



Land West of Arundel Road,
Angmering

Landscape and Visual Impact Assessment

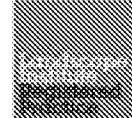
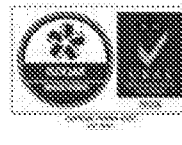
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CSA Environmental

on behalf of
Gladman Developments Ltd

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Gladman Developments Ltd to undertake a landscape and visual impact assessment of land at Arundel Road, Angmering, (the 'Site'). The report supports an outline planning application for up to 200 dwellings, proposed public open space; including recreational pedestrian and cycle route, landscaping, sports pitch and sustainable drainage systems, (SuDS). This assessment has informed the preparation of a Development Framework Plan.
- 1.2 The Site is located to the north of Angmering, with the A27 running approximately 150 metres to the north of the Site. The western part of the Site comprises arable land with a small scale industrial park, including caravan storage in the south-east corner; a residential property, New Place Bungalow on the eastern boundary; and a parcel of scrubland in the north-east corner. Arundel Road forms a short stretch of the eastern Site boundary, with Steyne Wood along the boundary to the north, arable farmland to the west and a recreation ground to the south.
- 1.3 The location and extent of the Site is shown on the Location Plan at Appendix A and on the Aerial Photograph at Appendix B.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in December 2017. The weather conditions at the time were clear and visibility good to very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in Appendix F.
- 1.7 Photographs contained within this document (Appendix C) were taken using a digital camera with a lens focal length approximating to 50mm,

to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework

- 2.1 National policy is set out in The National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraph 14 of the NPPF states that at the heart of the document is a presumption in favour of sustainable development, which it states should be seen as a golden thread running through both plan-making and decision-taking.
- 2.3 Paragraph 17 of the NPPF sets out the core planning principles which should underpin the plan making and decision taking process.
- 2.4 Principle 5 states that account should be taken of 'the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'.
- 2.5 Section 7 of the NPPF sets out the requirements of good design and Paragraph 56 states that:
- 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'
- 2.6 Paragraph 58 states that local and neighbourhood plans should develop robust policies which set out the quality of development which will be expected based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions among others should aim to ensure development:
- will function well and add to the overall quality of the area, not just for the short term but over the life time of the development;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
 - are visually attractive as a result of good architecture and appropriate landscaping.
- 2.7 Paragraph 61 notes that planning policies should address the connections between people and place and the integration of new development into the natural, built and historic environment.

- 2.8 Section 11 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 109 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things protecting and enhancing valued landscapes.
- 2.9 Paragraph 115 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Paragraph 116 states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Planning Practice Guidance

- 2.10 The NPPF is supported by the Planning Practice Guidance ('PPG') which contains guidance on the design of new developments and on landscape and the natural environment, with reference to the relevant policy contained in the NPPF.
- 2.11 The Design section of the guidance describes the importance of good design as an integral part of providing sustainable development. Paragraph 6 (ID: 26-006-20140306) states:

'Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives.'

- 2.12 The following issues should be considered:

- local character (including landscape setting);
- safe, connected and efficient streets;
- a network of green spaces (including parks) and public places;
- crime prevention;
- security measures;
- access and inclusion;
- efficient use of natural resources;
- cohesive and vibrant neighbourhoods.

The above factors have been considerations in developing the Development Framework Plan for the Site.

- 2.13 Paragraph 7 of the Design section notes that the successful integration of all forms of development with their surrounding context is an important consideration.
- 2.14 Paragraph 001 of the Natural Environment Section of the Guidance notes that one of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. It notes that 'Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.'

Local Policy Context

- 2.15 The Arun District Local Plan was adopted on the 17th April 2003 and sets out Arun District Council's planning policies covering the period up to 2011. The Council is in the process of creating a new plan to provide a vision for Arun to 2031 and beyond.

Arun District Local Plan, Adopted April 2003

- 2.16 Until such time as the emerging Local Plan is fully adopted, the adopted Local Plan remains relevant insofar as it is consistent with the NPPF. The saved policies in the adopted Local Plan that are relevant to the Site, for the purpose of this assessment, are summarised below.
- 2.17 Policy GEN 3 Protection of the Countryside, identifies that the countryside is an important resource and needs to be protected for its own sake. Development outside the defined built up area will only be allowed in exceptional circumstances.
- 2.18 Policy GEN 7 The Form of New Development, states that planning permission will only be granted for schemes displaying high quality design and layout. It lists requirements for new developments, including demonstrating that the development responds positively to the identified characteristics of the site, as well as respecting and enhancing local distinctiveness.
- 2.19 Policy GEN 15 Cycling and Walking, encourages the provision of safe and attractive cycle and footpath networks, both within the site and linking to the surrounding area.
- 2.20 Policy GEN 20 Provision of Public Open Space within New Development, requires residential developments to provide public open space and play equipment to meet the minimum standards as detailed in supplementary planning guidance.

- 2.21 Policy GEN 29 Nature Conservation Across the District, aims to protect the biodiversity of undesignated sites from the possible harmful effects of development. Features of nature conservation interest should be sympathetically incorporated into the scheme.

Arun Local Plan 2011 – 2031 Publication Version showing Modifications 2017

- 2.22 The new Arun District Local Plan 2011 – 2031 and supporting documents were submitted for independent examination to the Secretary of State via the Planning Inspectorate on 30 January 2015. The Inspectors are still in correspondence with Arun District Council with regard to proposed modifications to the Plan. The policies that are of relevance to this assessment are listed below.

- 2.23 Policy C SP1, Countryside states that outside the defined Built-Up Area Boundary, the countryside will be protected as an important resource in its own right.

- 2.24 Policy GI SP1, Green Infrastructure and Development, states that all major development must consider, at an early stage of the design process, the need to protect and enhance existing Green Infrastructure assets, and the connections between them. The Plan identifies opportunities to strengthen the network, including the promotion of walking and cycling routes and creation of links to recreation facilities, the South Downs National Park and the District's inland villages.

- 2.25 Policy SD SP3 Gaps Between Settlements protects the generally open and undeveloped nature of gaps between settlements to prevent coalescence and retain their separate identity, including Angmering to Rustington/East Preston and Angmering to Worthing gaps.

- 2.26 Policy LAN DM1, Protection of Landscape Character, states that;

'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.'

It continues by stating that;

'Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, where ever possible, to reinforce or repair the character of those areas,' and that;

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

2.27 Policy H SP2c Inland Arun, includes the following allocations:

- Angmering North (SD9). Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period; and
- Angmering South and East (SD11).

2.28 Angmering North (SD9) is located to the north-east of Angmering, largely east of Dapper’s Lane, in part abutting the boundary of the South Downs National Park and in part the A280.

2.29 Policy D SP1 Design states that all development proposals should be of good quality and demonstrate a high standard of design, and should have been derived from; a thorough site analysis and context appraisal; adherence to objectives informing sustainable design; and the influence these objectives have on the form of the development.

2.30 Policy D DM1 Aspects of Form and Design Quality sets out a number of aspects the Council will have regard to when considering any application for development. Those relevant to this assessment are listed below;

- Character. Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping and design features;
- Appearance / attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area;
- Trees and woodland. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals;
- Public realm. Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas;
- Layout – movement. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept;
- Layout – legibility. Deliver or contribute to the ease of navigation within a new or existing development scheme through use of

focal points, and/or a variety of detail within the public realm;
and

- Public Art. Public Art should be incorporated into schemes where there is capacity to do so.

2.31 Policy OSR DM1 Open Space, Sport and Recreation states that new housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study.

2.32 Policy TDM1 Sustainable Travel and Public Rights of Way states that 'New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network'.

2.33 Policy ENV SP1 Natural Environment states that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.

2.34 Policy ENV DM5 Development and Biodiversity states that 'Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.' 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.'

Angmering Neighbourhood Plan 2014 – 2029, Including Post Examination Comments

2.35 The Angmering Neighbourhood Plan Group has prepared the Angmering Neighbourhood Plan to provide a vision for the future of the settlement. It sets out clear policies and objectives to realise these visions through planning and controlling land use and development change over the Plan period 2014 to 2029.

2.36 The plan highlights the importance of the Plan area in its location at the foot of the South Downs and Ecclesden Hills. It notes the contribution that the north-east of the Plan area, in particular, contributes to the distant panoramic views from the National Park across open farmland towards the Downs and Arundel.

2.37 Policy HD2: Parish Housing Allocation identifies a number of sites for housing development within the Built-up Area Boundary, allowing for one proposed boundary change to the south of the settlement, to provide for at least 100 new homes during the Plan period.

- 2.38 The South East Green Infrastructure Framework was produced in 2009 to provide a regional level approach to implementing the South East Plan's Green Infrastructure Policy. The Arun Green Infrastructure Study provides a District level framework for Green Infrastructure in Arun.
- 2.39 Angmering is not located within a Strategic Green Infrastructure (GI) Corridor, as identified in the report, and there are no large Green Infrastructure assets identified in the vicinity of the Site. However, Local and Strategic gaps are noted as being of importance to the GI Network, including Angmering and Rustington / East Preston Local Gap to the south and east of Angmering. Green Infrastructure typologies identified in the report also include smaller assets such as amenity greenspace.
- 2.40 The Angmering East Growth Area is referred to in the study, and recommendations are given for Green Infrastructure in this and other growth areas, which it states are also applicable to new developments across the District.

Arun Landscape Study – Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026

- 2.41 In 2006, the Arun Landscape Study was produced by HDA on behalf of Arun District Council. It assesses the landscape capacity of broad landscape character areas across the southern part of the district outside the area of the South Downs National Park.
- 2.42 Structural Analysis of the main settlements was divided into 4 zones, with Zone 4: Littlehampton to Ferring and Angmering of relevance to the Site. The study's analysis of Zone 4, where relevant to Angmering and the Site, is summarised below.
- 2.43 Angmering is described as being 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.
- 2.44 Of the 45 landscape character areas, (LCA), within the study, the Site is located within LCA 40 Lyminster-Angmering Coastal Plain, which runs from the western edge of Angmering, and follows the northern District boundary westwards to Crossbush and Lyminster, approximately 4km to the west. LCA 43 Ecclesden Hills lies to the east of Arundel Road and the Site. The landscape capacity of LCA 40 is assessed as being low /

negligible. LCA 43 is assessed as having a low landscape capacity. Both landscape character areas are assessed as having substantial landscape sensitivity.

Landscape Capacity of Strategic Sites in Arun District – February 2017

- 2.45 The Landscape Capacity Study was produced by HDA on behalf of Arun District Council in 2017. It forms part of the evidence base for the emerging Local Plan, which will include a range of studies informing which sites should be included as housing allocations within the Local Plan. The study assesses the strategic sites set out in the Draft Local Plan Strategic Sites (August 2016).
- 2.46 The 2017 study of strategic sites states that it has regard for the 2006 Landscape Study, but is in line with best practice guidance published within the intervening ten years and is conducted at a finer grain of analysis appropriate for site scale capacity assessment.
- 2.47 In assessing these strategic sites the landscape has been comprehensively considered and the capacity for development demonstrated. A key consideration is the potential effect on the setting of the South Downs National Park. Landscape sensitivity and landscape value was assessed for each site, which together informed a landscape capacity for development for each of the sites.
- 2.48 The study includes Strategic Site Allocation SD9 – Angmering North, shown on Local Plan Policy Map 4 – Update 2017 V1, including Strategic Employment Land Allocation, Site 7 - Angmering. Site SD9 occupies areas to the east and north of Angmering, and for the purpose of the study, the site was divided into 6 separate areas. Those areas most detached from Angmering and either adjacent or in close proximity to the South Downs National Park boundary have been assessed as having the highest landscape sensitivity and lowest landscape capacity.

Inspectors Interim Question - Arun District Council Response to Paragraph 23 (PESP6)

- 2.49 The Inspector asked a number of questions following on from the examination of the emerging Local Plan, one of which relates to the landscape assessment of the Angmering North Strategic allocation (SD9). The Inspector stated, amongst a number of comments, that:

‘Some of the sites at Angmering North (those bordering the South Downs National Park (SDNP)) are shown to have ‘substantial’ landscape sensitivity and ‘low capacity’ for development (in the Landscape Capacity Study PESP5a). The sites are particularly visible from the publicly accessible elevated ground at Highdown

within the SDNP but I could not see any specific analysis of viewpoints/receptors from this direction in PESP5a.'

- 2.50 Arun District Council subsequently published a response to the Inspector's comments as part of their primary Local Plan evidence documents. Their response includes the following;

'A finding of substantial sensitivity does not necessarily preclude development as it may be in relation to a specific constraint that can be mitigated. A higher sensitivity denotes the need for a more considered and sensitive approach'; and

'The same is true of an assessment of low capacity. Development is not precluded but it may need to be of an appropriate scale.'

- 2.51 The council went on to say;

'Much of the scoring within the assessment of sensitivity and value, and therefore capacity, derives from the proximity of the SDNP'; and

'The NPPF makes no specific mention of the protection of the setting of a National Park. Paragraph 003 Reference ID: 8-003-20140306 of the Planning Practice Guidance states that there is a duty to have regard to setting "in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas."'

- 2.52 The council also noted that;

'The Memorandum of Understanding (ADCED52) that exists between ADC and the SDNPA is dated September 2017, and states at paragraph 5.4 that "With regard to the representations received on Section 12 – Housing Delivery and HSP2c – Angmering site SD9, both parties agree to amend the policy by adding an additional criteria to read as follows: e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal."'

- 2.53 The council referred to the landscape sensitivity attributed to the sites within the SD9 Strategic Allocation;

'The ADC landscape capacity study 2017 PESP5a assesses the landscape sensitivity of Sites 12a, 12c and 12e to be Moderate, and Sites 12b, 12d and 14 to be Substantial. Those sites assessed as having Substantial sensitivity do so chiefly because of

intervisibility with the South Downs National Park (SDNP) and inconsistency with the rest of Angmering; and concluded,

‘Sites 12b and 14 lie adjacent to the SDNP, whereas site 12d does not immediately abut the SDNP and is separated from it by the A280 and a single field. Sites 12a, 12c and 12e are more distant from the boundary of the Park. As such there would be no direct effects upon the SDNP.’

2.54 Sites 12a-e and 14, as referenced in the Landscape Capacity of Strategic Sites in Arun District 2017, all form part of Strategic Allocation SD9, located to the north-east of Angmering, and apart from one, all lie to the east of Dapper’s Lane.

2.55 The Site (and the subject of this report), does not form any part of the sites referred to in PESP6 and is not discussed in the above dialogue.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site occupies land on the northern edge of Angmering, with the A27 running approximately 150 metres to the north and Arundel Road immediately to the east. Angmering is located at the eastern edge of Arun District, which occupies the coastal plain between Pagham Harbour in the west and Worthing in the east. The southern boundary of the South Downs National Park runs to the north of the Site along the line of the A27, deviating to the south to encompass Highdown Hill to the east of Angmering. A ribbon of development follows the coast of Arun District, with the town of Littlehampton located 5km to the south-west of Angmering, Bognor Regis, approximately 15km to the south-west, and Worthing, 8km to the south-east.
- 3.2 The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in Appendices A and B, and on the photographs contained within Appendix C.
- 3.3 The eastern Site boundary is formed in part by Arundel Road where an area of scrubland adjoins the road in the far north-east corner of the Site, and along a narrow stretch at the access road to the south. The area of scrubland to the immediate east of the Site between New Place Bungalow and Arundel Road, has outline planning permission, for nine number 1½ storey houses with garages and forms the larger part of the eastern Site boundary fronting onto Arundel Road. The remainder of the eastern boundary in the south east is delineated by a smaller area of scrubland and the rear curtilage of two residential properties. Beyond Arundel Road to the east lies an area of dense woodland known as Poling Furze fields, which accommodates 'Acorns' campsite. St Margaret's Primary School is located to the south east of the Site and Arundel Road.
- 3.4 The majority of the northern Site boundary is defined by the mature, deciduous woodland of Steyne Wood which extends up to the A27 in the north east. The north eastern corner of the Site is bound by the curtilage of the residential property, Wilmington. To the north of Steyne Wood lies Hammerpot Garage and a small number of residential properties located to the south of the A27 and west of Arundel Road. New Place Farm which including a number of large farm buildings lies to the immediate north west of Steyne Wood. The Woodman Arms public house, and several residential properties are located to the immediate north of the A27.
- 3.5 To the immediate west of the Site lies public footpath 2176, beyond which lies open, arable farmland. Decoy Wood and associated ponds

extend westwards from Steyne Wood. Poling is located approximately 2km to the west of Angmering, and the open farmland located between it, and the western edge of Angmering is crossed by a network of public footpaths. A scheduled monument, the site of a Romano-British villa is located in a field to the west of Angmering; with Rustington Golf Course and Ham Manor Golf Club to the south of this. A number of large, industrial and residential buildings are located at Toddington, north of the A259, which runs parallel with the A27, and forms the northern boundary to the coastal towns to the south.

- 3.6 To the south a mature belt of trees divides the Site from the recreation ground and associated pavilion. Housing on the northern and western edge of Angmering, including Palmer Road, Decoy Drive and Arundel Road encloses the southern and eastern edges of the recreation ground.
- 3.7 Housing in the immediate vicinity of the Site includes that surrounding the recreation ground to the south, with housing on Palmer Road and Arundel Road dating from the 1930's, and Decoy Drive terraces a later addition. Remaining housing in the northern part of Angmering is a mix of 1930's and 1960/70's developments. The historic centre of the settlement and conservation area is centred on the village green, to the south of the Site, and contains Grade II* listed, St Margaret's Parish Church. Within the conservation area a linear development extends along Arundel Road and High Street, and to a lesser extent along Water Lane and Station Road.
- 3.8 The surrounding countryside comprises open, low-lying arable land to the south-west of the Site, crossed by a number of rife and ditches, including Black Ditch. Limited tree and hedgerow growth in this flat landscape allows open views, the exception being shelter belts of trees associated with horticultural production, which is common in the area. To the north-east, increased woodland cover and rising ground within the South Down National Park encompasses the dip slopes of the South Downs north of the A27, and the Ecclesden Hills, including Highdown Hill to the east.

National Landscape Character

- 3.9 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in 'South Coast Plain', National Character Area, (Area 126).
- 3.10 The South Coast Plain NCA is described as a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the

South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The foothills of the South Downs, within the South Downs National Park, lie along the northern boundary of the NCA.

3.11 Key characteristics of the South Coast Plain NCA include:

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond;
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils;
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

3.12 Our assessment of the landscape surrounding the Site to the south and west is largely consistent with the characteristics set out for the South Coast Plain NCA. However, the Site sits on the boundary of the LCA, and, being partially surrounded by woodland, is more enclosed than is typical of landscapes of the South Coast Plain.

West Sussex County Council Landscape Character Assessment 2003

3.13 In 2003, West Sussex County Council carried out an assessment of the landscape character of West Sussex. The West Sussex County Council Landscape Character Assessment identifies 42 unique areas and provides land management guidelines for each character area.

3.14 The Site and land extending to the north and east of the Site lies within the SC12 Angmering Upper Coastal Plain LCA. Key characteristics of this area include:

- Mainly gently undulating farmland enclosed by woods with frequent hedgerows;
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands;
- Pattern of small to medium-sized pastures and arable fields;
- Intimate hidden wooded valleys containing narrow water bodies, notably at Hammerpot and Patching;

- Apart from the busy A27, roads are mostly winding hedged or wooded lanes.

3.15 The description of the SC12 Angmering Upper Coastal Plain LCA is generally consistent with our assessment of the landscape surrounding the Site.

West Sussex County Council 'A Strategy for the West Sussex Landscape', October 2005

3.16 West Sussex County Council's 'A Strategy for the West Sussex Landscape' is based on the County's Landscape Character Assessment carried out in 2003. The purpose of the Strategy is to protect and enhance the landscape of West Sussex as an asset for future generations.

3.17 Five key Strategy objectives are translated into a series of County-wide Landscape Guidelines for dealing with the likely changes impacting on the landscape of West Sussex. Landscape Guidelines for residential development on the rural/urban fringe include:

- retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site;
- conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs;
- integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.

Statutory and Non-Statutory Designations

3.18 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. Surrounding designations are shown on the MAGIC Map Extract and Heritage Plan in Appendix D.

3.19 The South Downs National Park lies to the north of the Site and the A27, also extending south of the A27 to the east of Angmering. Its location is shown on the MAGIC Map Extract and Heritage Plan in Appendix D.

Conservation Area and Listed Buildings

3.20 There are a number of listed buildings within the vicinity of the Site. Those nearest to the Site are located to the north of Steyne Wood; Newplace Farmhouse, less than 200 metres to the north, a Grade II*; with Decoy

Cottage, to the north-west, and The Old Cottage, at Hammerpot, a Grade II. The remainder of the listed buildings are located to the south of the Site within the conservation area, or associated with Avenals Farm and Ecclesden Manor and Farm. There is no intervisibility between any of these buildings and the Site, (please refer to Appendix D).

Public Rights of Way

- 3.21 Public footpath number 2176 runs adjacent to the western boundary of the Site, connecting Arundel Road, the recreation ground and the western edge of Angmering with Steyne Wood and the A27 in the north. Public footpath number 2198 heads west from the recreation ground into Steyne Wood to the west of the Site. In addition to these a network of public footpaths crosses the landscape to the south-west of the Site.
- 3.22 The network of public rights of way surrounding the Site is shown on the Public Rights of Way plan at Appendix E.

Tree Preservation Orders

- 3.23 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by viewing Arun District Council 'Tree Preservation Order Search', on the Arun District Council website on 14th December 2017. The nearest TPO to the Site covers an area of woodland to the east of the Site and Arundel Road, known as 'Poling Furze fields'.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 Occupying a roughly rectangular shaped plot of land of approximately 9.1 hectares, the Site is formed by a number of different parcels of land. The larger part of the Site comprises open pasture to the north and arable to the south-west. An industrial park is located in the south-east corner of the Site, with a residential property, New Place Bungalow, to the north of this. A discrete area of rough scrubland and hardstanding forms the north-east corner of the Site. A narrow finger of land provides access to the industrial park and residential bungalow from Arundel Road in the south.
- 4.2 The industrial park contains a number of older, industrial style buildings of concrete block and corrugated roofs, largely single storey, but in places up to approximately 1½ storeys. This industrial area comprises areas of caravan storage, coach and bus parking, container storage, car repair and sales and a window sales business.
- 4.3 A grassed area and turning circle to the north of the industrial area has a number of parked caravans and mobile homes. New Place Bungalow, to the north of this, is a single storey house with several outbuildings adjacent to the eastern boundary of the Site. A garden area, including a number of mature trees, extends to the west of the house. A discrete parcel of land in the north-east corner comprises areas of scrub, trees, hardstanding, disused machinery and a derelict single storey building.
- 4.4 The eastern boundary steps in and out from Arundel Road and is largely well vegetated. To the south, where it borders the industrial park, a short stretch of close board fence and tall, trimmed garden hedge backs onto two residential properties. The remainder adjoins an area of scrubland, where temporary metal fencing and a tall scrubby willow hedge forms the boundary. A tall, dense, trimmed, mostly evergreen hedgerow divides the Site from the land with outline planning permission for the construction of 9 houses.
- 4.5 In the north-east corner, where the Site adjoins Arundel Road, dense scrubby vegetation, approximately 4 to 5 metres in height grows up to the road edge, with a break where a field gate provides access to the Site. Where the Site adjoins the residential property 'Wilmington', the boundary is formed by close board fence approximately 2 metres high with a tall, evergreen hedge to the rear, and within the house curtilage. Moving westwards this boundary is delineated by post and rail and there are a number of offsite mature eucalyptus trees and conifers, growing to more than 10 metres in height. Open post and rail fencing follows the rear or western boundary of 'Wilmington'.

- 4.6 Vegetation within Steyne Wood encloses the Site to the north, providing a strong visual and physical barrier. A low post and barbed wire fence delineates the boundary. This fence continues along the western Site boundary, accompanied by a field hedgerow and occasional trees, including two mature oak trees.
- 4.7 The southern Site boundary is delineated by an open concrete post and wire fence with gappy scrub and a belt of trees. At the western end there is a distinctive group of Lombardy Poplars, over 20 metres in height. Moving eastwards, a belt of Alder, approximately 6 to 8 metres in height follow the boundary within the recreation ground. At the western end a substantial belt of trees and scrub including Ash and Poplar, to approximately 10 metres in height are growing on the recreation ground adjacent to the Site boundary. Where the boundary runs behind the industrial park, increased scrub and bunding creates a dense visual screen.
- 4.8 The Site access road has a bank to the north with bracken, scrub and trees to approximately 6 metres on top of this. To the south of the road dilapidated close board fence and gates to 2 metres are overgrown with vegetation with occasional trees, including large conifers, on Arundel Road.
- 4.9 Vegetation within the Site is generally associated with internal boundaries. Areas of unmanaged scrub and hedgerows up to 3-4 metres in height are associated with the close board and corrugated fences surrounding the industrial area, and domestic trimmed hedges and larger trees, including larger conifers and fruit trees, follow the curtilage of New Place Bungalow. There are also large areas of unmanaged scrub and trees in the north-eastern part of the Site.

Topography

- 4.10 The topography of the Site is gently sloping from a high point of 20 metres Above Ordnance Datum ('AOD'), at the north-eastern corner of the Site on Arundel Road, to a low point of 11 metres AOD in the north-western corner.
- 4.11 Land to the south-west of the Site is characteristically open, flat and low lying. Crossed by rifees and ditches, the land falls to 1 metre AOD adjacent to the A259 to the south. The Site lies at the foot of slopes which rise to the north and east across Poling Furze fields to a local high point near to Patching, north of the A27. To the north-west, land falls into a small valley encompassing Hammerpot, New Place Farm and the ponds at Decoy Wood.
- 4.12 Further afield, the dip slope of the South Downs gradually rises beyond the A27 to a ridgeline several km to the north. An outlier of the South

Downs and local viewpoint, Highdown Hill, is located to the east of Angmering and south of the A27.

Visibility

- 4.13 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in Appendices A and B and on the photographs in Appendix C.
- 4.14 Although there are a number of vantage points affording views of the Site from the south, including the recreation ground, surrounding housing and public rights of way to the south-west, there are in contrast, very few views possible from the north or east. Steyne Wood and Poling Furze fields, to the north and east of the Site respectively, confine any views from this direction to the near distance. These mature woodlands effectively block views of the Site from the A27 and rising ground in the South Downs National Park beyond. In contrast the open, low-lying farmland to the south and west offers more opportunities for near and middle distance views.
- 4.15 The key views of the Site are described in the tables contained in Appendix F and are summarised below.

Views from the North and East (Near Distance Views)

- 4.16 Views from Arundel Road are most readily available at the existing main entrance, and the gated access at the north-east corner of the Site. Between these two access points the roadside is well vegetated, and a strip of land with outline planning permission fronts the road. Views along the driveway to the industrial park, in the south-east corner of the Site (Photograph 8) comprise a narrow view framed by fencing to the south and a bank and vegetation to the north.
- 4.17 From an elevated vantage point at the north-eastern Site access gate, there are views across the Site to the northern boundary and edge of Steyne Wood (Photograph 9). The land between New Place Bungalow and Arundel Road with outline planning permission has been cleared of vegetation and there are views through the adjacent gateway to the roof of the Bungalow, and across buildings and caravan storage within the south-eastern part of the Site to the belt of trees on the southern Site boundary. Some longer distance glimpsed views are possible to taller buildings and the gas holder in Littlehampton.
- 4.18 Views towards the Site from Arundel Road at the junction with the A27 (Photograph 10), are restricted by dense roadside vegetation, the eastern edge of Steyne Wood and vegetation on the boundaries of

‘Wilmington’. Arundel Road rises towards the Site from this viewpoint, and there are glimpses of the eastern Site boundary at the brow of the hill where it fronts the road.

- 4.19 Views from the residential property, Wilmington, on Arundel Road at the north-eastern corner of the Site (Photograph 11) are similar to those from the junction with the A27. Views are confined to the road frontage at the north-eastern part of the Site and glimpsed views to scrub above the dense hedgerow vegetation on the southern boundary of Wilmington. The Wilmington house blocks further views of the north-eastern part of the Site and beyond. Views of the northern part of the Site are possible from the rear windows of Wilmington across the open, western garden boundary. Oblique, filtered views are also available through vegetation on the southern garden boundary.
- 4.20 Mature, deciduous woodland at Steyne Wood provides an effective screen to the Site from possible vantage points to the north, including the A27, Hammerpot Garage, The Woodman Arms, New Place Farm and associated residential properties. Situated on ground rising from the A27 towards the Site, and flanking the full length of the northern boundary of the Site, Steyne Wood continues westwards to encompass Decoy Wood, thus providing a continuous visual screen along the entire north and north-western edge of the Site.

Views from the South and West

- 4.21 Views from Arundel Road to the south (Photograph 12), are limited to glimpses of the main entrance to the Site on Arundel Road. A combination of the road curving to the west, dense roadside vegetation and the Site being set back from the road frontage, prohibits any views to the Site from this viewpoint.
- 4.22 There are open views from the recreation ground and pavilion to the entirety of the southern Site boundary. There are views across the western part of the Site to Steyne Wood from the footway that links to Arundel Road in the eastern corner (Photograph 13). These views are partially filtered by the belt of trees and scrubby vegetation along the southern boundary. Views to caravan storage and buildings in the industrial park in the eastern part of the Site are further filtered by the belt of trees and bunding overgrown by vegetation on the south-eastern Site boundary.
- 4.23 There are similar filtered views across the Site from a number of houses surrounding the recreation ground to the south of the Site. Views from the row of houses on Decoy Drive to the rear of the pavilion parking area have open views from most front upper and lower storey windows. The row of houses to the north of Decoy Drive have views from rear upper

storey windows, as will a number of semi-detached houses on Palmer Road, which have views between the rows of houses on Decoy Drive. Houses on the western side of Arundel Road, including numbers 44 to 68, will have oblique views from rear, upper storey windows, further filtered by gappy trees on the eastern edge of the recreation ground. A row of bungalows at the western end of Palmer Road and adjoining the recreation ground have occasional glimpsed views to the Site over rear garden fences.

- 4.24 Similar, partial views are available from the corner of Decoy Drive and Palmer Road (Photograph 14), across the western part of the Site to Steyne Wood, filtered by the belt of trees on the southern Site boundary.
- 4.25 Public footpath 2176 runs along the western edge of Angmering, passing the housing on Palmer Road, along the western boundary of the recreation ground, and the Site to enter Steyne Wood at the north-western corner of the Site. Approaching the Site from the south, views from the public footpath to the rear of houses on Palmer Road are restricted to the western boundary of the Site. At the south-west corner of the recreation ground (Photograph 15), there are glimpsed views across all but the north and north-eastern part of the Site. On passing the recreation ground and Site, more immediate views across the Site are filtered by hedgerow vegetation adjoining the public footpath and on the Site boundaries. Views of the Site are restricted upon entering Steyne Wood.
- 4.26 There are opportunities for occasional views to the Site filtered by intervening vegetation, where public footpath 2198, runs parallel to public footpath 2176. A vantage point at a field gateway at the edge of Steyne Wood (Photograph 16), offers filtered views across the western Site boundary to New Place Bungalow, caravan storage and industrial area.
- 4.27 Decoy Wood confines views of the Site to the southern stretch of public footpath 2201, when travelling towards Poling (Photograph 17). Filtered views to buildings within the northern part of the Site are possible, as are views to housing surrounding the recreation ground and on the western edge of Angmering. Woodland on high ground within Poling Furze fields provides a strong backdrop to these views of the Site and surrounding development.
- 4.28 Public footpath 2156 affords similar distant views from a stretch near to a footbridge over Black Ditch (Photograph 18). Filtered by Intervening vegetation, views to the Site have a strong backdrop provided by woodland on high ground within Poling Furze fields. New Barn in the foreground and housing on the western edge of Angmering is clearly visible, also softened by a backdrop of woodland and trees to the east.

Views to the Site are lost on continuing south on this public footpath due to vegetation associated with Rustington Golf Course.

- 4.29 Views from public footpath 2155, which runs from Poling to the western edge of Angmering past the site of the Roman Villa (Photograph 19) are across open, flat farmland towards the south-west corner of the Site. The distinctive shape of the Lombardy Poplar's on the south-western Site boundary are visible, along with the belt of trees along the extent of the western and southern boundaries. Wooded slopes to the north of the A27 increasingly provide a dark backdrop to the Site from this location. A vantage point near the western edge of Angmering (Photograph 20), illustrates the distinctive dark horizon of mixed woodland to the north of the Site. Housing on the western edge of Angmering is again clearly visible but benefits from the wooded backdrop provided by Poling Furze fields and beyond. Possible glimpses to the Site from upper windows of houses at the junction of Thatchway and public footpath 2155, are filtered by intervening vegetation and outbuildings associated with Old Place Farm.
- 4.30 There are glimpsed views of the Site from the top floor of the four storey residential blocks and large industrial sized buildings at Toddington, however, these are very distant views where the Site is not discernible. There are similar glimpsed views of the Site from the short, elevated stretch of the A259, although the road corridor is heavily vegetated and there is intervening vegetation associated with the golf course. There are also potential glimpsed views of the Site from Rustington Golf Course, through gaps in the intervening vegetation.
- 4.31 The vantage point on public footpath 2195 (Photograph 21) on the western edge of Angmering, adjacent to the drive to Old Place Farm, affords filtered views to the western part of the Site including the distinct form of the Lombardy Poplar trees on the south-western boundary. Similar views would be possible from a number of buildings and the grounds associated with Old Place Farm.

Views from the South Downs National Park (SDNP)

- 4.32 There are limited opportunities for views towards the Site from the SDNP due to the topography of the surrounding land and woodland enclosing the Site to the north and east. Views towards the Site from within the SDNP are discussed below.
- 4.33 Extensive views across the eastern edge of Angmering to the wooded slopes of the South Downs National Park, on the horizon to the north and north-west, are available from the western slopes of Highdown Hill. Views from public footpath 2139_3 (Photograph 22) encompass development to the east of Dapper's Lane, woodland at Poling Furze fields, the

communications mast on Dapper's Lane and the A27. The Site is not visible in these views, due to intervening vegetation and housing within Angmering.

- 4.34 Extensive views are also possible from public footpath 2139_3 at a higher elevation on the western side of Highdown Hill (Photograph 23). From this location there are more extensive views to the slopes of the SDNP to the north and north-west and across the coastal plain to the south-west. The Site is not visible from this vantage point due to intervening vegetation and housing within Angmering.
- 4.35 Views from public footpath 2148 on the lower slopes of Highdown Hill (Photograph 24) look towards Angmering with development on the eastern edge of the settlement visible. The Site is not visible from this route, with intervening vegetation and development screening views. Distant views to the SDNP to the north-west are not possible from this vantage point.
- 4.36 The Site is not visible from public vantage points within the SDNP to the north of the A27, restricted by the rising landform and the many copses and blocks of woodland in the near or middle distance. A vantage point on the A27 at the access to public footpath 2190 (Photograph 25) illustrates the effect of the dense vegetation to the South of the A27 and at Steyne Wood in screening views to the Site.
- 4.37 Views from public footpath 2190, approximately 200 metres north of the A27 (Photograph 26) further demonstrate the screening provided by vegetation along the A27 and within Steyne Wood.
- 4.38 Public footpath 2187 affords filtered views of the A27 and its associated junction with Arundel Road (Photograph 27). The Site is however not visible from this route, screened by intervening vegetation and woodland.

Landscape Quality, Value and Sensitivity

- 4.39 The Site does not carry any statutory or non-statutory designations for landscape character or quality.
- 4.40 The landscape around the Site is broadly characteristic of the following character areas in the WSCC Landscape Character Assessment 2003; SC12 Angmering Upper Coastal Plain immediately surrounding the Site, a mainly undulating farmland with a strong network of hedgerows and hedgerow trees and medium to large blocks of woodlands; and SC11 Littlehampton and Worthing Fringes to the south-west, a low lying flat, open landscape of rife and ditches, with a dominant urban fringe and settlement edges often in sharp contrast with adjacent open countryside.

- 4.41 There are no notable landscape features within the Site. However, the Tree Survey identifies two individual, Category A, oak trees on the western Site boundary and the area of mixed broadleaf woodland to the north, Steyne Wood, as being of high quality. Woodland to the east of the Site, at Poling Furze fields is covered by a Tree Preservation Order. The larger, open part of the Site is considered to be of medium landscape quality. The degraded industrial areas of the Site are considered to be of a low landscape quality.
- 4.42 The large, relatively flat arable fields and grassland within the Site, are influenced by urban elements on the edge of Angmering, including the recreation field and pavilion to the south and surrounding housing, which all affect the existing landscape character of the Site. In addition, land between New Place Bungalow and Arundel Road, adjoining the eastern Site boundary, has outline planning permission for 9 houses with garages. Surrounding woodland has a more rural influence, although it provides an effective screen for the Site from potential vantage points to the north and east, including those from within the South Downs National Park. The Site has a strong wooded backdrop in views from both the west, provided by woodland at Poling Furze fields, and from the south, provided by Steyne Wood and the wooded slopes of the South Downs. Existing vegetation on the Site boundaries, in particular the belts of trees and hedgerows on the western and southern boundaries provide further visual enclosure of the Site. The Site is considered to have a medium to low sensitivity to residential development, with the previously developed parts of the Site having the lower sensitivity.
- 4.43 Although there is no public access to the open fields within the Site, it has a local value attached to its open nature, located adjacent to the recreation ground and a public footpath, therefore it is considered that the Site has a medium landscape value. The industrial area is considered to have a low landscape value.
- 4.44 The wider landscape surrounding the Site, in particular Steyne Wood to the north and Poling Furze fields to the east are considered to be of medium / high landscape quality, sensitivity and value. To the south-west arable farmland is considered to be of a slightly lower landscape quality, sensitivity and value.
- 4.45 The recreation ground, 1930's housing on Palmers Road and Arundel Road and late 20th century terraces on Decoy Drive to the south of the Site are of a generally pleasant character and considered to be of medium townscape quality, sensitivity and value.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 This section provides a brief description of the development proposals for the Site. It then goes on to assess the suitability of the Site to accommodate the development in terms of potential impacts on landscape character and visual amenity resulting from the proposals.

5.2 The proposals, which are in outline, are for a residential development of up to 200 dwellings, with public open space and associated infrastructure together with the removal of the existing industrial park. The housing will be predominantly two storeys in height, with some 2½ storey dwellings. The findings of this appraisal have informed the preparation of a 'Development Framework Plan'. The key landscape principles incorporated within the development proposals include the following:

- Corridor of open space around the perimeter of the Site incorporating tree and shrub planting to form woodland and meadow areas;
- Strengthening of existing boundary vegetation, including planting within hedgerows on the western boundary and onsite planting to complement the largely off site belt of trees on the southern boundary;
- Creation of a corridor of open space including appropriate planting, to protect and enhance the sensitive edge of Steyne Wood on the northern Site boundary;
- Incorporation of Sustainable Drainage Systems (SuDs) network within the public open space in the north-western corner of the Site, and associated creation of new wildlife habitats;
- Creation of a recreational route through public open space around the periphery of the Site, including the provision of new pedestrian links to adjoining recreational ground and the surrounding public rights of way network; and
- Provision of a focal central open space for the development incorporating a new sports pitch.

5.3 The key landscape and visual effects are summarised in the tables in Appendix F and described in the relevant section below.

Relationship to Settlement

5.4 The proposed development at the Site has strong boundaries to the north at Steyne Woodland the A27 beyond, and to the east at Arundel Road and woodland at Poling Furze fields, providing clear visual and

physical boundaries. The recreation ground is located to the south and public footpath 2176 delineates the western boundary of Site. Existing development within north Angmering is largely contained by public footpath 2176 on the western edge of the settlement and Dapper's Lane to the east.

- 5.5 The Site is well related to the existing settlement pattern and the eastern part of the Site has been previously developed, containing a small scale industrial park. An approved development for 9 new houses and garages on land to the immediate east of the Site extending the existing settlement northwards along Arundel Road. The woodland at Steyne Wood to the immediate north of the Site provides a strong defensible boundary to this extended settlement edge and contains the Site from the north.
- 5.6 Proposed open space and recreational routes within the Site will provide access and links between the Site and the wider community through the recreation ground and the surrounding public rights of way network. The proposed development is well related to the settlement of Angmering, and not out of character with the largely residential development located in the north of the settlement.
- 5.7 The Site represents a relatively unconstrained location for growth of Angmering. By contrast, south Angmering is constrained by the Angmering to Rustington and East Preston Gap (as shown on the emerging Local Plan Inset Maps), along with open space associated with Ham Manor Golf Course, both of which constrain future growth to the south and west of Angmering. The Angmering and Worthing Gap also acts as a constraint to future growth to the east and south-east of the settlement.

Landscape Features

- 5.8 There are limited existing landscape features within the body of the Site. Boundary hedgerows will be retained where possible, and strengthened through additional planting, in particular on the western boundary. A number of trees identified in the Tree Report as being of particular value, including; two mature oak trees on the western boundary; the offsite woodland Steyne Wood; and to a lesser degree a group of significant trees, including Poplars, on the south-western boundary; will be protected by a buffer of open space around the perimeter of the Site. Trees on the southern Site boundary will be retained where appropriate and additional planting carried out in open space along this boundary.

Public Rights of Way

- 5.9 Public footpath 2176 runs to the west of the hedgerow on the western Site boundary and the proposed development will not affect the route

of this public right of way. New pedestrian and cycle links will connect the proposed development with this public right of way and the surrounding network.

- 5.10 The proposals will open up the Site to public access, providing improved recreation opportunities, including a sports pitch serving both the new and existing community.

Visual Effects

- 5.11 As identified in the visual assessment in Section 4, views of the Site are largely confined to vantage points located to the south and west. Surrounding woodland to the north and east envelop the Site restricting views from the South Downs National Park. There are views, filtered to varying degrees, from the recreation ground and surrounding housing to the south, as well as from public rights of way crossing farmland to the south-west. Views from Littlehampton's northern built up edge, the A259, Rustington golf course and scattered dwellings are distant, heavily filtered and considered largely insignificant.
- 5.12 Key views and visual effects of the proposed development at the Site are detailed in the tables at Appendix F, and briefly discussed below.
- 5.13 Framed views to proposed housing will be possible along the existing Site entrance from Arundel Road. These will be glimpsed views from the footway and road, and will replace existing views of buildings and signage associated with the industrial park, which will be removed. At the north-eastern corner of the Site on Arundel Road, existing views across the eastern part of the Site will be replaced with views to the proposed main Site roundabout entrance, associated open space and housing.
- 5.14 There will be no change in views from buildings within Hammerpot, to the north or south of the A27 junction. Glimpsed views will be possible from the A27 junction with Arundel Road to the proposed access to the Site and associated open space. There will also be possible glimpsed views of the roofs of new housing within the Site. These glimpsed views will be seen in the context of the approved development on land between New Place Bungalow and Arundel Road.
- 5.15 Similar views from Arundel Road, adjacent to Wilmington, will also allow possible glimpses to roofs of proposed housing across the northern Site boundary where it adjoins the Wilmington curtilage. Filtered views will be possible from the rear windows of Wilmington of the proposed open space adjacent to Steyne Wood and proposed housing within the north of the Site.

- 5.16 Proposed views from Arundel Road on the approach from the south of the Site will afford glimpses to the proposed southern Site entrance, however all proposed development will be set back from Arundel Road and screened by existing housing and vegetation on Arundel Road.
- 5.17 Proposed housing within the southern part of the Site will be visible from the recreation ground, with retained vegetation along the southern Site boundary and new planting within the southern open space filtering views. These views will be seen within the context of existing housing surrounding the southern and eastern sides of the recreation ground.
- 5.18 Views from Decoy Drive will be similar to those gained from the recreation ground, although at the junction with Palmer Road these will be partial views, restricted in extent by foreground houses. Views of the proposed housing in the south of the Site will be possible from properties on Decoy Drive, with first floor and occasional ground floor views possible.
- 5.19 From the eastern end of Palmers Road, views of the proposed development will be oblique or partial from upper floor rear windows. Similarly, Arundel Road houses will have oblique and filtered views from upper floor rear windows. Glimpsed views of the new housing in the western part of the Site will be possible from the rear windows and gardens of bungalows at the western end of Palmer Road.
- 5.20 Filtered views of the proposed housing in the south of the Site will be possible from public footpath 2176 at the south-western corner of the recreation ground. Filtered but immediate views of the proposed housing in the west of the Site will also be possible from the extent of footpath as it runs adjacent to the western Site boundary. These views will become increasingly filtered by proposed planting within the open space in the west of the Site.
- 5.21 Public footpath 2198 at Steyne Wood will afford filtered views to the proposed housing in the west of the Site. These views will be increasingly filtered by proposed vegetation within open space on the western boundary, with a strong wooded backdrop to the east.
- 5.22 Similar to the above, although more distant, views to proposed roofs of the new houses will be possible from public footpaths 2201 and 2156, east and south of Poling respectively. These views will be filtered by intervening vegetation, increasing over time as mitigation planting matures. With a strong wooded backdrop, proposed housing will be seen in the context of existing properties on the western edge of Angmering.
- 5.23 Glimpsed views of roofs of the proposed housing will be possible from Rustington Golf Course, filtered by foreground and boundary

vegetation. Possible glimpsed views to roofs of proposed housing from tall buildings in Taddington will be distant, as will any glimpsed views from the A259.

5.24 There will be views to roofs of proposed housing, filtered by intervening and Site boundary vegetation from public footpath 2155, to the west of Angmering. The proposals will be viewed within the context of houses on the western edge of Angmering and have a strong wooded backdrop.

5.25 Views from public footpath 2195, on the western edge of Angmering, will be limited to possible glimpses of roofs of proposed housing, with intervening vegetation screening the majority of views. Similar views will be possible from buildings at Old Place Farm.

Assessment of Views from the South Downs National Park

5.26 Views from public rights of way on the upper slopes of Highdown Hill are far reaching across Angmering to the wooded hills of the South Downs National Park, (SDNP), to the north and west. However, intervening tree cover and built form to the east of Dapper's Lane will restrict views to proposed development within the Site. Although there is the potential for glimpsed views to the roofs of proposed housing this would form a small part of a wide vista. Any glimpses of the proposals will be seen within the context of existing development in north Angmering, surrounded by substantial tree cover, and with a strong wooded backdrop to the north and north-west. The proposed development will not be visible from vantage points on the lower slopes of Highdown Hill, having insufficient elevation to see above intervening built form and vegetation.

5.27 From vantage points within the SDNP to the north of the Site, vegetation lining the the A27, along with Steyne Wood, restrict views and the proposed development will not be visible from either the A27 or public footpaths crossing fields to the north. Extensive woodland in Angmering Park limits possible vantage points further to the north. Public footpath 2187, crossing a field to the north-east of Hammerpot, may afford potential winter glimpses to roofs of the proposed development through the eastern edge of Steyne Wood. However, any views will be heavily filtered by intervening vegetation and seen in the context of the foreground A27.

Landscape Effects

5.28 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. The larger open, arable and grassland part of the Site, although generally pleasant in character, is influenced by urban elements to the south. The recreation ground surrounded by concrete post and wire fencing, associated pavilion and adjoining

terraced housing all affect the character of the Site, as does the presence of the industrial area, caravan parking, New Place Bungalow and areas of scrubby unkempt land within the Site. Although the Site is assessed as having a medium to low sensitivity to housing development, the effective visual screen of the woodland to the north and east, renders the Site relatively less sensitive, as does the presence of the land with outline planning permission for housing on the Arundel Road frontage. Taking into account all of the above, it is not considered that the proposals will be out of character in this location on the northern edge of Angmering.

Compliance with Landscape Planning Policy and Guidance

- 5.29 The Development Framework Plan illustrates a residential scheme that is sensitive to its location, protecting existing landscape assets and providing new areas of open space, recreational routes and green infrastructure. The proposals are well related to the existing settlement, can be accommodated without material effect on the surrounding townscape and are contained in views from the wider landscape. The proposed development will not conflict with national or local landscape planning policy.
- 5.30 Strategic Site Allocation SD9 Angmering North, is located to the north-east of Angmering, east of Dapper's Lane and outside the existing Built-up Area boundary. Close to, or adjoining, the South Downs National Park boundary and often visible from vantage points within the SDNP, it is considered that the allocation is generally less well related to the existing settlement pattern of Angmering, than the proposed development at the Site.
- 5.31 The Arun Landscape Study – Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026 assesses Landscape Character Area, (LCA), 40 Lyminster-Angmering Coastal Plain, which encompasses the Site, as having substantial landscape sensitivity. This LCA encompasses a very large area of land between Angmering and Crossbush/Lyminster, with the Site forming a very small part on the eastern edge of this LCA. It is considered that the Site has a lower sensitivity than the balance of the LCA 40 for reasons discussed above, including the degree of enclosure afforded to the Site by surrounding woodland.
- 5.32 West Sussex County Council's, 'A Strategy for the West Sussex Landscape', identifies Landscape Guidelines for residential development on the rural urban fringe. The Development Framework Plan for the Site incorporates the requirements of the guidelines, including; retention, where possible, of the existing key landscape features such as hedgerows on the western boundary and significant

trees on the boundary; enhancement of the important woodland edge of Steyne Wood through provision of open space corridor/ buffer along the northern Site boundary; and enhancement of existing boundary vegetation, including new planting within open space corridors along the western and southern boundaries to integrate the proposal development into the surrounding countryside.

6.0 CONCLUSION

- 6.1 The Site is located to the north of Angmering, with the A27 running approximately 150 metres to the north of the Site. Arundel Road forms a short stretch of the eastern Site boundary, with Steyne Wood forming the boundary to the north, arable farmland to the west and a recreation ground to the south. The western part of the Site comprises arable land with a small scale industrial park, including caravan storage in the south-east corner; a residential property, New Place Bungalow on the eastern boundary; and a small parcel of scrubland in the north-east corner.
- 6.2 The Site itself is not covered by any statutory or non-statutory designations for landscape character or quality, and there are no notable landscape features within the Site. Two individual trees on the western Site boundary and the area of mixed broadleaf woodland to the north, Steyne Wood, are identified as being high quality and will be protected within the development proposals. The larger part of the Site is considered to be of medium landscape quality and value, with the industrial area being of low landscape quality and value. The Site is assessed as having a medium to low sensitivity to housing development, due to a number of urbanising elements, including the industrial park within the Site, recreation ground and existing & planned housing surrounding the Site.
- 6.3 The proposed development has strong boundaries, including Steyne Wood and the A27 to the north and Arundel Road and woodland at Poling Furze fields to the east. Land to the east of the Site with outline planning permission for housing will extend the Built-Up Area boundary northwards along Arundel Road in much the same way as the proposals. The Site is considered to be well related to the settlement, and the proposals would not be out of character with the surrounding development within Angmering.
- 6.4 The visual assessment found that views of the proposed development are largely confined to vantage points located to the south and west, with views from the north and east restricted by woodland surrounding the Site. There are views, filtered to varying degrees, from the recreation ground and surrounding housing to the south, as well as from public rights of way crossing farmland to the south-west. Possible additional views from development associated with the northern edge of Littlehampton are distant, heavily filtered and considered largely insignificant.
- 6.5 Views of the proposals from the South Downs National Park are restricted by landform, the enclosed nature of the Site and intervening development and vegetation. The upper slopes of Highdown Hill offer far reaching views across Angmering to the wooded hills of the SDNP in

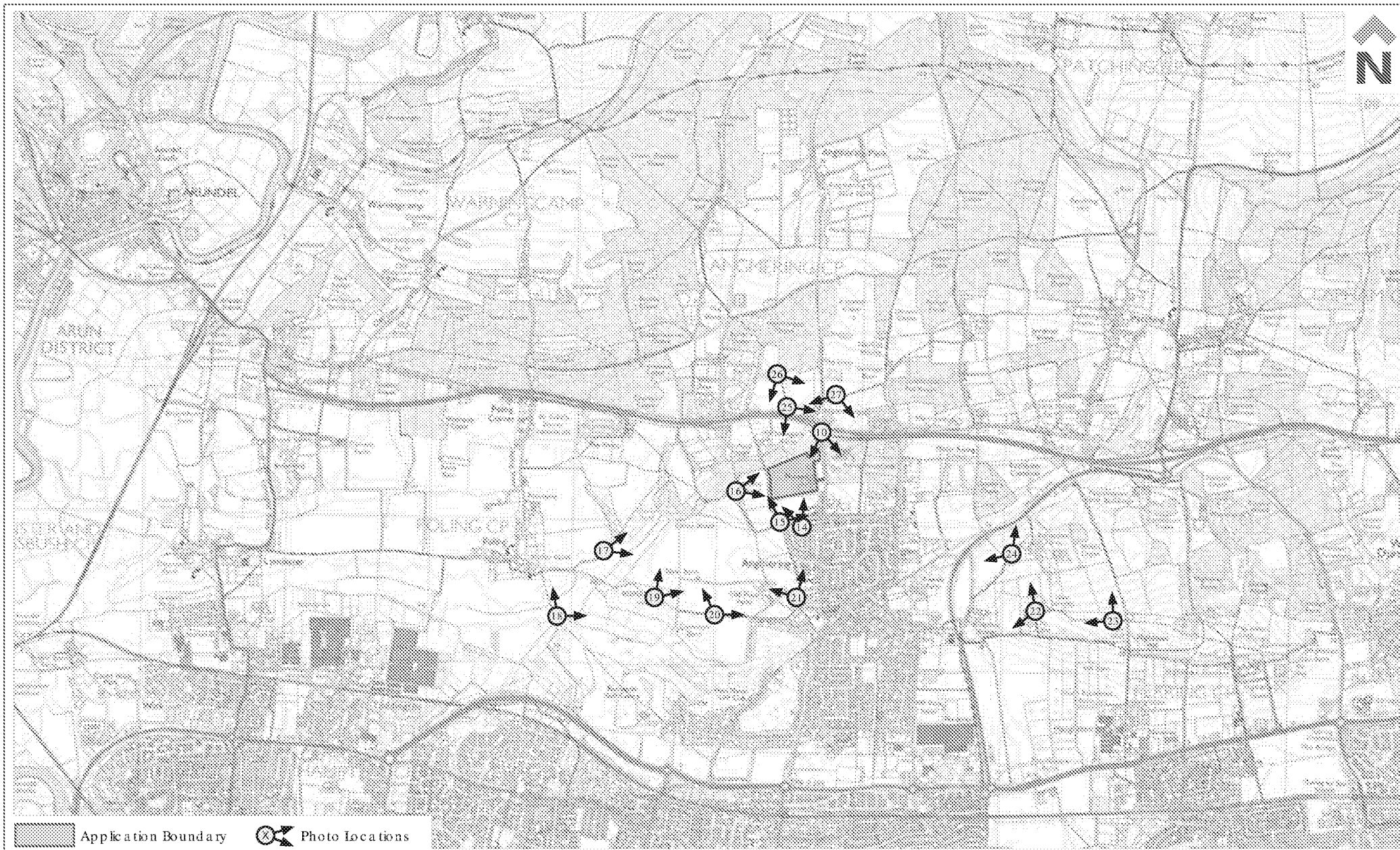
the north-west. However, due to intervening development and vegetation on the eastern edge of Angmering any possible glimpses to roofs of the proposed housing will be seen behind existing views of built form with Angmering. Extensive woodland in Angmering Park limits possible vantage points to view the Site from the SDNP to the north of the A27. Woodland surrounding the Site restricts any possible glimpses of roofs of proposed housing to fields to the north-east of Hammerpot.

- 6.6 The Development Framework Plan illustrates how the proposals can be sensitively accommodated within the Site. The creation of public open space around the perimeter of the Site, to protect the sensitive edge of Steyne Wood, strengthen existing boundary vegetation and provide new links with surrounding public rights of way and public open space will all help to integrate the development into the fabric of the existing settlement and within the wider landscape.
- 6.7 For the reasons set out in this assessment, it is considered that the Site can accommodate residential development in line with the proposals shown on the Development Framework Plan, and in accordance with the principles set out in Section 5, without giving rise to material landscape, townscape or visual effects.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)

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Application Boundary Photo Locations

CSA
environmental

Duke & Bams, High Street,
Arundel, West Sussex, SG7 5NF

Project Land West of Arundel Road, Angmering

Date October 2017

Drawing No. CSA/3467/104

Drawing Title Site Location Plan

Scale 1/5 A4 NTS

Rev. A

Client Gladman Developments Ltd

Drawn JH

Checked NT

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Appendix B

Aerial Photograph
(Showing near to middle distance photo locations)

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Application Boundary Photo Locations

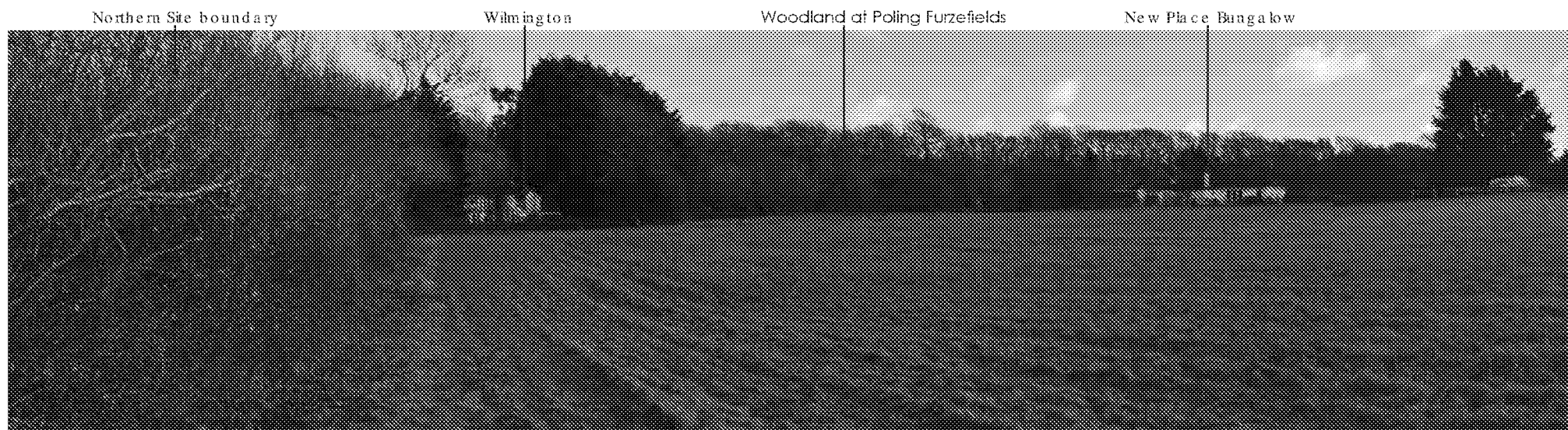
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			Drawing By	Aerial Photograph	Scale	1/4 A4 NTS	Rev	A
			Client	Gladman Developments Ltd	Drawn by	JH	Checked by	NT

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Appendix C

Photosheets

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View towards Arundel Road across the parcel of land in the north-east corner of the Site **Photograph 01**View towards the eastern Site boundary from Steyne Wood on the northern Site boundary **Photograph 02**

CSA
environmental

Duke & Bams, High Street,
Arundel, West Sussex, SG7 5NT

Project Land West of Arundel Road, Angmering

Drawing No. CSA/3467/107

Rev A

Drawing Title Photosheets

Date December 2017

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New Place Bungalow

Western Site boundary



overlap

Steyne Wood



overlap

View towards the western Site boundary from the north-east corner of the Site **Photograph 03**

CSA
environmental

Duke's Barns, High Street,
Arundel, West Sussex BN26 9NT

Project Land West of Arundel Road, Angmering

Drawing No. CSA/3467/107

Rev A

Drawing Title Photosheets

Date December 2017

Client Gladman Developments Ltd

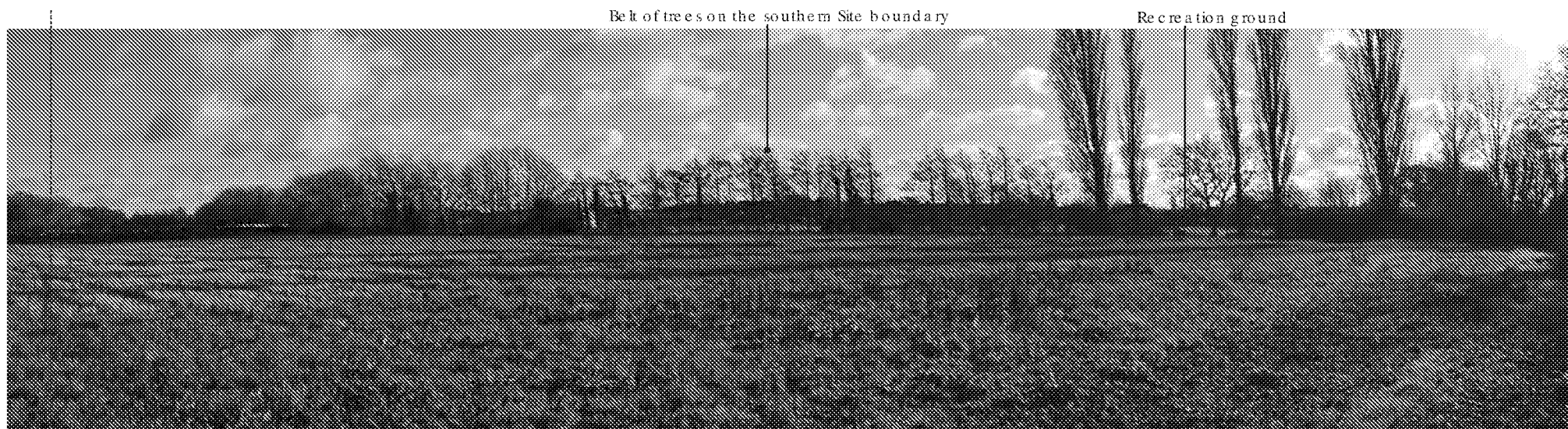
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overlap



overlap

View across the Site from the western Site boundary **Photograph 04**

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Duke & Bann, High Street,
Arundel, West Sussex, BN26 9NT

Project Land West of Arundel Road, Angmering

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Access Road adjacent to the eastern Site boundary

Belt of trees on the southern Site boundary to the rear of the industrial area



overlap

Western Site boundary

New Place Bungalow



overlap

View looking west from the access driveway to New Place Bungalow **Photograph 05**

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environmental

Duke & Bann, High Street,
Arundel, West Sussex, SG7 5NT

Project Land West of Arundel Road, Angmering

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Rev A

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overlap

Access drive from Arundel Road



overlap

View looking north from the industrial area within the south-east corner of the Site **Photograph 06**

CSA
environmental

Duke & Bann, High Street,
Arundel, West Sussex BN26 9NT

Project Land West of Arundel Road, Angmering

Drawing Title Photosheets

Client Gladman Developments Ltd

Drawing No. CSA/3467/107

Rev A

Date December 2017

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Belt of trees on the southern Site boundary



View looking south from the industrial area within the south-east corner of the Site **Photograph 07**

Access road into industrial park

Arundel Road



View looking north-west from the Site entrance on Arundel Road **Photograph 08**

CSA
environmental

Duke & Bann, High Street,
Amble, Northumberland, NE63 9NF

Project Land West of Arundel Road, Angmering

Drawing No. CSA/3467/107

Rev A

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Date December 2017

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Industrial buildings within the Site

North-eastern part of the Site

View looking south-west from the gateway into the Site on Arundel Road **Photograph 09**

Arundel Road

Properties on Arundel Road

View looking south along Arundel Road from the junction with the A27 **Photograph 10**

CSA
environmental

Duke & Bams, High Street,
Arundel, West Sussex, BN26 9NT

Project Land West of Arundel Road, Angmering

Drawing No. CSA/3467/107

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Woodland at Poling Furze fields

Arundel Road

Northern Site boundary

Wilmington



View looking south along Arundel Road towards the Site from 'Wilmington' **Photograph 11**

Housing on Arundel Road



View looking north along Arundel Road towards the Site from St Margaret's School **Photograph 12**

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Recreation ground pavilion

Southern Site boundary



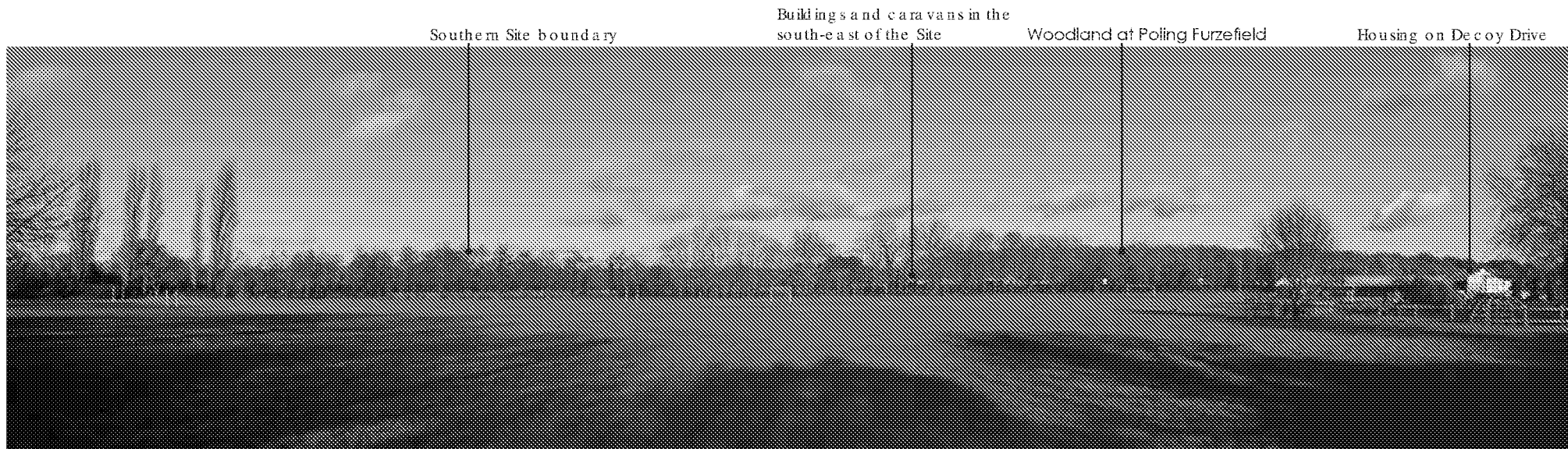
View from footway across the recreation ground looking towards the southern Site boundary **Photograph 13**

Southern Site boundary



View looking north across the recreation ground to the southern Site boundary from the junction of Decoy Drive and Palmer Road **Photograph 14**

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View across the recreation ground towards the southern Site boundary from public footpath 2176 **Photograph 15**



View looking east towards the Site from public footpath 2198 **Photograph 16**

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Houses on the western edge of Angmering



View looking north-east towards the Site from public footpath 2201 **Photograph 17**

Houses on the western edge of Angmering



View looking north-east towards the Site from public footpath 2156 **Photograph 18**

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Houses on the western edge of Angmering New Barn



View looking north-east towards the Site from public footpath 2155, near the site of the Roman Villa **Photograph 19**

Poplar trees on the southern Site boundary Houses on the western edge of Angmering Old Place Farm



View looking north-east towards the Site from public footpath 2155 **Photograph 20**

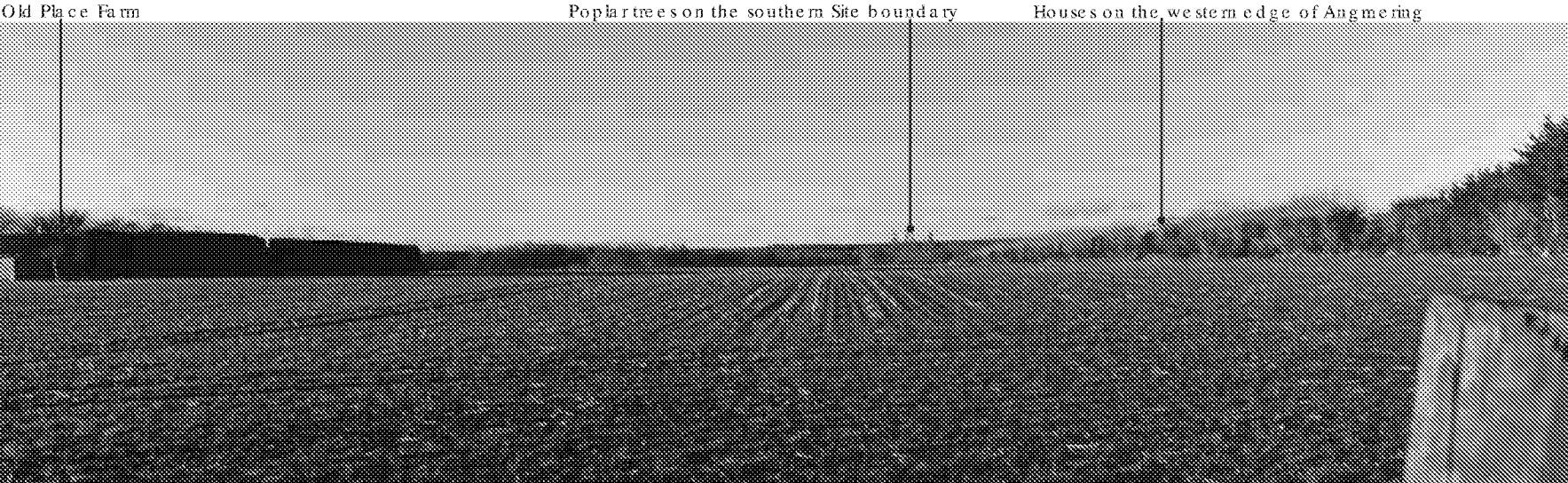


Duke's Barns, High Street,
Angmering, West Sussex BN15 2NF

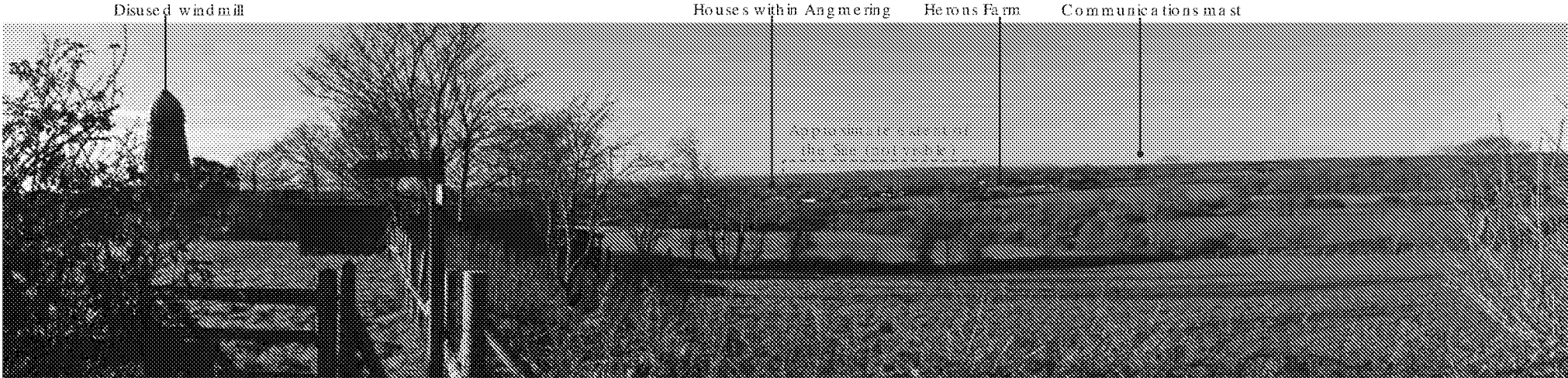


Project	Land West of Arundel Road, Angmering	Drawing No.	CSA/3467/107	Rev	A
Drawing Title	Photosheets	Date	December 2017		
Client	Gladman Developments Ltd	Drawn	JH	Checked	NT

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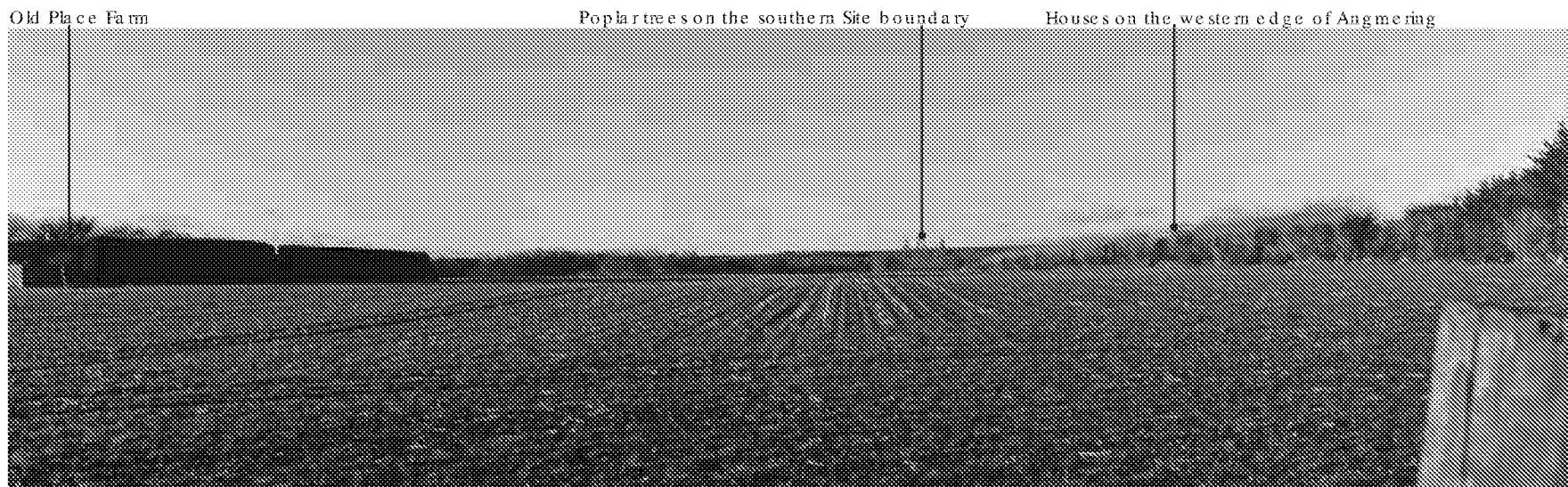
View looking north towards the Site from public footpath 2195 **Photograph 21**



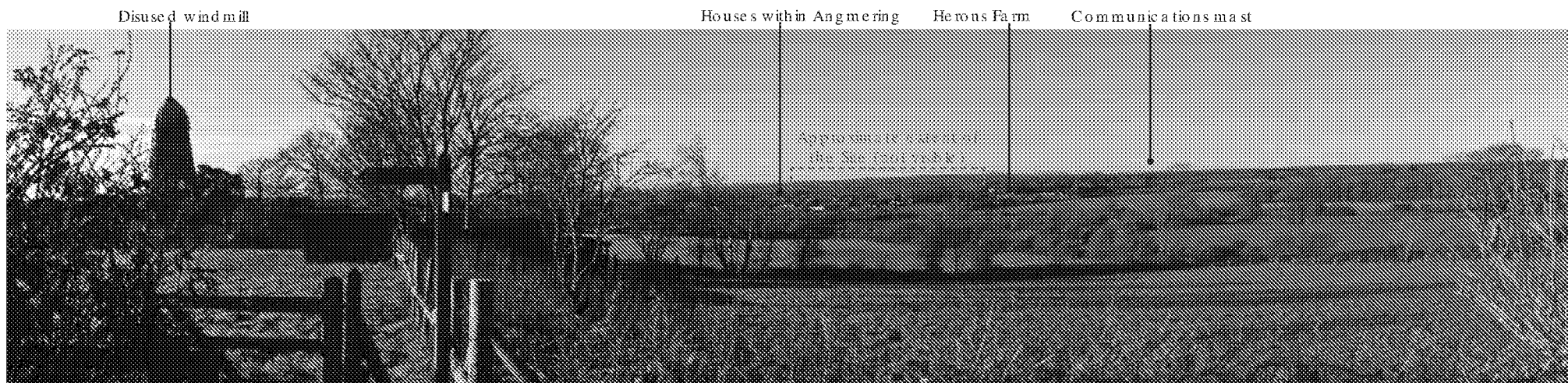
View looking north-west from public footpath 2139_3 on the western slopes of Highdown Hill **Photograph 22**

CSA environmental	Duke's Barns, Highdown Hill, Angmering, Brighton and Hove, S11 7JNT		Project Land West of Arundel Road, Angmering	Drawing No. CSA/3467/107	Rev A
	Client Gladman Developments Ltd		Drawing Title Photosheets	Date December 2017	
			Drawn JH	Checked NT	

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View looking north towards the Site from public footpath 2195 Photograph 21



View looking north-west from public footpath 2139_3 on the western slopes of Highdown Hill Photograph 22

CSA
environmental

Duke's Barns, Highdown Hill,
Angmering, West Sussex BN15 2NT

Project Land West of Arundel Road, Angmering

Drawing No. CSA/3467/107

Rev A

Drawing Title Photosheets

Date December 2017

Client Gladman Developments Ltd

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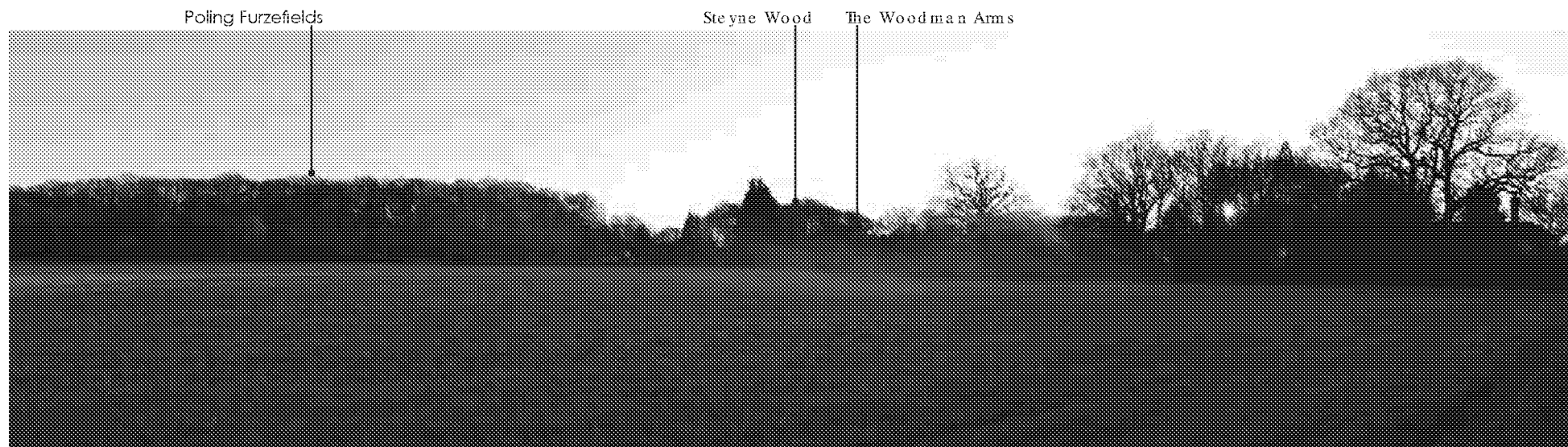


View looking east along the A27 at public footpath 2190 **Photograph 25**



View looking south from public footpath 2190 **Photograph 26**

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View looking south-west from public footpath 2187 **Photograph 27**

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Appendix D

MAGIC map and Heritage Information

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-  Site Boundary
-  South Downs National Park
-  Conservation Area
 - 1. Angmering Conservation Area
-  Scheduled Monument
-  Ancient Woodland
-  Replanted Ancient Woodland
-  Grade II* Listed Buildings within 1.5km
 - 1. The Parish Church of St Margaret
 - 2. Newplace Farmhouse
 - 3. Ecclesden Manor
-  Grade II Listed Buildings within 1.5km
 - 4. The Old Cottage
 - 5. Weaver Cottage
 - 6. Avenals Farmhouse
 - 7. Decoy Cottage
 - 8. Dovecote at Ecclesden Manor to the north west of the house
 - 9. Ecclesden Farmhouse
 - 10. Ham Manor Golf Clubhouse

CSA
environmental

Duke's Barns, High Down Ln,
Arundel, West Sussex, SG7 5NT

Project Land West of Arundel Road, Angmering

Date October 2017

Drawing No. CSA/3467/106

Drawing By MAGIC Map Extract & Heritage Plan

Scale 1:1 A4 NTS

Rev A

Client Gladman Developments Ltd

Drawn JH

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Appendix E

Public Rights of Way Plan

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CSA
environmental

Duke & Bams, High Street,
Arundel, West Sussex, SG7 5NF

Project Land West of Arundel Road, Angmering

Date December 2017

Drawing No. CSA/3467/113

Working Title Public Rights of Way Map

Scale 1:500 NTS

Rev A

Client Gladman Developments Ltd

Drawn JH

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Appendix F

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between landscape/townscape effects (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but substantial visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which (for assessments of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:-

- (i) existing land use;
 - (ii) the pattern and scale of the landscape;
 - (iii) visual enclosure/openness of views, and distribution of visual receptors;
 - (iv) the scope for mitigation, which would be in character with the existing landscape; and
 - (v) the value placed on the landscape.
- M4 There is a strong inter-relationship between landscape/townscape quality and sensitivity as high quality landscapes/townscapes usually have a low ability to accommodate change.
- M5 For the purpose of our assessment, landscape/townscape quality and sensitivity has been combined and is assessed using the criteria in Table LEL. Typically, landscapes/townscapes which carry a quality designation and which are otherwise

attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.

- M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:

‘The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.’

- M7 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty (‘AONB’) which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation.

- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.

- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial or adverse.

- M10 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to ‘substantial’ landscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only ‘slight’ or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape effects have been judged at completion of the development.

VISUAL EFFECTS

- M11 Visual effects are concerned with people’s views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:-

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

- M13 The sensitivity of the receptor was assessed using the criteria in Table VE1.

- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and once any landscape mitigation has had an opportunity to establish.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate the text is supported by tables which summarise the sensitivity of the views/ landscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are 'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZIV)

- M24 A ZIV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZIV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing

landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The proposed development is introduced into the model as either a representative spot height, or a series of heights, or a detailed 3D model of the development, and a viewer height of 1.7m is used. This is the first stage, or 'bare earth' ZIV which illustrates the theoretical visibility of a proposed development based on topography alone and does not take account of any landscape features such as buildings, woodland or settlements.

- M26 The second stage is to produce a 'with obstructions' ZIV with the same base as the 'bare earth' ZIV, but which gives a more accurate representation of what is 'on the ground'. Different heights are assigned to significant features such as buildings and woodland thus refining the model to aid further analysis. This data is derived from OS Maps and aerial photographs, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publically accessible areas.
- M27 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table IE 1

LANDSCAPE / TOWNSCAPE QUALITY, SENSITIVITY AND VALUE

Description of the Landscape / Townscape	Very High	High	Medium	Low
	Landscape Quality: An extraordinary and very attractive landscape which may be nationally recognised/designated for its scenic beauty e.g. National Park or Area of Outstanding Natural Beauty. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally e.g. World Heritage Site. Sensitivity: A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent. Value: Very high quality landscape or townscape with statutory designation for landscape/townscape quality, e.g. National Park, conservation area or registered park or garden.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual intrusions. A landscape known and cherished by many people from across the region, e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area. Sensitivity: A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape. Value: High quality landscape or lower quality landscape or with no limited public access, e.g. commons, public park or designated landscape.	Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. Townscape Quality: A typical pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Sensitivity: A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant. Value: A landscape of local value which may have limited public access. No recognised statutory designation for landscape/townscape quality.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mine excavations. Sensitivity: A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set. Value: Landscape generally of poor quality with no public access, no designations or recognised cultural significance.

Footnote:

1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Table IE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Total loss of or severe damage to key characteristics, features or elements	Partial loss of or damage to key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	No loss or alteration of key landscape/townscape characteristics, features or elements

Table IE 3 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Neutral
Description of the Effect	The proposal is damaging to the landscape/townscape in that they: - are at variance with the landform, scale and pattern of the landscape/townscape; - are visually intrusive and would disrupt important views; - are likely to degrade or diminish the integrity of a range of characteristics, features and elements and their setting; - will be damaging to a high quality or highly vulnerable landscape/townscape; - cannot be adequately mitigated.	The proposal is: - out of scale or out of odds with the landscape; - visually intrusive and will adversely impact on the landscape/townscape; - not possible to fully mitigate; - will have an adverse impact on a landscape/townscape of recognised quality or on valuable and important characteristic features or elements.	The proposal: - does not quite fit the landform and scale of the landscape/townscape; - will impact on certain views into and across the area; - cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape; - affects an area of recognised landscape/townscape quality.	
			The proposal: - complements the scale, landform and pattern of the landscape/townscape; - incorporates measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/townscape; - avoids being visually intrusive and adversely affecting the landscape/townscape; - maintains or improves existing landscape/townscape character.	

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows or rooms a week during the day. Users of Public Rights of Way with predominantly open views of scenery or landscape areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Valuable recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside – e.g. Country Parks, National Trust or other access land etc.	Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way with restricted views, a less extensive area or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	People in the place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. golfing links.

Table VE 2

VISUAL MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Dominate changes over a large proportion of the view(s).				
		Major changes over a large proportion of the view(s).			
			Major changes over a small proportion of the view(s).		
				Major changes over a small proportion of the view(s).	
					No discernable change to the view(s).

Table VE 3

VISUAL EFFECTS

	Substantial	Moderate	Slight	Insignificant	Neutral
Description of the Effects	The proposal would cause significant damage (or improvement) to a view from a sensitive receptor or less damage (or improvement) to a view from a more sensitive receptor and would be an obvious or dominant element in the view.				
		The proposal would cause minor damage (or improvement) to a view from a sensitive receptor or less damage (or improvement) to a view from a more sensitive receptor and would be a readily discernible element in the view.			
			The proposal would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity.		
				The proposal would not significantly change the view but would still be discernible.	
					No change in the view.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/ TOWNSCAPE EFFECTS					
Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect
Boundary Hedgerows	Medium for western boundary hedgerow. Low for eastern boundary domestic hedgerow.	Western boundary hedge, up to 4 metres high. Gappy and unmanaged with occasional trees, effective screening function. Trimmed, dense, domestic hedge, 2+ metres high on the eastern boundary.	Existing boundary hedgerow on the western boundary will be retained and strengthened to further increase its function as a screen in views from the south-west. Additional mitigation planting on this boundary will provide increased screening of the development from the surroundings. The eastern boundary hedgerow will be retained with the proposals.	Neutral	Slight Beneficial
Boundary Trees	High for 2 No. off site oak trees to the west. Medium for Poplars on southern boundary.	Mature off site oak trees adjacent to the western boundary identified by tree survey as having considerable scope for future contribution. Poplar trees, large distinctive trees in the surrounding farmland.	Existing boundary hedgerow, and hedgerow trees to be retained. Trees will be located within an open space corridor following the western and southern boundary of the Site. Poplar provide effective screening in views from the south and will be retained with additional mitigation planting within the Site on the southern boundary.	Neutral	Slight Beneficial
Boundary groups of Trees	Medium	An important belt of trees on the southern Site boundary. Includes Alder, Poplar and Ash. Largely offsite, located in recreation ground. Distinctive in the surrounding landscape.	Trees located offsite on recreation ground. Belt of trees provides effective screening of proposals on the southern boundary of the Site. Additional mitigation planting within a corridor of proposed open space on the southern boundary.	Neutral	Neutral
Scrub and Trees within the Site	Low	Unmanaged scrub areas within the north-eastern part of the Site and on boundaries surrounding the industrial area. Domestic vegetation associated with the curtilage of New Place Bungalow.	Internal scrub vegetation and trees largely removed. Possible retention of better quality vegetation where appropriate. Proposed replacement tree and shrub planting within boundary and central corridors of open space.	High	Moderate Adverse (reducing to slight adverse as proposed planting matures)
Arable Land	Medium	Open arable field occupies the south-western part of the Site.	Some areas of open space to be retained around the perimeter of the Site.	High	Moderate Adverse
Grassland	Medium	Open grassland occupies the north-western part of the Site.	Some areas of grassland to be retained as open space in corridor around the perimeter of the Site, SuDs network in the north-west corner of the Site, and within the centre of the Site.	High	Moderate adverse
Heritage Assets	n/a	No registered assets within the Site.	n/a	n/a	n/a

Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect
Landscape Character of the Site and immediate surroundings	Medium for the open part of the Site, Low for the developed industrial park in the south	The Site is not covered by any designations for landscape character or quality. Open part of the Site is generally pleasant but undistinguished in character, whilst the industrial park and scrubby area in the north-east part of the Site have a more degraded character, and are less sensitive to development. More rural character in northern part of the Site where influenced by woodland to the north, however this is offset by reduced sensitivity due to the woodland which prohibits views from north and east including from the South Downs National Park.	The proposed development will not be out of character with the housing and recreation field to the south and east of the Site. Parts of the site are considered to have a low sensitivity to development due to existing development in the industrial park and scrubby, derelict areas in the north-east and south-east. Proposed open space and mitigation planting on the south and western boundaries filters and softens the edge of the development. Proposed open space and planting on the northern boundary protects the edge of Steyne Wood. Land with planning permission between New Place Bungalow and Arundel Road reduces the sensitivity of the Site due to presence of housing on the frontage of Arundel Road.	Medium / High	Moderate Adverse
Townscape / surrounding area	Medium	Site surrounded by 1930's housing on Palmer Road and Arundel Road to the south and east, late 20 th century terraces on Decoy Drive. Recreation ground to the south.	Proposed development has strong visual and physical boundaries to the north and east provided by Steyne Wood, and A27 beyond, Poling Furze fields and Arundel Road. Public footpath number 2176 runs along the western edge of existing development in Angmering and adjacent to proposed Site. Land with planning permission will extend housing development northwards along the Arundel Road frontage of the Site. Proposed development is well contained and not out of character within the pattern of the settlement or its scale or character.	Medium	Slight Adverse
Landscape Value of the Site	Medium / Low	No public access but public footpath runs adjacent to the western Site boundary, recreation ground adjacent and some filtered views from housing, therefore local value attributed to the Site.	The open nature of the Site will change, however there are limited viewpoints to the Site. Proposed mitigation planting will strengthen existing southern and western boundary vegetation to provide further screening. Proposed development will incorporate recreational routes within open space linking to the existing development; new	Medium / Low	Slight Adverse (reducing to Neutral as proposed planting matures and public access is allowed).

			pedestrian access to recreation ground and to the PROW network to the west.		
Wider landscape	Medium	The wider landscape comprises wooded rising ground to the north and east. To the immediate west similar to the Site, of hedge lined arable fields lined by woodland. Becoming low lying flat open landscape to the south-west.	There will be limited effects on Steyne Woodland to the north. A corridor of open space and proposed planting will protect the sensitive edge of the woodland. Farmland to the south-west is partially screened from the Site by existing hedgerow vegetation and occasional trees. Proposed planting in open space along western and southern boundaries will reduce effects of the development.	Low	Slight Adverse

VISUAL EFFECTS					
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect
View from Arundel Road Site entrance (Photograph 8)	Medium	Framed views from Arundel Road along the narrow Site entrance road to buildings and signage within the industrial area.	Land with planning permission for 9 No. houses visible in foreground on frontage of Arundel Road. Narrow framed views to proposed housing within the Site. Little change in views as buildings associated with industrial park were already visible.	Negligible	Insignificant
View from Arundel Road brow of hill (Photograph 9)	Medium	Framed views across the land with planning permission to the industrial area in the Site and bungalow, and further to the south-west. Views through the gateway across the Site to the northern boundary.	Proposed open space at Site entrance and views to proposed housing within the northern part of the Site. Seen within context of proposed houses on land with planning permission on Arundel Road frontage.	Low	Moderate / Slight Adverse
View from junction of Arundel Road and A27 (Photograph 10)	Low	Views to the Site restricted by intervening vegetation on the roadside, at Wilmington and the eastern edge of Steyne Wood. Possible glimpses to eastern Site boundary with Arundel Road.	Possible glimpses of the proposed Site entrance and associated open space at the brow of the hill. Proposed housing set back from Arundel Road and only possible glimpses of roofs from this viewpoint.	Negligible	Insignificant / Neutral
View from Arundel Road at Wilmington (Photograph 11)	Medium	Views to eastern Site boundary on Arundel Road. Glimpses to scrub within derelict land in the north-eastern part of the Site, and trees within the curtilage of New Place Bungalow.	Views to road frontage at proposed Site entrance. Views across Wilmington curtilage and over boundary hedgerow to proposed open space on eastern boundary. Possible glimpses to roofs of proposed housing near to eastern boundary.	Negligible	Insignificant
Views from A27 and properties to the north at Hamme pot	Low	Views limited by existing deciduous woodland at Steyne Wood extending along the northern boundary.	Proposals screened by the mature woodland of Steyne Wood. Potential winter glimpses to roofs of proposed housing through the eastern edge of Steyne Wood.	Negligible / Neutral	Insignificant (where potential glimpses to roofs) Neutral
View from Arundel Road at St Margarets School (Photograph 12)	Medium	Views limited to glimpses of the Site entrance on Arundel Road. Further views of the Site screened by intervening vegetation and houses on Arundel Road.	Possible glimpses to proposed secondary Site access. Views to proposal restricted by intervening vegetation and houses on Arundel Road. All proposed development will be set back from Arundel Road at the south-eastern corner.	Negligible	Insignificant / Neutral

Views from the path between Arundel Road and the recreation ground (Photograph 13)	Medium	Existing filtered views across the Site to Steyne Wood on the northern boundary. Views to buildings and caravan storage in the industrial area within the Site filtered by bunding overgrown with scrub.	Views to proposed housing along the extent of the southern boundary, particularly in the east. Filtered by existing belt of trees and proposed planting on the southern boundary. Proposals not discordant in the view which includes recreation field surrounded by housing development.	Low	Moderate Adverse / becoming Slight Adverse as mitigation planting matures
View from corner Palmer Road and Decoy Drive (Photograph 14)	Medium	Partial views to the Site along Decoy Drive, framed by housing on Palmer Road. Open views to the belt of trees on the southern Site boundary which filter views across the Site to Steyne Wood.	Existing filtered views to Steyne Wood on the northern Site boundary will be replaced by proposed housing. Proposed open space and planting on the southern boundary will increasingly filter these views. Narrow, framed view with housing in the foreground.	Low	Low
View from the public footpath 2176 at the south-west corner of the recreation ground (Photograph 15)	Medium	Glimpsed, but open views to belt of trees along the entire southern boundary. Trees filter views across the western part of the Site to Steyne Wood. Views to buildings and caravans in the industrial area increasingly screened by bunding and scrub on the south-east boundary.	Existing filtered views to Steyne Wood on the northern Site boundary will be replaced by proposed housing within the southern part of the Site. Proposed open space and planting on the southern boundary will increasingly filter these views. Scale and type of proposed development will not be discordant in this view with housing visible in the foreground.	Medium / Low	Moderate Adverse (reducing to Slight Adverse as mitigation planting matures)
View from public footpath number 2176 adjacent to the western Site boundary	Medium	Near distance views across the Site are filtered by large gappy hedgerow on the western boundary. Occasional narrow, framed views across the Site to buildings on the eastern boundary. Filtered glimpses along the length of the path passing the Site.	Strengthening of the hedgerow and additional planting within proposed open space on the western Site boundary, will further filter views to proposed housing. Larger area of proposed open space in the north-western corner associated with SuDs features. Immediacy of proposed housing will change the experience of using this public footpath, further planting will help to mitigate.	Medium	Moderate Adverse (reducing to Slight Adverse as mitigation planting matures)
Views from footpath 2198 at Steyne Wood (Photograph 16)	Medium	Views across rising ground within Site to the eastern boundary, filtered by vegetation on the western Site boundary. Increasing filtered to the south.	Views to proposed housing on rising ground across the Site. Larger area of open space in the north-western corner of the Site and corridor of open space along the western boundary will provide additional screening. Strong wooded backdrop	Low	Slight Adverse
View from footpath 2201 east of Poling (Photograph 17)	Medium	Views to the western Site boundary and filtered across the site to the buildings in the north-eastern part of the Site. Distinctive Poplars visible in the	Filtered views across the western boundary to proposed housing. Existing housing on the western edge of Angmering visible to the south of the Site. Strong wooded backdrop	Negligible	Insignificant

		south-west corner of the Site			
View from footpath 2156 south of Poling (Photograph 18)	Medium	The Site forms a small part of the view filtered by intervening, southern and western boundary vegetation. Glimpses to buildings in eastern part of the Site and Poplars on the southern boundary.	Views to proposed housing filtered by foreground and boundary vegetation with a strong wooded backdrop. Proposals form a small part of the view, with housing on the western edge of Angmering clearly visible. Increasingly filtered by mitigation planting.	Negligible	Insignificant
View from footpath 2155 at Ancient Monument (Photograph 19)	Medium	The Site forms a small part of the view, filtered by southern and western boundary vegetation. Glimpses of buildings in the eastern part of Site and Poplars on the southern Site boundary. New Barn in the foreground.	Views to roofs of proposed houses, with strong foreground filtering and a wooded backdrop. Small part of the view, with housing on the western edge of Angmering clearly visible. Mitigation planting on the southern and western boundaries will increasingly screen views to the Site.	Negligible	Insignificant
View from footpath 2155 near Angmering (Photograph 20)	Medium	Glimpses to buildings in the eastern part of the Site, filtered by boundary vegetation. Poplars on the southern boundary distinct in the view against dark wooded backdrop of SDNP.	Possible views to the roofs of proposed housing with substantial foreground filtering and proposed planting on the southern and western boundaries. Strong backdrop of wooded slopes. Any views in the context of western edge of Angmering clearly visible to the south.	Low	Slight Adverse (reducing to Insignificant Adverse as mitigation planting matures)
Rustington Golf Course and buildings at Toddington	Medium	Possible views to the Site will be glimpsed between mature trees and vegetation associated with the golf course. Possible views from tall buildings will be very distant.	Possible glimpses to roofs of proposed housing within the Site, filtered by foreground vegetation. Any views from the golf course will be narrow, framed views and from Toddington distant.	Negligible	Insignificant
A259	Low	Possible views to the Site will be filtered by foreground and Site boundary vegetation, and viewers in vehicles on a main road.	Possible glimpses to roofs of proposed housing within the Site. But intervening vegetation, distant views and viewers in vehicles on main road.	Neutral	Neutral
View from footpath 2195 western edge of Angmering (Photograph 21)	Medium	Views to the western edge of the Site, filtered by boundary vegetation including Poplar trees. Housing on western edge of Angmering visible in foreground.	Possible glimpses to roofs of proposed housing. Open space corridor and mitigation planting along the southern and western boundary will further screen development. Strong wooded backdrop.	Negligible	Neutral
Residential Views					
Wilmington	High / Medium	Open views from rear windows to the northern edge of the Site. Filtered views across the	Views to proposed open space and planting along the northern edge of the Site, and proposed open space surrounding the	Medium	Moderate Adverse (reducing to Slight Adverse as mitigation

		Site though the northern Site boundary where it adjoins Wilmington boundary.	Site entrance on Arundel road. Filtered views possible to proposed housing within the northern part of the Site.		planting mature s)
Decoy Drive	Medium	Open views to the belt of trees on the southern Site boundary across recreation ground. Filtered views across the Site. Some upper and lower front windows, others upper rear windows.	Views to proposed housing within the southern part of the Site. Increased filtering by proposed open space and planting along the southern boundary. Viewed in the context of existing surrounding housing and recreation ground.	Medium / Low	Slight Adverse
Palmer Road	Medium	Narrow, framed views from rear upper storey windows between blocks of housing on Decoy Drive to the southern Site boundary.	Partial views to proposed housing filtered by existing tree belt and proposed planting within open space on the southern Site boundary.	Low	Insignificant
Arundel Road	Medium	Oblique views from upper storey rear windows, filtered by vegetation at the rear of properties and eastern edge of recreation ground.	Oblique views to proposed housing filtered by vegetation on rear boundaries and on the southern Site boundary. Proposed additional planting on the southern Site boundary will increasingly filter views.	Low	Insignificant
Thatchway Corner where it joins with footpath 2155	Medium	Possible glimpses to the Site from upper windows of houses filtered by intervening vegetation and outbuildings at Old Place Farm	Possible glimpses to roofs of proposed housing heavily filtered by intervening vegetation, Old Place Farm and proposed vegetation and open space on the Site boundaries.	Negligible	Neutral
Old Place Farm	Medium	Possible glimpses to the Site from buildings associated with Old Place Farm	Possible glimpses to roofs of proposed housing heavily filtered by intervening, and proposed vegetation on Site boundaries.	Low / Negligible	Insignificant
Views from South Downs National Park (SDNP)					
Western slopes of Highdown Hill (Photograph 22)	High	Views across Angmering, particularly to the eastern edge and development on Dapper's Lane. Difficult to locate Site in view due to foreground development and intervening vegetation.	Potential for views to roofs of proposed housing, however this is unlikely due to intervening vegetation. Any views would be seen in the context of existing development visible on the eastern edge of Angmering.	Negligible / Neutral	Insignificant / Neutral
Highdown Hill (Photograph 23)	High	Extensive views across the eastern edge of Angmering, and beyond to SDNP to the north-east. Difficult to locate Site in view due to foreground development and intervening vegetation.	Potential for views to roofs of proposed housing, however this is unlikely due to intervening vegetation. Any views will be seen in the context of existing development visible on the eastern edge of Angmering, and be a very small part within a wide vista.	Negligible / Neutral	Insignificant / Neutral

Footpath near to Ecclesden Farm (Photograph 24)	Medium / High	Views looking west towards the A280 and the eastern edge of Angmering. No views of the Site, due to intervening vegetation.	No views to the proposed development due to landform, and the presence of intervening trees and hedgerows.	Neutral	Neutral
A27 at entrance to footpath 2190 (Photograph 25)	Low / Medium	Views to Hammerpot from the A27. Roadside vegetation and Steyne Wood provide heavy filtering in the direction of the Site.	It is unlikely that there would be any views even to roofs of proposed development within the Site. Any views would be in the context of the foreground A27.	Neutral	Neutral
Footpath 2190 (Photograph 26)	Medium / High	Views across the A27 to Poling Furze fields and Steyne Wood. Heavy filtering from roadside vegetation and Steyne Wood in the direction of the Site.	It is unlikely that there would be any views even to roofs of proposed development within the Site. Any views would be in the context of the nearby A27.	Neutral	Neutral
Footpath 2187 (Photograph 27)	Medium / High	Views to the A27 and the Hammerpot junction with Arundel Road. Views across Steyne Wood towards the Site.	Potential for glimpsed winter views through the trees at the eastern edge of Steyne Wood to roofs of proposed housing within the Site. Any views would be glimpsed and heavily filtered.	Negligible / Neutral	Insignificant / Neutral

