is included in the appendices of this report and is shown on **Figure 1**.
- 2.4 The site is currently comprised of agricultural land in arable use of approximately 2.9 hectares and forms part of the wider Roundstone Farm which adjoins the development site to the east. Littlehampton Road (A259) runs parallel to the northern boundary of the site and provides access to the adjoining settlements of Angmering, East Preston, Ferring and Goring by Sea. Parallel to the road, alongside the southern boundary of the site runs the Westcoast railway line. Existing residential properties within the developed boundary of East Preston border the site to the west. An aerial photograph of the site is included in the appendices of this report and is shown on **Figure 2**.

Access

- 2.5 Littlehampton Road is the nearest arterial route and forms part of A259 running alongside the South Coast of England. This part of the route connects Angmering and East Preston to the west with Ferring and Goring by Sea to the east of the site. The site is privately owned with existing farm access into the site from an entrance off roundabout at Roundstone Bypass Road/ Littlehampton Road. There are several Public Right of Ways (PROW's) within the area surrounding the site though none within the site itself.

Land use

- 2.6 The site measures approximately 2.9 ha and is comprised of one arable field divided into two parcels by a private farm access track. The northern perimeter of the site is predominantly enclosed by established coniferous mature hedgerow and tree planting with some gaps present where the access into the site is located. Much lower hedgerows align the southern and western boundaries. Further agricultural land lies to the east with field hedgerow and a cluster of farm buildings and structures currently under commercial use.

Topography

- 2.7 Landform within the site boundary is relatively flat, ranging between the 5–10m OS contour. Its wider context remains flat at a similar contour running to the south across open agricultural land, while to the north, land rises to a maximum of 81m Above Ordnance Datum (AOD) at its peak on Highdown Hill, located to the northeast of the Roundstone Farm area and the proposed site.

Vegetation

- 2.8 Vegetation is important as a natural feature, often with ecological and cultural associations, but it is also important as an enclosing and screening element which restrict or allow views across the surrounding countryside. The areas of vegetation within the site are characterised by the following features/ species:

- mixed hedgerow field boundary comprising of bramble, elder and butterfly bush;
- area of scrub comprising of goat willow and red cedar;
- privet hedge;
- mixed scrub comprising of bramble, elder and blackthorn;
- leyland cypress hedgerow with mature trees of primary Monterey pine
- Lime and Monterey pine trees

Vegetation primarily associated with the site is in the form of field boundary hedges, tree lines, and local domestic residential rear gardens. The most dominant of which is the established vegetation screening boundary between Roundstone Farm and the A259 to the north. This boundary consists of mature evergreen hedging to the base, bolstered with individually located mature trees growing within the hedge boundary to offering a substantial visual barrier.

- 2.9 The site does not fall within land that has any formal designations. However, there are a number within the study area including South Downs National Park with Ancient and Semi-natural Woodland Areas, Conservation Areas (Angmering, East Preston and Ferring), Highdown Registered Garden, Highdown Hill Camp Scheduled Monument and Angmering Village Green. There are also a number of routes (PRoW and walking routes), with receptors who will have a degree of focus on the landscape. A Landscape Designations Plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.10 The proposed development has considered the relevant policies of the National Planning Policy Framework (NPPF) and the Arun Local Plan 2011-2031 adopted in 2018. The relevant policies of which can be found within **Appendix G**.

Purpose

- 2.11 LVIA's can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.12 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance.
- 2.13 In compiling this baseline information for this report, ACD have undertaken the following:
- A desktop study of relevant background documents, maps and databases. The desktop study included reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information;
 - A field assessment which includes a photographic survey of the landscape, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
 - Providing the baseline conditions with respect to landscape character and receptors visual amenity.

Methodology

- 2.14 This proposal is not subject to an Environmental Impact Assessment (EIA). However, this LVIA has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA) as this document is relevant to non-EIA schemes. Reference was also made to 'An Approach to Landscape Character Assessment' (Second Edition), published by Natural England (2018).

- 2.15 Potential receptors were identified within the study area and the assessment identifies the sensitivity of receptors, the magnitude of change and the level of effect. The methodology of assessment is included within **Appendix A**.

Study Area

- 2.16 The study area was set to a radius of approximately 2.5km from the centre of the site (N50°48'59, W0°27'58) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible. The 2.5km study area is shown on the designations plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.17 The baseline information focused on identifying national and local landscape and other associated designation within 2.5km of the site and providing a general understanding of the site, its location within the landscape and context.

3.0 Policy

Landscape Planning Policies

- 3.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 3.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000;
 - Wildlife and Countryside Act 1981;
 - Town and Country Planning Act 1990;
 - Hedgerow Regulations 1997;
 - Environment Act 1995;
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.

National Planning Policy

- 3.3 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development running through both plan-making and decision-taking. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any harm to the land resource with the benefits of the scheme in other respects. This balance is to be undertaken by the decision makers and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report and as detailed in the Planning Statement

accompanying this application. The policy framework is supported by the National Planning Guidance (NPPG) where relevant.

Local Planning Policy

- 3.4 The Arun District Local Plan Policies outline the council's objectives until 2031. A full list of relevant policies are included in **Appendix G**.
- 3.5 The Arun District Local Plan was adopted in 2018. It provides a guide to development decisions in the district until 2031.
- 3.6 Arun's Local Plan strategic objectives for Settlement Structure, Green Infrastructure and Landscape are:
- "Protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity."
 - "To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity. The relevant policies are summarised below:
- 3.7 Policy SD SP2 Built-up Area Boundary.
- Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 3.8 Policy C SP1 Countryside.
- Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.
- The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

3.9 Policy C SP1 Countryside.

- Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:
 - a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.
- The Council will take into account cumulative impact of development in the consideration of planning applications.
- To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will

need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

3.10 Policy GI SP1 Green Infrastructure and development.

- The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

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

3.11 Policy LAN DM1 Protection of landscape character

- Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.
- Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

- The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.

4.0 Baseline Information: Character

- 4.1 This section identifies potential receptors within the study area and provides a description of the site, study area and landscape context. Desktop and field analysis has been used to scope out sensitive receptors within the 2.5km study area.
- 4.2 Landscape related designations are shown in the appendices of this report and are shown on **Figure 5**.

South Downs National Park

- 4.3 The site falls outside of the South Downs National Park (SDNP) which is located approximately 1km to the north and north east from the development boundary at the closest point. Viewpoints 6, 7, 9, 10 to the north and north east, are representative of the impact on the SDNP designation. Views of the site from the SDNP are not possible or near limit of acuity of human eye on account of the distance and surrounding vegetation and build form. None of the PROWs within the study area are considered affected.

Public Rights of Way

- 4.4 There are a number of Public Rights of Ways (PRoW's) which transect the local landscape and are shown on the Ordnance Survey Plan which is included in the appendices of this report and is shown on **Figure 1**. There are PRoW's in the vicinity of the site located to the east, north and south. The PRoW (ref. 2126) lies beyond the cluster of farm buildings and structures to the east and viewpoint 4 is a representative of the impact from this location. PRoW (ref. 2114_1) passes further south beyond an area of substantial arable field and through the agriculture land, and viewpoint 5 is a representative of the impact from this location. Viewpoint 3 reflects the closest PRoW location (ref. 2126) to the north-east. Further north Viewpoint 2 represents PRoW (ref. 2143) located beyond A259. There are also PRoW's within the Kingston area and viewpoint 11 is a representative of the impact from the PRoW (ref. 3623) which is also located within the Gap of East Preston to Ferring. Other PRoWs to the north

and north- east of A259 were visited and no view of the site could be appreciated due to a combination of existing vegetation, existing built form, and distance of view.

Heritage Designations

- 4.5 Within the study area Highdown Hill Scheduled Monument is located to the north east of the site, beyond the A259 and within the South Downs National Park. Viewpoints 9-10 are representative of the impact on this. Views of the site from this location are not possible or near limit of acuity of human eye on account of the distance and surrounding vegetation and built form. None of the PROWs within the area of Highdown Hill Scheduled Monument are considered affected.

Conservation Area

- 4.6 There are three Conservation Areas within the study area including Angmering Conservation Area (approximately 2.2km at its nearest point), East Preston Conservation Area (approximately 1.5km at its nearest point) and Ferring Conservation Area (approximately 1.2km at its nearest point). There is no visibility between the Conservation Areas and the site due to a combination of relative flat topography, existing vegetation, existing built form, and distance of view.

Ancient and Semi-Natural Woodland

- 4.7 There are no areas of Ancient and Semi-Natural Woodland within the study area outside the National Park designation. There are pockets of woodland located within the South Downs National Park designation.

Registered Parks and Gardens

- 4.8 There is one Registered Garden within the study area, Highdown Gardens. Highdown Gardens is approximately 1.6km to the north-east of the site and is nestled on the South Downs situated between Ferring and Goring. The Garden features chalk areas on Downland countryside, overlooking the sea. The estate is owned and maintained by Worthing Borough Council. No access was

possible at the time of visit but a PRow on the access road to the garden was visited. Due to a combination of existing vegetation, buildings and relative flat topography, views of the site are very unlikely from within Highdown Gardens.

Landscape Character

- 4.9 A review of site and local landscape character has been undertaken as part of this report and includes a review of the National Character Assessment, Landscape Character Assessments and site assessment.

National Character Assessment

- 4.10 Natural England has published a study entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development.
- 4.11 The site lies within the South Coast Plain (NCA) 126. While the description is broadly representative of the wider landscape, a large number of characteristics are exhibited in the site and study area, including:

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea.

(Views from the site are not possible on account of the flat terrain, intervening vegetation associated with agricultural use and the continuous line of built form at Kingston Beach.)

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

(The site is a large arable field defined by low hedges along the southern boundary.)

- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelter belts.

The woodland cover is limited to areas within the South Downs National Park.

- The area has significant urban development, with settlements along the coastline and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

Landscape Character Assessment of West Sussex

4.12 The site is located within the Local Landscape Character Area: Littlehampton and Worthing Fringe Area SC11 as identified in the West Sussex County Landscape Assessment (2003).

4.13 The relevant landscape characteristics of area SC11 are the

- Dominant urban fringe with major conurbations of Littlehampton and Worthing.
- Settlement edges often sharply contrast with adjacent open countryside; frequent urban fringe influences of horse paddocks, light industry and recreational open space;

(The site is enclosed along the west by the East Preston settlement edge, along the east by light industrial buildings and farm structures and along the north by a busy major road, all providing a degree of urban influence).

- Narrow gaps of open land at Kingston and Ferring provide views to the sea and separation between the urban areas

(Views to the sea from the site are not possible on account of the flat terrain, intervening vegetation associated with agricultural use and continuous line of built form at Kingston Beach blocking views out to the sea from within the Gap);

- Medium scale arable farming and market gardening, with clusters of greenhouses

(Surrounding the site there is a mix of land uses, with predominantly horticultural fields to the east and north east with a number of large horticultural buildings. There are also more commercial built forms to the edge of Ferring where it meets the A259 including larger scale superstores, car dealerships, and retailer plant nurseries. Built form to the west includes the residential dwellings of East Preston and local large scale commercial plots).

- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.

(The most dominant feature of the site's existing vegetation is the established boundary planting between Roundstone Farm and the A259 to the north. This boundary consists of non-native mature evergreen hedging to the base, bolstered with individually located mature trees of primarily Monterey Pine growing within the hedge boundary offering a substantial visual barrier and restricting views out towards the wider landscape to the north and east).

- Busy minor and major roads;

(The site is bounded in the north by busy A259 road.)

- South Coast railway line links the areas.

(The site is bounded in the south by busy railway line.)

4.14 In the Arun Landscape Capacity Study carried out by Hankinson Ducketts Associates in 2006 the site falls within the Zone 4: Littlehampton to Ferring and Angmering. The area is assessed as having the following characteristics:

- Between the settlement edge and the rife landscape the land uses are dominated by glasshouse, nurseries and a caravan site. Horticultural

land uses are replaced by small scale paddocks as the floodplain and rife landscape extend south to the settlement edge to the west of Angmering. The eastwards progression of the urban areas across the coastal plateau, continues as far as the Kingston Gap, an agricultural landscape which sits between the eastern edge of East Preston and the Ferring Rife. The fringe areas to the west of the gap are influenced by the adjacent urban areas, whilst the central arable fields are relatively rural with only minor urban influence. There are views north to the Ecclesden Hills, a rural landscape to the east of Angmering.

- A significant area of arable land extends inland from the coastline with a mature woodland/shelter belt along the eastern edge, urban areas fronting the fields to the north and west from a hard edge to development.
- Angmering is located to the north-east of Littlehampton and Rustington, to the north of East Preston and to the south of the A27 corridor. It is situated on gently rising ground at the foot of the Ecclesden Hills. Agricultural fields, a golf course, playing fields and horticultural enterprises occupy a narrow belt of land north of the A259 which separates Rustington/East Preston and Angmering. There are substantial urban influences on the landscape between the two settlements which limit the rural quality of the landscape. This narrow belt of agricultural land does however maintain clear separation between the two settlements.
- Landscape to the north east of Angmering is predominantly pasture and arable agricultural land with scattered farmsteads. The land rises steeply affording views towards the coast and South Downs. The hills are prominent when viewed from Littlehampton, Ferring, Worthing District.

Site Assessment

- 4.15 The site is located outside and adjacent to the easternmost settlement edge of East Preston. It comprises agricultural land in arable use of approximately 2.9 hectares and forms part of the wider Roundstone Farm which adjoins the

development site to the east. Littlehampton Road (A259) aligns the northern boundary of the site and provides access to the adjoining settlements. Parallel to it alongside the southern boundary of the site runs the Westcoast railway line. Existing residential properties within the developed boundary of East Preston border the site to the west. The site is privately owned with an access into the site from the existing entrance off Littlehampton Road. There are several Public Rights of Way (PROWs) within the area surrounding the site though none within the site itself. Landform within the site boundary currently lies flat, ranging between the 5–10m OS contour. Its wider context remains flat at a similar contour running to the south across open agricultural land, while to the north, land rises to a maximum of 81m AOD at its peak on Highdown Hill, located to the northeast. Vegetation associated with the site is in the form of field boundary hedges, tree lines, and local domestic residential rear gardens, the most dominant of which is the established boundary vegetation between the Roundstone Farm and the A259 to the north. This boundary consists of mature evergreen hedging to the base, bolstered with individually located mature trees of primarily Monterey pines growing within the hedge boundary and offering a substantial visual barrier from views within the wider landscape to the north and north east.

- 4.16 A significant area of arable land extends south towards the coastline. The landscape to the north east of the site is a mix of land uses featuring pastures, arable, agricultural and significant horticulture land with scattered farmsteads and light industry holdings. The land rises steeply towards the South Downs. There are also more commercial built forms to the edge of Ferring where it meets the A259 including larger scale superstore, car dealerships, and retailer plant nurseries. Built form to the west contains residential dwellings of East Preston while also sitting local large scale commercial plots.
- 4.17 **Image A and B** illustrates the mature vegetation along the northern boundary and the area of existing landscape in arable use. The mature hedgerow with trees is mostly evergreen, characteristic of the landscape and creates a sense of enclosure. This network of vegetation within the landscape foreshortens views out to the wider landscape.



Image A: Northern boundary vegetation.



Image B: Landscape in arable use.

- 4.18 **Image C** illustrates the existing houses which define the western edges of the agricultural landscape. The hedgerow provides softening but is not tall enough for the views from upper storeys to be considered obscured.



*Image C: Existing residential properties bounding the site from the west.
The views from upper storeys are considered unobscured.*

- 4.19 **Image D** illustrates the sense of enclosure with mixed hedgerow which defines the edges of the agricultural landscape to the south alongside the railway line. Natural gaps are occasionally found within hedgerows providing glimpsed views out to the wider landscape, but these are foreshortened by hedgerows which surround the adjacent fields.



Image D: Mixed hedgerow which defines the edges of the agricultural landscape to the south.

- 4.20 **Image E** illustrates the farmland adjoining the site from the east and light industry buildings and farm structures beyond the poplar hedge. The gaps provide filtered views out to the wider landscape, but these are foreshortened by vegetation which surround the adjacent fields. Other manmade features are also present.



Image E: Arable land which defines the eastern edge of the site.

5.0 Baseline Conditions: Visual

Introduction

- 5.1 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying distances, and from both public and private areas.
- 5.2 A Zone of Theoretical Visibility (ZTV) was prepared and included in the appendices of this report and is shown on **Figure 3**. Viewpoints are included within **Appendix D** of this report and locations are shown on **Figure 4**, within the report appendices.
- 5.3 This section identifies those visual receptors that have the potential to view the site, their distribution, character and sensitivity to change.
- 5.4 The photographic study to support the application was undertaken in February 2021. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 5.5 The following viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development.

Table 1: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Littlehampton Road (access to Roundstone Farm)	0.01km, SE	50°49'2	0°28'2	View from publicly accessible route within ZTV
2	PRoW at access from Littlehampton Road	0.05km, S	50°49'4	0°27'55	View from PRoW within ZTV
3	PRoW at the access to Roundstone Farm from the east	0.15km, SW	50°49'2	0°27'46	View from PRoW within ZTV
4	PRoW at railway foot crossing	0.28km, W	50°48'58	0°27'37	View from PRoW within ZTV
5	PRoW with views towards the southern edge of the site	0.45km, N	50°48'43	0°27'45	View from PRoW within ZTV
6	PRoW at the boundary with the SDNP	1.10km, SW	50°49'37	0°27'45	View from PRoW within ZTV on the boundary with SDNP
7	PRoW at the boundary with the SDNP	1.00km, S	50°49'36	0°28'5	View from PRoW within ZTV on the boundary with SDNP
8	Bridleway at the bridge location over the A280 Angmering Bypass	1.25km, SE	50°49'41	0°28'15	Elevated view from Bridleway
9	PRoW at the boundary with the SDNP	1.35km, SW	50°49'31	0°26'52	Elevated view from PRoW within ZTV on the boundary with SDNP
10	PRoW within SDNP at prominent Highdown Hill location	1.50km, SW	50°49'38	0°26'58	Elevated view from PRoW within SDNP/ Ancient Monument location
11	PRoW at junction of Kingston Lane with Peak Lane	1.20km, N	50°48'21	0°27'59	View from PRoW within ZTV
12	View from Kingston Lane	1.05km, N	50°48'22	0°27'51	View from publicly accessible route within ZTV
13	View from Langmead Recreation Ground	1.05km, E	50°48'43	0°29'6	View from publicly accessible recreation ground within ZTV

- 5.6 The findings of the site appraisal show that there is one viewpoint location that has direct and open view into the site from east (viewpoint 3). Two close range views are afforded into the site from Littlehampton Road- A259 and PRoW ref. 2143 (viewpoints 1,2). Other middle distance views (viewpoints 4, 5) are not appreciated due to intervening built environment and vegetation interrupting views of the site. Views from beyond 1km are either not easily identifiable or demonstrate there is no view of the site from these locations, as depicted by viewpoints 6-13.
- 5.7 The visual envelope concentrates north and east of the site. Viewpoints from PRoW ref. 2126 to the east of site have direct views into the site. Viewpoints from Littlehampton Road and PRoW ref. 2143 are close range views but generally obscured due to intervening vegetation along the northern boundary of the site. The other viewpoints have no views into the site, or the views are foreshortened due to intervening built environment and vegetation.

Visual Receptors

Public Rights of Way Users

- 5.8 Users of PRoW, bridleway and National Trails are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis on the visual effects of this user group.

Residential Properties and Users

- 5.9 Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected in planning regulations, policies or guidance. Close visual access towards the site from residential properties is limited and includes properties adjacent to the site from the west with the more open views limited to properties overlooking the north-western area of the site. The view from the lower storeys of these properties is considered obscured by the intervening existing hedgerow planting to the west.

Road Users and Workers

- 5.10 Road users are less sensitive than residential receptors or users of PRow due to the speed in which they experience and perceive the landscape, however road users are notable receptors. Users of Littlehampton Road (A259) along the northern boundary are the closest receptors of this type.
- 5.11 Other road users, including those on small rural roads, bridleways and PRow's may be using the routes for recreation and would therefore be more sensitive to the visual effects of proposed development. The Kingston Lane, north of Kingston, was assessed as being within the Gap location, but did not have unobscured views of the site due to the intervening vegetation.
- 5.12 Workers are generally considered to be less sensitive receptors due to their activity.

Recreational Users

- 5.13 Users of recreational facilities are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis on the visual effects of this user group.

6.0 Proposals and Mitigation

The Proposed Development

- 6.1 The development proposals are laid out in full in The Design and Access Statement in support of this application. The illustrative sketch is shown in **Figure 6**.
- 6.2 The proposals include the following:
- The development proposals will utilise an access off Littlehampton Road. The proposals also include 76 residential units with associated car parking, public open space areas and green infrastructure landscape.
- 6.3 The heights of the proposed buildings have been carefully considered to ensure that views are not impacting on the existing landscape setting. The proposals include 2 storey properties that would have a similar ridge height to the existing properties to the west.

Landscape Mitigation

6.4 The conclusions of the Landscape and Visual Impact Assessment have influenced the illustrative sketch layout through an iterative process. The proposals therefore include a degree of mitigation already as to avoid or reduce the potential effects. These include:

- A layout that aims to retain the maximum amount of the existing site vegetation and augments it to provide a blend of vegetation in the views,
- The sitting, height and design of the buildings/ materials on site (orientation, bulk, materials which reflect the surrounding site context, both within the soft and hard landscape design),
- A separate landscape framework within the plot landscape which is maximised and distributed throughout in order to break up built form in close, middle and long distance views,
- Utilising existing access, so as to minimise the tree removals that would have been required to facilitate the new access,
- Utilising native species palette throughout in order to visually blend with the surrounding landscape. Ornamental, modern cultivars should be avoided, particularly on boundaries with the countryside,
- Aiming to provide public open space areas as a connected network of routes and spaces throughout the site providing a green buffer to the development in the more visually accessible areas of the site.

6.5 In adopting the above measures, the proposals will reduce the magnitude of potential landscape and visual effects on the identified receptors.

6.6 The visual assessment has been undertaken to assess the site layout, as shown in **Figure 6**.

- 6.7 After a period of 10-15 years the above mitigation measures will have weathered and planting will have become established to further reduce the visual impact.

7.0 Assessment of Effects

Introduction

- 7.1 Predicted effects on receptors are assessed at operation. The assessment of landscape and visual effects considers the site in its current baseline condition and judges the type and level of effects of the proposals. The site layout is shown in **Figure 6**.
- 7.2 The landscape strategy is to provide a high-quality residential development set within a strong landscape framework. This includes additional planting throughout the development and along the boundaries. The strategy will help to visually blend the proposals into the receiving landscape and to soften the look of the built form over time. The assessment of effects is outlined in **Appendix C** (character) and **Appendix D** (visual).

7.3 It is considered that there is the potential for effects on the following receptors:

Landscape

- Landscape elements such as the trees and hedgerows,
- The landscape character of the site and the local area surrounding the site.

Visual

- Public Rights of Way in the local area;
- Roads adjacent to and surrounding the site.
- Residential receptors adjacent to site boundaries

7.4 The sensitivity of the visual receptors in the viewpoints are outlined in **Table G** within **Appendix A** of this report.

Effects upon the Receiving Landscape

7.5 Effects on the landscape is considered as a multi stage process:

1. Effects on the character of the site, that includes the direct effects on the different elements that make up the site character;
2. The receiving landscape character, as defined in the Landscape Character Assessments; and
3. Effects on the local landscape context which includes the indirect effects on the defined landscape character that surrounds the site.

7.6 The quality of the landscape, which includes the site and study area, has been assessed as having a **low** landscape quality on account of location within the context of existing residential areas, industrial and horticultural landscape location, and adjacency to A259 which has considerable urban influence.

- 7.7 This assessment has also been reached as few landscape elements remain intact and in good repair, but many detracting elements are evident (settlements, road infrastructure, farmsteads, horticulture holdings, overhead pylons, lighting, etc) The railway line and A259 bisect the landscape what introduces a detracting element. It has influenced the assessment of landscape quality. This is defined in **Table A** in **Appendix A** of this report.
- 7.8 The value of the existing landscape has been assessed as **low**. As the site and the study area contain some features of landscape value but due to recent development lacks a coherent composition with frequent detracting elements This is defined in **Table B** in **Appendix A** of this report.
- 7.9 The character sensitivity of the landscape has been defined as **low**, as there are a few important landscape elements of moderate susceptibility to change. The area is subject to the presence of man-made infrastructure with a semi-enclosed scale. In terms of remoteness the area is subject to human activity and development and in terms of tranquillity it is subject to noise and movement. This is outlined in **Table C** in **Appendix A** of this report.
- 7.10 As defined in **Table D** the landscape visual sensitivity has been defined as medium on the account of vegetative and built features, some views outwards, routes with some degree of focus on the landscape. Overall weighted assessment of landscape sensitivity has been assessed as **medium**.
- 7.11 Due to the change in baseline characteristics (i.e. introduction of new dwellings into an arable landscape and the change of use to residential) a change in the landscape character will be appreciated.
- 7.12 The magnitude of landscape impacts, as outlined in **Table E** in **Appendix A**, has been assessed as **small** as the development will result in a minor alteration to the landscape of the site with elements that are considered prominent but not uncharacteristic when set within the attributes of the receiving landscape.

Visual Impacts

- 7.13 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 7.14 A summary of the visual effects at each viewpoint location is shown in **Table 2**.

Table 2: Summary and comparison of Overall Residual Visual Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
1	Littlehampton Road (access to Roundstone Farm)	Road users	Medium	Large	Major/ moderate	Medium	Moderate
2	PRoW at access from Littlehampton Road	Users of PRoW	High	Small	Moderate	Very small	Minor
3	PRoW at the access to Roundstone Farm from the east	Users of PRoW, People at work	High	Large	Major	Medium	Major/moderate
4	PRoW at railway foot crossing	Users of PRoW, People at work	High	Small	Moderate	Very small	Minor
5	PRoW with views towards the southern edge of the site	Users of PRoW	High	Small	Moderate	Very small	Minor
6	PRoW at the boundary with the SDNP	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
7	PRoW at the boundary with the SDNP	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
8	Bridleway at the bridge location over the A280 Angmering Bypass	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
9	PRoW at the boundary with the SDNP	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
10	PRoW within SDNP at prominent Highdown Hill location	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
11	PRoW at junction of Kingston Lane with Peak Lane	Road users, Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
12	View from Kingston Lane	Road users	Medium	Very small	Minor	Negligible	Negligible
13	View from Langmead Recreation Ground	Recreational users	High	Negligible	Negligible	Negligible	Negligible

Residential Receptors

- 7.15 Residential receptors are considered high, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from residential receptors. Close visual access towards the site from residential properties is limited and includes properties adjacent to the site from the west with the more open views limited to properties overlooking the north-western area of the site. The view from the lower storeys of these properties is considered obscured by the intervening existing hedgerow planting to the west. During the site assessment, other residential areas within the ZTV were visited, but due to the interceding built form, topography and vegetation, there were no views of the site.

Users of Public Rights of Way, Bridleway and Local Gap

- 7.16 Users of Public Rights of Way are also considered high as their attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes and the landscape is considered an important component to their overall experience. The following PRow's have been assessed as follows:
- Viewpoint 2, north of the site, off Littlehampton Road. It runs in a north/south direction providing pedestrian connectivity with PRow's within Ecclesden area in the South Downs National Park. Overall, the magnitude of change for users of this location is small as the development would form an apparent small element in the wider view that may be missed by the observer or receptor. The vegetation along the A259 foreshortens views towards the site.

- Viewpoint 3, is taken from a PRow at the access to Roundstone Farm from the east. Due to the limited intervening vegetation between the PRow and the site, the overall visual effect for users of this PRow is large as the development would cause a prominent change in the character of the view. However, the introduction of the proposed building types would be seen in the context of existing houses and comparable to the type of houses that already exists to the west of the site.
- Viewpoints 4 and 5 are middle distant views and have been taken from PRowS around the site. Built form and man-made features can be seen within the agriculture context of the view. The overall visual effect for users of these PRowS are moderate at worst. Once the replacement planting has matured, the residual overall visual effects on these PRowS would be minor.
- Elevated viewpoints 6 and 7 are PRowS representing a boundary with the South Downs National Park and Ecclesden area at the foot of Highdown Hill, located further east within the National Park. The elevation, distance from the site and nature of views allows for wide panoramic views. With so many elements within the view and intervening vegetation the proposed development would result in no change in the existing view.
- Viewpoint 8 is a bridleway on the bridge over A280 Angmering Bypass looking south east towards the site. The elevation and distance from the site allow for wide panoramic view. However, the dense high roadside vegetation would result in no change in the existing view.
- Viewpoints 9 and 10 represent views from PRowS at the foot and near the summit of Highdown Hill. The elevation, distance from the site and nature of views allows for wide panoramic views. The landscape has a sub-urban feel and the views reach out to the coast. There are a number of buildings,

manmade features, horticulture structures and farmsteads that are visible in the view. Only heavily filtered views of a small part of the development would be possible and at such a distance that no change to the existing view can be appreciated when set within the attributes of the receiving landscape. The overall visual effect has been considered negligible.

Local Gap

- Viewpoint 11, to the south of the site, represents a location from within the ZTV and the Local Gap. Overall, the magnitude of change for users of this location and route is negligible as no view of the site can be appreciated.

Road Users

7.17 Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed through which they travel through the landscape. Road users' attention may also not be focused on the landscape. The following viewpoints are representative of views from surrounding roads:

- Viewpoints 1 was taken from Littlehampton Road, along the northern boundary of the site. The existing roadside vegetation forms a strong visual barrier to views of the site. From close proximity of the site and at the site access, it is appreciated that there will be visual impact. It is anticipated that the access will have to be improved. Some tree removals would be required to facilitate an appropriate access. The boundary vegetation to the left hand side of the access would mostly be retained apart from one Monterey Pine directly adjacent to the access road. The whole group of Monterey Pines to the right hand side would also be removed. The housing area would be filling the space left after removal of the trees. Under the proposals this view will change to a view of front gardens with driveways and associated visitor parking. There will also be an area of Public Open Space directly beyond the A259 vegetation visible to the left hand side. It will set the proposed housing area back from the Littlehampton Road and provide an attractive visual appearance and mitigation. Other specific visual mitigation measure

could be an inclusion of replacement tree planting with understorey to provide an effective visual barrier in character with the local area. Overall, the magnitude of change for users of this road is major/ moderate. Other mitigation measures could include additional tree/ understorey planting along the site's northern boundary. Once the mitigation planting has matured, the residual overall visual effect would be moderate.

Local Gap

- Viewpoint 12, to the south of the site, represents another location from within the ZTV and the Local Gap. Overall, the magnitude of change for users of this location and road is very small as the development would form a blurred minor element in the wider landscape that may be missed by the observer or receptor.

Recreational users

7.18 Users of outdoor recreational facilities would be considered high receptors in that observer's attention is often focused on the landscape.

- Viewpoint 13, to the west of the site, represents a location from within the ZTV and the local recreation ground. Overall, the magnitude of change for users of this location is negligible as no view of the site can be appreciated.

Summary of Landscape Character and Visual Impacts

- 7.19 The site is located outside and adjacent to the easternmost settlement edge of East Preston. It is currently comprised of agricultural land in arable use of approximately 2.9 hectares and comprised of one arable field divided into two parcels by a private farm access track. Littlehampton Road (A259) runs parallel to the northern boundary of the site and provides access to the adjoining settlements of Angmering, East Preston, Ferring and Goring by Sea. Parallel to the road, alongside the southern boundary of the site runs the Westcoast railway line. Existing residential properties within the developed boundary of East Preston border the site to the west.
- 7.20 The access into the site is from an entrance off roundabout at Roundstone Bypass Road/ Littlehampton Road.
- 7.21 There are several Public Right of Ways (PROW's) within the area surrounding the site though none within the site itself.
- 7.22 The northern perimeter of the site is predominantly enclosed by established coniferous mature hedgerow and tree planting with some gaps present where the access into the site is located. Much lower hedgerows align the southern and western boundaries. Further agricultural land lies to the east with field hedgerow and a cluster of farm buildings and structures currently under commercial use.
- 7.23 Landform within the site boundary is relatively flat. Its wider context remains flat at a similar contour running to the south across open agricultural land, while to the north, land rises to a maximum of 81m AOD at its peak on Highdown Hill. Vegetation primarily associated with the site is in the form of field boundary hedges, tree lines, and local domestic residential rear gardens. The most dominant of which is the established vegetation screening boundary between Roundstone Farm and the A259 to the north. The site does not fall within land that has any formal designations. However, there are a number within the study area including South Downs National Park.

- 7.24 The development proposals are for a new residential development containing 76 properties, with access, open space, and associated planting. The development mix includes 2 storey houses in a detached, semi-detached, maisonette and terraced arrangement.
- 7.25 The access is existing and provided from the A259 Littlehampton Road. Some vegetation will have to be removed to facilitate an improved access. There will be an area of Public Open Space directly beyond the A259 vegetation. It will set the proposed housing area back from the visual receptors along the road, provide an attractive visual appearance and mitigation. There is a replacement tree planting with understorey proposed at the site access to provide an effective visual barrier in character with the local area. Other additional tree/ understorey planting is proposed along the site's boundaries, structural tree planting will be distributed throughout the site and in some gardens backing onto the site's boundaries. This will help to break up built form in views towards the site. The use of native climbing plants will soften the appearance of acoustic fence from views towards the southern edge of the site.
- 7.26 In terms of visual amenity, the site is visually enclosed from the north and north-east and in long distance views from the South Downs National Park locations. The existing vegetation associated with field boundaries foreshortens views from other close, middle and long distance locations within ZTV. Views of the site from the existing gardens of East Preston residential edge are considered possible. Views of the site from the PRoW at the access to the Roundstone Farm from the east will be affected, largely due to the vista in the estate opening up views to the west.
- 7.27 Views from other residential areas are minimal due to the intervening built form and vegetation forming visual barriers.

East Preston to Ferring Local Gap

- 7.28 The site is located to the fringes of the Gap area. The site is in use for agriculture purposes. It is currently surrounded on four sides by existing linear vegetation

cover, residential built form, light industry, farm structures, A259 and railway line. They all provide definition to the site. The site will not extend further into the countryside than the existing boundaries due to the site being a constrained site.

- 7.29 Existing residential area aligns the western boundary of the site and forms part of the built urban fringe of East Preston. The sites' development into a residential area will not result in settlements of East Preston merging into another settlement.
- 7.30 The site sits adjacent to the current built form of East Preston. Light industry buildings and farm structures associated with the Roundstone Farm complex are visible to the east. The passing trains and traffic associated with A259 are easily noticeable in the area.
- 7.31 The proposed development will not provide a contrast in the landscape setting from what is already existing as there will be reduced massing of built form, use of materials in the local vernacular and additional planting as part of the proposals.
- 7.32 There is no intervisibility between the site and the features of interest within the ZTV or the South Downs National Park. There is also very limited or no visibility with the rest of the Local Gap.
- 7.33 The gap is rural in character with urban influence restricted to the fringes of the area where the site is located. Trees and hedgerows associated with Kingston Manor and East Kingston to the south of the site provide a degree of visual containment within an otherwise open landscape and partially compartmentalise this area of the gap. It is assumed that the site rather than being a high functioning part of the Local Gap which contributes towards the main function of keeping land permanently open, it is mostly enclosed, visually contained by the A259 vegetation to the north and the field vegetation to the south of the site, is experienced by very few receptors, is currently in arable use and under urban influence. In these regards, the site comprises a low functioning part of the Local Gap.

8.0 Conclusions and Discussions

- 8.1 This report provides a Landscape and Visual Impact Assessment of the proposed development at Land south of A259, Angmering to inform planning proposals and accompany the planning application for the site.
- 8.2 In compiling this baseline information for this report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information. ACD then undertook field assessments which includes a photographic survey of the landscape and using photography from a number of representative viewpoints.
- 8.3 The site does not fall within land that has any formal designations. However, there are a number within the study area including South Downs National Park with Ancient and Semi-natural Woodland Areas, Conservation Areas (Angmering, East Preston and Ferring), Highdown Registered Garden, Highdown Hill Camp Scheduled Monument and Angmering Village Green. There are also a number of routes (PRoW and walking routes), with receptors who will have a degree of focus on the landscape.
- 8.4 When considering the landscape quality, value, character and visual sensitivity, the overall weighted assessment of landscape sensitivity has been assessed as **low**.
- 8.5 Due to the change in baseline characteristics (i.e. introduction of residential dwellings into an arable land) a change in the landscape character will be appreciated.
- 8.6 The magnitude of landscape impacts has been assessed as **small** as there is likely to be a minor alteration to the site's baseline characteristics. The introduction of new residential development may be prominent but is not considered to be uncharacteristic when set within the attributes of the receiving landscape, and adjacent to existing residential dwellings.

- 8.7 The overall landscape character effect is therefore assessed as **minor**. This is outlined in **Table F** in **Appendix A** of this report.
- 8.8 In terms of visual amenity, the site is visually enclosed from the north and north-east in long distance views from the South Downs National Park. The existing vegetation associated with field boundaries, foreshortens views from other close, middle and long distance locations within ZTV. Views of the site from the existing gardens of East Preston residential edge are considered possible. Views of the site from the PRoW at the access to the Roundstone Farm from the east will be affected, largely due to the vista in the estate opening up views to the west.
- 8.9 Views from other residential areas are minimal due to the interceding built form and vegetation forming visual barriers.
- 8.10 Following the implementation of the landscape strategy and mitigation planting, the residual overall visual effects of the proposed development will remain **major/moderate** for viewpoint from PRoW at the access to Roundstone Farm from the east. It will also remain **moderate** for views into the site from A259 at access road and minor for views from PRoWs in proximity to the site . However, the rest of the development would visually blend into the surrounding sub-urban landscape.
- 8.11 It must be considered that although the current site falls within the Local Gap designation on account of :
- its location on the fringes of the Gap,
 - within the context of existing residential areas, industrial, retail and horticultural holdings, and
 - adjacency to A259 and railway line.

It features well defined boundaries and is under considerable urban influence with no or very limited intervisibility with the rest of the Gap. In these regards, the site comprises a low functioning part of the Local Gap.

9.0 Appendices

Appendix A – Methodology

Appendix B- Zone of Theoretical Visibility Methodology

Appendix C- Landscape Effects

Appendix D- Visual Effects

Appendix E- Glossary of Terms

Appendix F - Sources of information

Appendix G - Policy

Appendix H - Published Landscape Character Areas

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Zone of Theoretical Visibility

Figure 4- Viewpoint Locations

Figure 5- Statutory Designation Plan

Figure 6- Site Layout

Appendix A- Methodology

Quality

- 9.1 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table A. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 9.2 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table B. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

- 9.3 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table C. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

- 9.4 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 9.5 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table D. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High		Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low		Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 9.6 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.

- 9.7 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.
- 9.8 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 9.9 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table E: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Overall Landscape Character Effect

- 9.10 The overall landscape character effect is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in the table below.

Table F: Overall Landscape Character Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/ minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

- 9.11 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

Visual Receptor Sensitivity

- 9.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 9.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table G: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 9.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 9.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 9.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table H: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and/or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Overall Visual Effect

9.17 The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in **Table I**.

Table I: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

9.18 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

9.19 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

9.20 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

- 9.21 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals.
- 9.22 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 9.23 The photographic study was undertaken in February 2021. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 9.24 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 9.25 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 9.26 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

- 9.27 The field study and photographic appraisal was undertaken during February 2021 at a time when views benefit from vegetation in leaf fall. In the deeper winter months when deciduous species have completely lost their foliage, views of the landscape has the potential for greater visibility, however, in the summer months, the existing vegetation will form stronger visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 9.28 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.
- 9.29 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

APPENDIX B – Zone of Theoretical Visibility Methodology

- 9.30 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 9.31 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.
- 9.32 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 9.33 The extent of study area and viewpoints were selected as being representative and having the potential to offer a degree of landscape and visual effects.

APPENDIX C- Landscape Assessment

LOCAL CHARACTER AREA

The site is located outside and adjacent to the easternmost settlement edge of East Preston. It comprises agricultural land in arable use of approximately 2.9 hectares and forms part of the wider Roundstone Farm which adjoins the development site to the east. Littlehampton Road (A259) aligns the northern boundary of the site and provides access to the adjoining settlements. Parallel to it alongside the southern boundary of the site runs the Westcoast railway line. Existing residential properties within the developed boundary of East Preston border the site to the west. The site is privately owned with an access into the site from the existing entrance off Littlehampton Road. There are several Public Rights of Way (PROWs) within the area surrounding the site though none within the site itself. Landform within the site boundary currently lies flat, ranging between the 5–10m OS contour. Its wider context remains flat at a similar contour running to the south across open agricultural land, while to the north, land rises to a maximum of 81m AOD at its peak on Highdown Hill, located to the northeast. Vegetation associated with the site is in the form of field boundary hedges, tree lines, and local domestic residential rear gardens, the most dominant of which is the established boundary vegetation between the Roundstone Farm and the A259 to the north. This boundary consists of mature evergreen hedging to the base, bolstered with individually located mature trees of primarily Monterey pines growing within the hedge boundary and offering a substantial visual barrier from views within the wider landscape to the north and north east. A significant area of arable land extends south towards the coastline. The landscape to the north east of the site is a mix of land uses featuring pastures, arable, agricultural and significant horticulture land with scattered farmsteads and light industry holdings. The land rises steeply towards the South Downs. There are also more commercial built forms to the edge of Ferring where it meets the A259 including larger scale superstore, car dealerships, and retailer plant nurseries. Built form to the west contains residential dwellings of East Preston while also sitting local large scale commercial plots.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	A few landscape elements remain intact and in good repair, but many detracting elements are evident (settlements, road infrastructure, farmsteads, horticulture holdings, overhead pylons, lighting, etc) The railway line and A259 bisect the landscape what introduces a detracting element. It has influenced the assessment of landscape quality	Low
Value	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development.	Low
Character sensitivity	There are a few important landscape elements of moderate susceptibility to change. The area is subject to the presence of man-made infrastructure with a semi-enclosed scale. In terms of remoteness the area is subject to human activity and development and in terms of tranquillity it is subject to noise and movement	Low
Landscape visual sensitivity	Flat topography, vegetative and built features, some views outwards, routes with some degree of focus on the landscape.	High
	Overall, Weighted Landscape Sensitivity.	Low

APPENDIX D- Visual Assessment

Viewpoint 1: View from public footpath/ cycle route at access to Roundstone Farm.



Vp1	Type 1: Panoramic View (Distance 0.01km looking south-east)	
Baseline Description	This is a view from public footpath/ cycle route, close to the roundabout at A259 Littlehampton Road, taken to the right side of the access road to Roundstone Farm. The arable field is visible in the centre of the photograph through the gap in the roadside trees. The Littlehampton Road (A259) runs east-west direction along the northern boundary of the site. The coniferous hedge and trees are prevalent along the roadside and form a boundary to the site with the post and wire fence. There are existing residential buildings visible through the trees to the right side of the photograph.	
Predicted change	The main vehicular access route into the site is proposed at this point. Some tree removals will be required to facilitate an appropriate access. The boundary vegetation to the left hand side of the access will mostly be retained apart from one Monterey Pine directly adjacent to the access road. The whole group of Monterey Pines to the right hand side will also be removed. The housing area will be filling the space left after removal of the trees. Under the proposals this view will change to a view of front gardens with driveways and associated visitor parking. There will also be an area of Public Open Space directly beyond the A259 vegetation visible to the left hand side. It will set the proposed housing area back from the Littlehampton Road and provide an attractive visual appearance and mitigation. Other specific visual mitigation measure could be an inclusion of replacement tree planting with understorey to provide an effective visual barrier in character with the local area. Other mitigation measures could include additional tree/ understorey planting along the site's northern boundary.	
Type of effect	The retained roadside vegetation will be providing partial screening throughout seasons. The arable field will be converted to housing with associated green infrastructure.	
Magnitude of Change	The proposed development will result in a prominent change in the existing view. The introduction of the proposed building types would be comparable to the type of houses that already exists to the west of the site.	
Assessment	Sensitivity	Road and footpath users - Medium
	Magnitude	Large
Overall Visual Effects		Major/ moderate

Viewpoint 2: View from Public Right of Way (ref: 2143) at the access gate off Littlehampton Road (A259) opposite site.



Vp2	Type 1: Panoramic View (Distance 0.05km looking south)	
Baseline Description	This is a view from the access gate to Public Right of Way, (ref: 2143 on West Sussex County Council online public rights of way map) that lies to the north of the site and runs in a north/south direction providing pedestrian connectivity with PRoWs within Ecclesden area in the South Downs National Park. The landscape has a suburban feel at this location with views of A259. Views towards site are partially obscured by intermittent mature tree planting to north of the site.	
Predicted change	From this viewpoint the proposals will be set beyond the interceding boundary planting. The new housing will be visible through the gaps within and above the vegetation. Specific mitigation measures should be included within the proposal to mitigate the visual impact. Mitigation measures could include setting the proposed residential properties back from the Littlehampton Road and including additional planting along the site's northern boundary.	
Type of effect	The coniferous trees and hedge planting along the roadside will remain, again providing screening throughout the seasons. The field visible through the trees will be converted to housing with associated infrastructure and landscaping.	
Magnitude of Change	The development would result in a perceptible change in the existing view.	
Assessment	Sensitivity	Road and pedestrian footpath/ PRoW users - High
	Magnitude	Small
Overall Visual Effects		Moderate

Viewpoint 3: View from Public Right of Way (ref: 2126) at the access to Roundstone Farm from the east.



Vp3	Type 1: Panoramic View (<i>Distance 0.15 km looking south west</i>)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2126 on West Sussex County Council online public rights of way map) which runs around the Roundstone Farm, crosses the railway line to the south and provide a pedestrian link with public paths located further south towards the coastline. This vista opens up views to the west. The hedge visible on the left hand side of the photograph is adjacent to the cluster of farm buildings and structures located to the east of the site. The coniferous hedge visible on the right hand side is much denser at this location and obscures potential views of the site from A259 and adjacent footpath/ cycle route.	
Predicted change	Under the proposals this view will change on the left hand side to a view of rear gardens and the backs of houses within the development and it is anticipated that on the right hand side adjacent to the site boundary there will be an area of Public Open Space setting the proposed housing area back from the Littlehampton Road. Specific mitigation measures could be included within the proposal to mitigate the visual impact. Mitigation measures could include additional planting along the site's eastern boundary.	
Type of effect	The field will be converted to housing with associated Public Open Space and green infrastructure.	
Magnitude of Change	The development would cause a prominent change in the character of the view. The introduction of the proposed building types would be comparable to the type of houses that already exists to the west of the site.	
Assessment	Sensitivity	Road, People at work and PRow users - High
	Magnitude	Large
Overall Visual Effects		Major

Viewpoint 4: View from Public Right of Way (ref: 2126) near the railway foot crossing.



Vp4	Type 1: Panoramic View (<i>Distance 0.28km looking west</i>)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2126 on West Sussex County Council online public rights of way map) near the Roundstone Farm foot crossing over the railway line. This PRow provides a pedestrian link with Kingston located further south towards the coastline. Glimpsed views of site partially obscured by hedgerow aligning field margins and built form.	
Predicted change	The development would form an apparent small element in the wider landscape. The view will change to a view of rear gardens and the backs of houses within the development visible at a distance above the vegetation line. Specific mitigation measures could be included within the proposal to mitigate the visual impact. Mitigation measures could include additional planting along the site's eastern boundary.	
Type of effect	The field will be converted to housing with associated Public Open Space and green infrastructure.	
Magnitude of Change	The development would result in a perceptible change in the existing view, without affecting the overall quality of the view.	
Assessment	Sensitivity	People at work, PRow users - High
	Magnitude	Small
Overall Visual Effects		Moderate

Viewpoint 5: View from Public Right of Way (ref: 2114_1).



Vp5	Type 1: Panoramic View (Distance 0.45km looking north)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2114_1 on West Sussex County Council online public rights of way map) near the easternmost area of the West Kingston Farm. The landscape has a rural feel at this location with views of the wider agricultural landscape possible from this location. The cultivated arable fields can be appreciated along with the vegetative boundaries, although man-made elements like buildings, pylons and passing trains are also noticeable in this view.	
Predicted change	From this viewpoint the proposal will be set beyond several fields and the railway line. Only foreshortened views of houses' upper storeys and roofs will be appreciated above the interceding field boundaries vegetation and the proposed acoustic fence alongside the railway line. Specific mitigation measures could be included within the proposal to mitigate the visual impact. Mitigation measures could include the use of structural tree planting distributed throughout the site and in some gardens backing onto the southern site boundary. This will help to break up built form in longer distance views. The use of native climbing plants will soften the appearance of acoustic fence from views on this PRow towards the site.	
Type of effect	The field will be converted to housing with associated Public Open Space and green infrastructure.	
Magnitude of Change	The development would result in a perceptible change in the existing view without affecting the overall character of the view The introduction of the proposed building types would be comparable to the type of houses that already exists to the west of the site.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Small
Overall Visual Effects		Moderate

Viewpoint 6: View from Public Right of Way (ref: 2140) on the boundary with the South Downs National Park.



Vp6	Type 1: Panoramic View (Distance 1.1km looking south-west)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2140 on West Sussex County Council online public rights of way map), near the junction with PRow ref: 2139_3. Agricultural landscape which sits between the eastern edge of East Preston and the Ferring Rife is visible. The fringe areas to the west of the gap are influenced by the adjacent urban areas, whilst the central arable fields are relatively rural with only urban influence along A259. This viewpoint is on the boundary with the South Downs National Park and so represents views from this designation along the PRow. Views of the characteristic Monterey Pines associated with the Roundstone Farm are set in the background to the centre of the view.	
Predicted change	From this viewpoint the proposal will be set beyond numerous fields, beyond the Roundstone Farm Shop & Garden Centre buildings and beyond the A259 roadside vegetation. No view of the site can be afforded from this location.	
Type of effect	None.	
Magnitude of Change	The proposed development will result in no change to the existing view.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 7: View from Public Right of Way (ref: 2140) at Ecclesden Manor on the boundary with the South Downs National Park.



Vp7	Type 1: Panoramic View (Distance 1.00km looking south)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2140 on West Sussex County Council online public rights of way map), near the junction with PRow ref: 2143 at Ecclesden Manor. The landscape has a rural feel at this location and views of the wider landscape representing East Preston- Ferring Local Gap can be appreciated through the gaps in the vegetation. A pastoral and arable field landscape is present along with the vegetative boundaries and woodland clumps. This viewpoint is on the boundary with the South Downs National Park and so represents views from this designation along the PRow. Views of the characteristic Monterey Pines associated with the Roundstone Farm are set in the background.	
Predicted change	From this viewpoint the proposal will be set beyond numerous fields, beyond the Roundstone Farm Shop & Garden Centre buildings and beyond the A259 roadside vegetation. No view of the site can be afforded from this location due to the existing vegetation.	
Type of effect	None.	
Magnitude of Change	The proposed development will result in no change to the existing view.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 8: View from Bridleway ref: 3692 bridge over the A280 Angmering Bypass.



Vp8	Type 1: Panoramic View (Distance 1.25km looking south-east)	
Baseline Description	This is a view from Bridleway, (ref: 3692 on West Sussex County Council online public rights of way map), from an elevated position on the bridge over S280 Angmering Bypass. Views from above at the A280 road bounded by a dense vegetation can be appreciated. The characteristic Monterey Pines associated with the Roundstone Farm are set in the long distance forming an indefinite element against the woodland and housing in the foreground.	
Predicted change	No view of the site can be afforded from this location due to the existing vegetation and built forms.	
Type of effect	None.	
Magnitude of Change	The proposed development will result in no change to the existing view.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 9: View from Public Right of Way ref: 2140 on the boundary with the South Downs National Park and at the base of Highdown Hill.



Vp9	Type 1: Panoramic View (<i>Distance 1.35km looking south-west</i>)	
Baseline Description	This is a view from Public Right of Way, (ref: 2140) on West Sussex County Council online public rights of way map), from an elevated position near the junction with PRow (ref: 2138) on the south side of the Highdown Hill which is a prominent hill within the South Downs National Park and a Scheduled Ancient Monument. The landscape has a sub-urban feel with views reaching out to the coast. The view is dominated by significant manmade elements within the midground with housing areas, pastoral and arable field landscape present in the foreground and on the horizon along with vegetative boundaries.	
Predicted change	Only heavily filtered views of a small part of the development would be possible in the background of the view and at such a distance that no change to the existing view can be appreciated when set within the attributes of the receiving landscape in the middle ground.	
Type of effect	Not uncharacteristic when set within the attributes of the receiving landscape.	
Magnitude of Change	Only a small part of the development would be discernible and at such a distance that no change to the existing view can be appreciated.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 10: View from the southern slopes of Highdown Hill located within the South Downs National Park.



Vp10	Type 1: Panoramic View (Distance 1.55km looking south-west)	
Baseline Description	This is a view from the southern slopes of Highdown Hill located within the South Downs National Park. The landscape has a sub-urban feel with views reaching out to the coast. The view is dominated by significant manmade elements within the midground of the view. A pastoral and arable field landscape is present in the foreground and on the horizon along with the vegetative boundaries and woodland clumps. The settlements of East Preston and Ferring can be seen to the left and right hand side of the view and Kingston on the horizon. Due to the scale of the view and mixed fabric of the landscape they do not dominate. The development site is located within the Kingston/East Preston Local Gap and on this view is set beyond the horticulture landscape and poplar trees of Hangleton. Views of a small part of the site are possible above the line of poplar trees but near the limit of acuity of the human eye.	
Predicted change	Only heavily filtered views of a small part of the development would be possible in the background of the view and at such a distance that no change to the existing view can be appreciated when set within the attributes of the receiving landscape in the middle ground. This would diminish further once the trees are in full leaf.	
Type of effect	Not uncharacteristic when set within the attributes of the receiving landscape.	
Magnitude of Change	Only a small part of the development would be discernible and at such a distance that no change to the existing view can be appreciated.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 11: *View from Public Right of Way (ref: 3623).*



Vp11	Type 1: Panoramic View (Distance 1.20 km looking north)	
Baseline Description	This is a view from the Public Right of Way, (ref: 3623 on West Sussex County Council online public rights of way map), near the junction of Kingston Lane with Peak Lane. This footpath provides pedestrian connectivity with the Kingston Beach. This viewpoint also represents views from the Kingston/ East Preston Local Gap. The view is dominated by the mature vegetation which surrounds this viewpoint location and blocks views out to the wider landscape.	
Predicted change	No view of the site can be afforded from this location due to the existing vegetation and flat topography.	
Type of effect	None.	
Magnitude of Change	The proposed development will result in no change to the existing view.	
Assessment	Sensitivity	PRow users, Road users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 12: *View from Kingston Lane.*



Vp12	Type 1: Panoramic View (<i>Distance 1.05 km looking north</i>)	
Baseline Description	This is a view from Kingston Lane near the junction of Kingston Lane with Peak Lane. This road provides vehicular connectivity between East Preston and Kingston area. This viewpoint also represents views from the Kingston/ East Preston Local Gap. The landscape has a rural feel at this location and open views of the wider landscape representing East Preston- Ferring Local Gap can be fully appreciated. An arable field landscape is present along with the vegetative boundaries and woodland clumps. Views of the characteristic Highdown Hill within the South Downs National Park can be afforded to the left-hand side of the view. The white fabric of an Asda Store with associated infrastructure is evident to the right-hand side of the view.	
Predicted change	Only glimpsed, heavily obscured views of the development would be possible in the background to the centre of the view but at such a distance that no change to the existing view can be appreciated due to lacking sharpness and definition. This would diminish further once the trees are in full leaf.	
Type of effect	Not uncharacteristic when set within the attributes of the receiving landscape.	
Magnitude of Change	The development would form a blurred minor element in the wider landscape that may be missed by the observer or receptor.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Very small
Overall Visual Effects		Minor

Viewpoint 13: *View from Langmead Recreation Ground*



Vp12	Type 1: Panoramic View (<i>Distance 1.05 km looking east</i>)	
Baseline Description	This is a view from the Public Right of Way, (ref: 2114 on West Sussex County Council online public rights of way map), at the access to Langmead Recreation Ground from Vicarage Lane in East Preston. The view is dominated by the mature vegetation which surrounds this viewpoint location and blocks views out to the wider landscape featuring flat topography. Backs of houses can be appreciated to the left hand side of the photograph also preventing views out to the sub-urban landscape of East Preston settlement.	
Predicted change	No view of the site can be afforded from this location due to the combination of existing vegetation, build form and flat topography.	
Type of effect	None.	
Magnitude of Change	The proposed development will result in no change to the existing view.	
Assessment	Sensitivity	Recreational users - High
	Magnitude	Negligible
<i>Overall Visual Effects</i>		<i>Negligible</i>

APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent and duration of an effect.

Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without

compromising the ability of future generations to meet their own needs.

Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

9.34 The following sources of information were obtained or consulted during the course of the assessment:

- Guidelines for Landscape and Visual Impact Assessment (2013).
- An Approach to Landscape Character Assessment (2018).
- Technical Advice Note 06/19: Visual Representation of Development Proposals (2019).
- National Planning Policy Framework (2019).
- Consultations with the client regarding the development proposals;
- Natural England published national landscape character assessment;
- West Sussex Council published landscape character descriptions;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

APPENDIX G – Policy

9.35 The Arun District Local Plan Policies outline the council's objectives until 2031.

9.36 The Arun District Local Plan was adopted in 2018. It provides a guide to development decisions in the district until 2031.

9.37 Arun's Local Plan strategic objectives for Settlement Structure, Green Infrastructure and Landscape are:

- "Protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity."
- "To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity The relevant policies are summarised below:

9.38 Policy SD SP2 Built-up Area Boundary.

- Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

9.39 Policy C SP1 Countryside.

- Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.
- The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

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 - a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.
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- To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

9.41 Policy GI SP1 Green Infrastructure and development.

- The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

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

9.42 Policy SD SP3 Gaps Between Settlements

- The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity.

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements;
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c. It cannot be located elsewhere; and
- d. It maintains the character of the undeveloped coast;
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation;
- f. If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

9.43 Policy LAN DM1 Protection of landscape character

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

9.44 Arun's Local Plan strategic objective for the Natural Environment is:

- "To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."

9.45 Policy ENV SP1 Natural Environment

- Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.

9.46 Policy ENV DM3 Biodiversity Opportunity Areas

Development shall:

- Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for

planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

9.47 Policy ENV DM4 Protection of trees

- Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:
 - a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
 - b. Would enhance the survival and growth prospects of other protected trees;
 - c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

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

- d. Land and tree surveys
- e. A tree constraints plan
- f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement.

9.48 Policy ENV DM5 Development and biodiversity

- Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.
- Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed

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

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

9.49 The Arun District Local Plan Policies outline the council's objectives until 2031. A full list of relevant policies are included in **Appendix G**.

9.50 The Arun District Local Plan was adopted in 2018. It provides a guide to development decisions in the district until 2031.

9.51 Arun's Local Plan strategic objectives for Settlement Structure, Green Infrastructure and Landscape are:

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- "To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity The relevant policies are summarised below:

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- Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps.

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 - a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan;
 - or b. for quiet, informal recreation; or c. for green infrastructure;
 - or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.
- The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

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- a. It would not undermine the physical and/or visual separation of settlements;
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- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation;
- f. If a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

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- Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

- Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas
- The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.

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9.60 Policy ENV DM3 Biodiversity Opportunity Areas

Development shall:

- Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

9.61 Policy ENV DM4 Protection of trees

- Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:
 - a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
 - b. Would enhance the survival and growth prospects of other protected trees;

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

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

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d. Land and tree surveys

e. A tree constraints plan

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

9.62 Policy ENV DM5 Development and biodiversity

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site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

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

APPENDIX H - Published Local Landscape Character Areas

National Character Assessment

9.63 The site lies within the South Coast Plain (NCA) 126. While the description is broadly representative of the wider landscape, a large number of characteristics are exhibited in the site and study area, including:

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea.
(Views from the site are not possible on account of the flat terrain, intervening vegetation associated with agricultural use and the continuous line of built form at Kingston Beach).
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
(The site is a large arable field defined by low hedges along the southern boundary).
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelter belts.
The woodland cover is limited to areas within the South Downs National Park.
- The area has significant urban development, with settlements along the coastline and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

Landscape Character Assessment of West Sussex

9.64 The site is located within the Local Landscape Character Area: Littlehampton and Worthing Fringe Area SC11 as identified in the West Sussex County Landscape Assessment (2003).

9.65 The relevant landscape characteristics of area SC11 are the

- Dominant urban fringe with major conurbations of Littlehampton and Worthing.
- Settlement edges often sharply contrast with adjacent open countryside; frequent urban fringe influences of horse paddocks, light industry and recreational open space;

(The site is enclosed along the west by the East Preston settlement edge, along the east by light industrial buildings and farm structures and along the north by a busy major road, all providing a degree of urban influence).

- Narrow gaps of open land at Kingston and Ferring provide views to the sea and separation between the urban areas
- *Views to the sea from the site are not possible on account of the flat terrain, intervening vegetation associated with agricultural use and continuous line of built form at Kingston Beach blocking views out to the sea from within the Gap);*
- Medium scale arable farming and market gardening, with clusters of greenhouses

(Surrounding the site there is a mix of land uses, with predominantly horticultural fields to the east and north east with a number of large horticultural buildings. There are also more commercial built forms to the edge of Ferring where it meets the A259 including larger scale superstores, car dealerships, and retailer plant nurseries. Built form to the west includes the residential dwellings of East Preston and local large scale commercial plots).

- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.

(The most dominant feature of the site's existing vegetation is the established boundary planting between Roundstone Farm and the A259 to the north. This boundary consists of non-native mature evergreen hedging to the base, bolstered with individually located mature trees of primarily Monterey Pine growing within the hedge boundary offering a substantial visual barrier and restricting views out towards the wider landscape to the north and east).

- Busy minor and major roads;

The site is bounded in the north by busy A259 road.

- South Coast railway line links the areas.

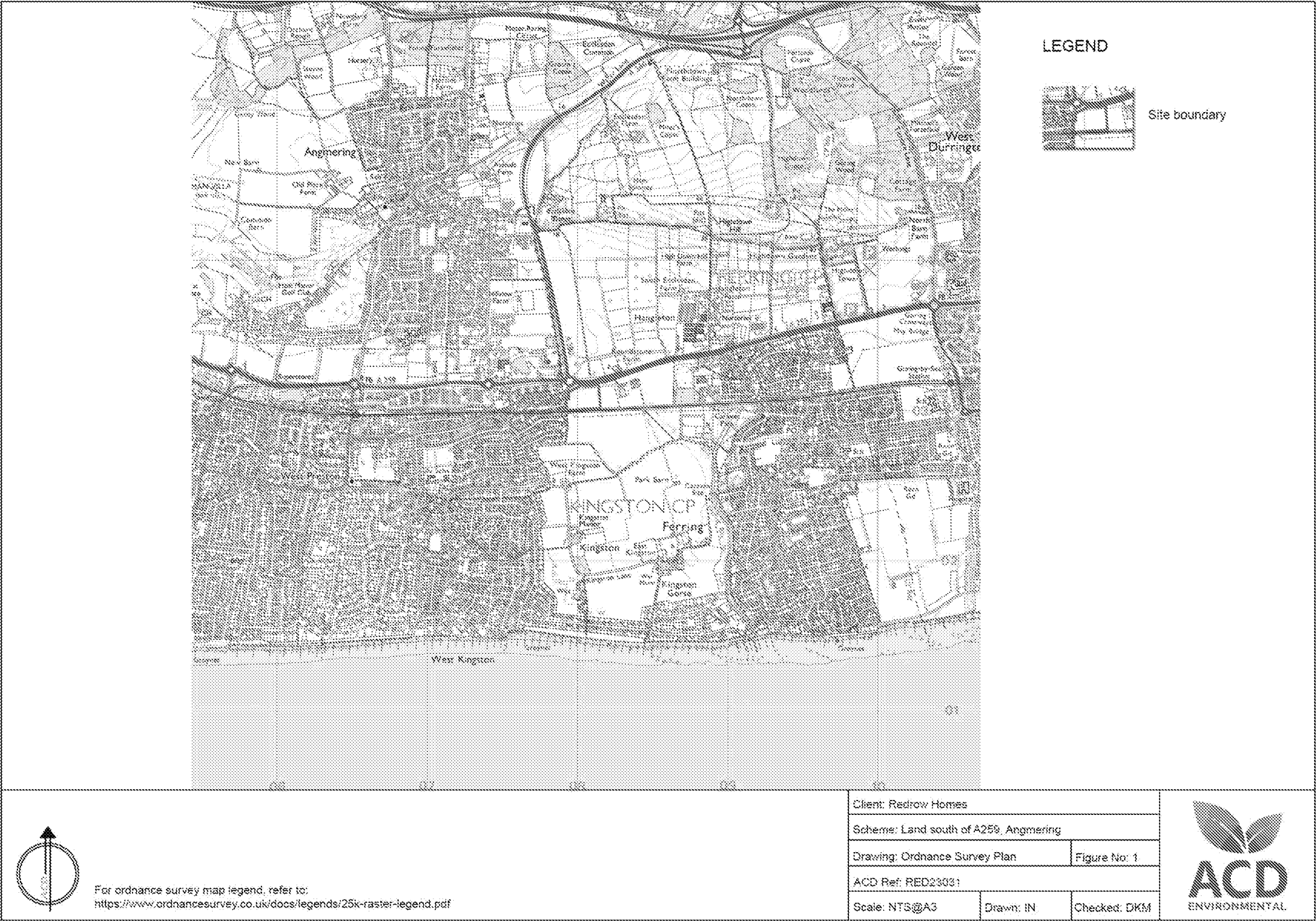
The site is bounded in the south by busy railway line.

9.66 In the Arun Landscape Capacity Study carried out by Hankinson Ducketts Associates in 2006 the site falls within the Zone 4: Littlehampton to Ferring and Angmering. The area is assessed as having the following characteristics:

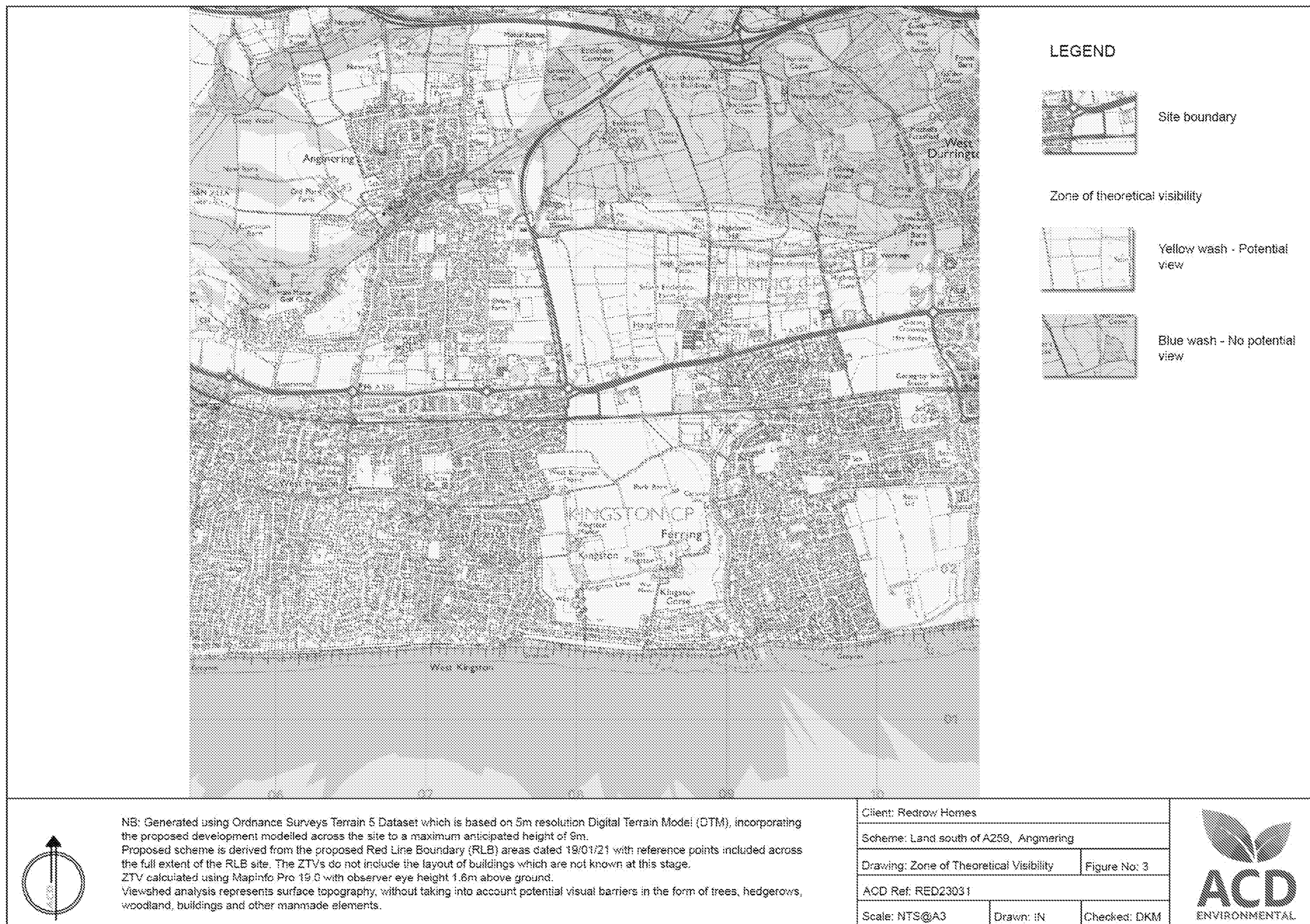
- Between the settlement edge and the rife landscape the land uses are dominated by glasshouse, nurseries and a caravan site. Horticultural land uses are replaced by small scale paddocks as the floodplain and rife landscape extend south to the settlement edge to the west of Angmering. The eastwards progression of the urban areas across the coastal plateau, continues as far as the Kingston Gap, an agricultural landscape which sits between the eastern edge of East Preston and the Ferring Rife. The fringe

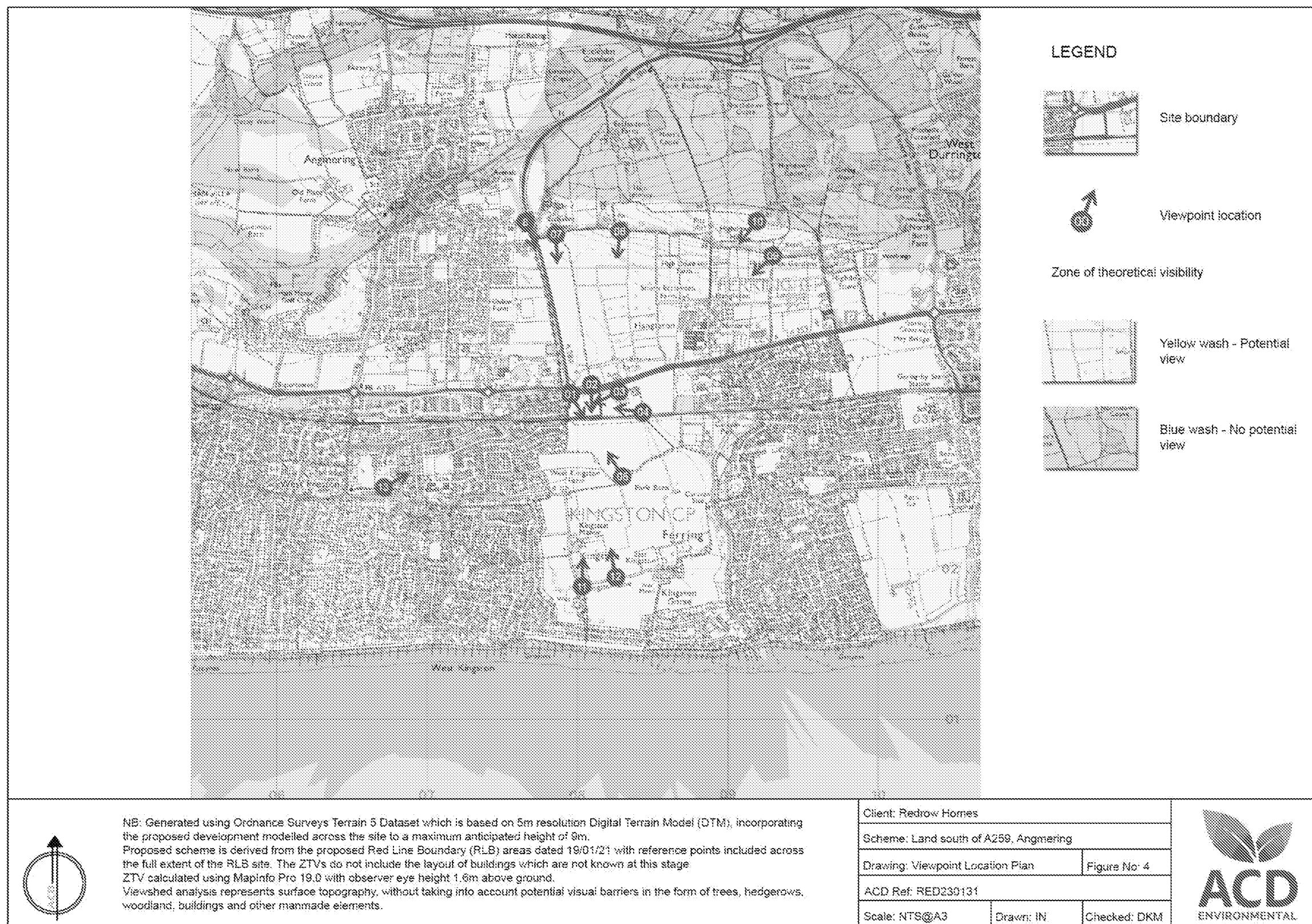
areas to the west of the gap are influenced by the adjacent urban areas, whilst the central arable fields are relatively rural with only minor urban influence. There are views north to the Ecclesden Hills, a rural landscape to the east of Angmering.

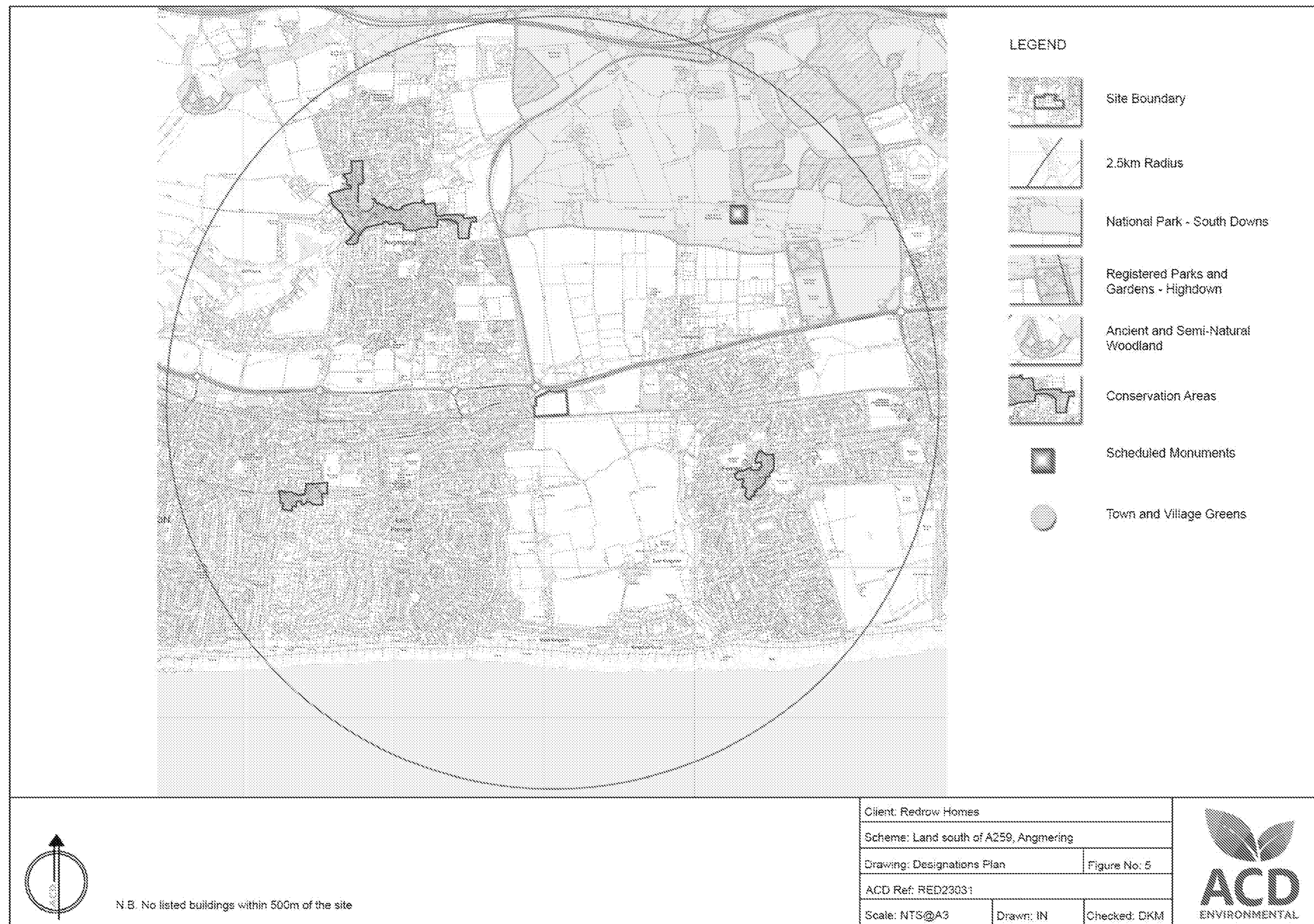
- A significant area of arable land extends inland from the coastline with a mature woodland/shelter belt along the eastern edge, urban areas fronting the fields to the north and west from a hard edge to development.
- Angmering is located to the north-east of Littlehampton and Rustington, to the north of East Preston and to the south of the A27 corridor. It is situated on gently rising ground at the foot of the Ecclesden Hills. Agricultural fields, a golf course, playing fields and horticultural enterprises occupy a narrow belt of land north of the A259 which separates Rustington/East Preston and Angmering. There are substantial urban influences on the landscape between the two settlements which limit the rural quality of the landscape. This narrow belt of agricultural land does however maintain clear separation between the two settlements.
- Landscape to the north east of Angmering is predominantly pasture and arable agricultural land with scattered farmsteads. The land rises steeply affording views towards the coast and South Downs. The hills are prominent when viewed from Littlehampton, Ferring, Worthing District.













Head Office

Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES

Surrey Office

The Old Mill, Fry's Yard
Bridge Street
Godalming
GU7 1HP

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX

ECOLOGICAL SURVEY
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LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT
EXPERT WITNESS* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT