A black and white photograph of a rural landscape. In the foreground, there is a large, open field with a fence line. In the background, there is a dense line of trees. The sky is bright and overcast.

Persimmon Homes Thames Valley Dapper's Lane, Angmering

Landscape Visual Impact Appraisal

A109012

December 2019

Persimmon Homes Thames Valley

Dapper's Lane, Angmering

Landscape and Visual Impact Appraisal

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1.0 Introduction

- 1.1.1 WYG is instructed by Persimmon Homes Thames Valley to prepare this Landscape and Visual Appraisal (LVApp) which relates to the proposed construction of 84 residential properties on land to the west of Dapper's Lane, Angmering.

1.2 Scope of the appraisal

- 1.2.1 The proposal is for 84 residential units consisting of a mixture of 2, 3, and 4 bedroom detached, semi-detached and terraced homes set amid green space and play areas. The site is situated on the northern settlement limit of Angmering, with bungalows on Woodlands Close and Garden Close to the south, a school and its grounds to the west, woodland to the north, and ribbon development along Dapper's Lane to the east.

- 1.2.2 This Landscape and Visual Appraisal (LVApp) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. In this LVApp, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.

- 1.2.3 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined:

- ※ The “site” extents are indicated by the red line boundary shown on **Figure LA.01**;
- ※ The “landscape context”, which is defined by the surrounding vegetation, topography and land use, extends to about 500m from the site boundary;
- ※ The visual study area extends to about 2km from the site.

- 1.2.4 The objectives of the appraisal are to:

- ※ Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- ※ Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation;
- ※ Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

- 1.2.5 The LVApp is presented with separate sections dealing with effects on landscape, effects on visual amenity. The LVApp is illustrated by plans and photographs, as follows:

Figure LA.01 Site Location Plan

Figure LA.02	Designations
Figure LA.03	Public Access
Figure LA.04	Landscape Character
Figure LA.05	Topography
Figure LA.06	Site Context
Figure LA.07	Viewpoint Photographs

1.2.6 Detailed information is presented in Appendices as follows:

Appendix 1	General Assessment Methodology
Appendix 2	Landscape Policies
Appendix 3	List of Figures

1.3 Appraisal methodology

1.3.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the general methodology used is set out in **Appendix 1**.

1.3.2 The Landscape Institute has advised in relation to Landscape & Visual Appraisals outside a formal EIA process in its “Statement of Clarification 1/13”¹:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. ... The emphasis on likely ‘significant effects’ in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

1.3.3 The appraisal process comprises a combination of desk studies and field surveys, with subsequent analysis, and involved:

- ※ A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;

¹ Landscape Institute website: <https://www.landscapeinstitute.org/technical/glvia3-panel/glvia3-clarifications/> [accessed December 2019]



- ※ A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 23rd June 2018.
- ※ The viewpoints used were selected after reviewing the ZTV, designation and receptors identified in the baseline studies;
- ※ Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- ※ Analysis of the development proposals and consideration of potential landscape and visual effects;
- ※ Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- ※ Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis;
- ※ Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects;
- ※ Assessment of magnitude of change arising from the proposal and the degree and nature of effects on the landscape and on visual amenity, with the mitigation proposals in place.

Assessment and mitigation

1.3.4 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes are proposed. The purpose of mitigation measures is, first, to prevent or avoid the potential adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

1.3.5 Details of the assessment criteria for landscape effects and visual effects are set out in those respective sections.

1.4 Weather

1.4.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office² publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm.

² The data quoted are those for Shoreham Airport and England SE & Central S, obtained from The Met Office website: <https://www.metoffice.gov.uk/research/climate/maps-and-data/uk-climate-averages/gcpc1q7m5> [accessed December 2019]

For Shoreham Airport, 13km to the east and the nearest Climate station to where the site is located:

- ※ Rainfall above 1mm per day, which limits visibility, occurs on an average of 118.1 days in the year, about 32.3% of the year;
- ※ There are on average 34.3 days when air frost occurs, which can produce hazy conditions limiting visibility, about 9.4% of the year;
- ※ There is an average of 1627.7 hours of sunshine per annum for the England SE & Central S district, more than the England S regional average of 1554.3 hours.

1.5 Guidance etc

1.5.1 In addition to GLVIA3, the Landscape Institute's Guidance Note, Visualisation of development, September 2019³ was referred to.

1.5.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- ※ Landscape Character Assessment: Guidance for England and Scotland, published by Countryside Agency, 2002
- ※ Natural England updated character area descriptions, 2013
- ※ An Approach to Landscape Character Assessment, Natural England 2014⁴
- ※ Policies relevant to the landscape and visual amenity in national and regional policy including: Arun Local Plan 2011-2031 (2018); Landscape Capacity of Strategic Sites in Arun District (2017); Arun Landscape Study (2006); and Angmering Neighbourhood Plan 2014-2029.

Photography

1.5.3 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the Landscape Institute (LI) advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.

1.5.4 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of

³ The Landscape Institute Guidance Note, Visualisation of development, September 2019, on LI website: <https://www.landscapeinstitute.org/visualisation/> [December 2019]

⁴ Ministry of Housing, Communities & Local Government Guidance website: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf [accessed December 2019]



overlapping photographs are digitally spliced together in Adobe Photoshop CS/ PTGui Pro using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins.

- 1.5.5 The viewpoint locations were established using a camera mounted GPS device and verified against site survey or Ordnance Survey grid reference and height above Ordnance Datum. The viewpoint locations are shown on **Figures LA.05** and **LA.06**.

2.0 Landscape Policies and Designations

2.1 National and local policy

National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF), February 2019, sets out the Government's planning policies for England and how these should be applied. The NPPF 'is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.'

- ※ **Section 5: Delivering a sufficient supply of homes**, states that 'planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'.
- ※ **Section 8: Promoting healthy and safe communities**, states under 'Open space and recreation' that 'Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks'.
- ※ **Section 12: Achieving well-designed places**, states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, ... establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, ... [and] create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

- ※ **Section 15: Conserving and enhancing the natural environment**, states 'planning policies and decisions should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes, ... [and] recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services'. 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks ... which have the highest status of protection in relation to these issues'.
- ※ **Section 16: Conserving and enhancing the historic environment**, states that 'these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

Local Policy

- 2.1.2 The site lies within the boundaries of Arun District Council. Local planning policy relevant to the proposed development of the site is provided by the Arun Local Plan. Relevant policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix 2** of this report.

Arun Local Plan 2011-2031 (adopted 2018)

- 2.1.3 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018.
- ※ **Policy SD SP1a Strategic Approach:** aims 'to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth'. 'The spatial strategy for Arun District to ... provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure'.
 - ※ **Policy SD SP2 Built-up Area Boundary:** 'Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan'.
 - ※ **Policy GI SP1 Green Infrastructure and development:** 'The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.'
 - ※ **Policy LAN DM1 Protection of landscape character:** 'Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations. Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas



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

- ⌘ **Policy H SP2 Strategic Site Allocations:** Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.
- ⌘ **Policy H SP2c Inland Arun: Angmering North (SD9):** Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation: 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.
- ⌘ **Policy D SP1 Design:** All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- ⌘ **Policy D DM1 Aspects of form and design quality:** When considering any application for development the Council will have regard to the following aspects: Character; Appearance/attractiveness; Impact; Trees and woodland; Layout – movement; Layout – legibility; Density; Scale; and Aspects of form and design quality.
- ⌘ **Policy HWB SP1 Health & Wellbeing:** All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities.
- ⌘ **Policy T DM1 Sustainable Travel and Public Rights of Way:** New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.
- ⌘ **Policy HER SP1 The historic environment:** The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:
Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.
- ⌘ **Policy ENV SP1 Natural Environment:** Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the

natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.

- ※ **Policy ENV DM4 Protection of trees:** Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity.
- ※ **Policy W DM3 Sustainable Urban Drainage Systems:** To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Angmering Neighbourhood Plan 2014-2029

- ※ **HD1: Built-up Area Boundary:** Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.
Although the site is not included within the Built-up Area Boundary in the Angmering Neighbourhood Local Plan, The Arun Local Plan (adopted 2018) extends the Built-up Area Boundary to include additional land to the north and east of Angmering, including the area of the site.
- ※ **HD5: Built Form:** New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.
New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.
New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park.
- ※ **HD6: Housing Layout & Design:** Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.
Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.
- ※ **HD7: Housing Density:** New development, where applicable, should meet the following density requirements.
Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.
- ※ **TM2: Cycling Walking & Equestrian:** Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths.
- ※ **EH2: Protect the Landscape setting of the South Downs National Park:**
New Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design.



2.2 Designations

- 2.2.1 Landscape designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.02**.

National Park

- 2.2.2 The southern extent of the South Downs National Park is 350m to the north of the site. The A27 dual carriageway and the woodland at Poling Furze fields are situated between the site and the National Park. The A27 follows a ridgeline which screens the site and provides separation between it and the SDNP to the north. To the east, the National Park is 530m away and on the opposite side of land with planning permission for up to 525 residential dwellings.

Historic and Cultural landscape designations

Conservation areas and listed buildings

- 2.2.3 The nearest conservation area to the site is in central Angmering, which is between about 470m and 800m to the south. The conservation area also includes 64 listed buildings, the nearest to the site being about 500m to the south-west. The Parish Church of St Margaret, listed as Grade II* and a780m to the south, is the only structure that is not Grade II listed. The only other listed buildings within 900m of the site are to the north-west, where the Grade II* listed Newplace Farmhouse and the Grade II listed The Old Cottage are situated between 600 and 750m away. Listed buildings and structures located within 2.5km of the site are shown in **Figure LA.02**. The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact appraisals.

Scheduled Monuments

- 2.2.4 Scheduled Monuments are shown on **Figure LA.02**. The nearest to the site is a Romano-British villa and traces of Iron Age occupation, 500m WSW of New Barn, and about 1.5km to the south-west of the site. Highdown Hill Camp, which includes a Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains, is located 2.1km to the south-east.

Registered Parks and Gardens (England) and Registered Battlefield

- 2.2.5 Highdown, is both a Registered Park and Garden and a Registered Battlefield. It is situated just over 2.5km to the south-east of the site on the far side of Highdown Hill. There is no interaction between the site and Highdown due to the intervening presence of Highdown Hill, it is therefore scoped out from further assessment.

Ecological designations

Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI)

- 2.2.6 There are no SACs or SSSIs in the study area.

Tree Preservation Orders (TPO)

- 2.2.7 The deciduous woodlands at Poling Furzefields to the north of the site are covered by TPO/A/4/75 by Arun District Council. Further TPOs cover the settlement and fields to the east of Dapper's Lane.

Ancient Woodland

- 2.2.8 Groom's Copse, a small triangular shaped wood and 525m to the east, is the nearest Ancient Semi Natural Woodland to the site. The SDNP and the north of the study area includes numerous small areas of either Ancient Semi Natural Woodland or Plantation on Ancient Woodland Site, but none within 900m of the site.

Public access

Public rights of way (PRoW)

- 2.2.9 A public footpath connecting Pine Tree Close, to the south-west, to the A27, to the north, runs through a strip of dense scrub and trees just inside the western boundary of the site. Across the study area there is a relatively sparse network of public rights of way, with a slightly higher density and more bridleways in the National Park in the northern part. There are no National Trails or promoted long distance footpaths in the study area.

Open access land

- 2.2.10 The only access land in the study area is two small parcels in the far north-east and nearly 2.5km from the site. Highdown Hill and its surroundings, 1.8km to the south-east, falls under the aegis of the National Trust, is available for use by the public.

National cycle routes (NCR)

- 2.2.11 There are no national, or links to national cycle routes, in the study area.

2.3 Interim summary

- 2.3.1 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:

- ※ The setting of the South Downs National Park, which covers the northern and eastern part of the study area, is a material consideration, as stipulated by policy LAN DM1;



- ※ The site is identified as SD9 Angmering North under Chapter 12 – Housing Delivery: Strategic Housing Allocations on the Arun Local Plan Policies Map and lies within the Built-up Area Boundary;
- ※ The Landscape Capacity of Strategic Sites in Arun District identifies the site as '12a' and assesses it as having a 'Medium/High' landscape capacity for housing development;
- ※ The setting of, and views available from, the public footpath that runs along the western site boundary are to be considered;
- ※ Green Infrastructure assets, including trees and trees with TPOs, are to be protected and enhanced, in accordance with policies GI SP1 and ENV DM4;
- ※ In adherence to policy T DM1, access to public rights of way to encourage safe and alternative walking routes is to be encouraged;
- ※ Highdown Hill is an important feature in the study area, being a scheduled monument, in the National Park and looked after by the National Trust;

3.0 The Proposed Development

3.1.1 Details of the proposed development are provided on the application plans and the Planning Statement/ Design and Access Statement accompanying the application. This chapter describes the main aspects of the proposed development which may affect the landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.

3.1.2 The development proposals consist of 84 residential units, consisting of a mixture of 2, 3 and 4 bedroom properties and detached, semi-detached and terraced buildings. The proposals would be built over a single phase which access provided by a new entrance off Dapper's lane in the eastern part of the site. Within the development are areas of public open space, including both a Local Area of Play and a Local Equipped Area for Play, and a landscape buffer along the northern, western and southern site boundary. Planting in the latter areas, consisting of trees, shrubs and meadow, is proposed to provide biodiversity within the site, to strengthen the green infrastructure of the area, and to assist the site in establishing itself into its setting.

Sources of potential effects on landscape and views

3.1.3 The main features of the development proposal which could potentially result in landscape and visual impacts are:

- ※ Construction activity, including vehicles using the road network in the wider area and short-term effects such as crane use;
- ※ The change of use of the land from farmland to residential use and the addition of built form to an undeveloped site;

- ※ Additional traffic and use of nearby roads and footpaths by new residents; and
- ※ Addition of new public open space and vegetation.

Mitigation measures

3.1.4 The potential for adverse effects on landscape and visual amenity has been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects. Mitigation measures incorporated into the scheme design include:

- ※ A layout designed to avoid conflict with existing adjacent residential properties;
- ※ A landscape buffer to the woodland to the north, the right of way to the west and to the existing properties to the south;
- ※ Proposed planting to promote biodiversity and green infrastructure connectivity;
- ※ Properties set back from Dapper's Lane to allow the character of the road to be maintained; and
- ※ Pedestrian access to the public footpath to the west to create connectivity to public access in the wider area.

4.0 Effects on the Landscape

4.1.1 This chapter deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site.

4.2 Assessment criteria

4.2.1 The assessment process is described generally in section 1.3 above. The general methodology for assessing the effects is set out in **Appendix 1**, and the criteria used in this LVApp are set out in the tables below.

4.2.2 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

Sensitivity

4.2.3 As described in **Appendix 1**, the sensitivity of landscape receptors⁵ is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors is assessed by combining professional judgments of the value attached to the landscape

⁵ The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.



or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:

- 4.2.4 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

Table 4-1 Indicative criteria for assessing landscape sensitivity

Category	Indicative criteria
High sensitivity	A highly valued landscape e.g. of national or international importance, whose character or key characteristics are very susceptible to change; Aspects of the landscape character are highly valued as “key characteristics” and, often identified as susceptible to change in national or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also valued in national or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance; A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading Good potential for substitution or replacement

- 4.2.5 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

Magnitude of change

- 4.2.6 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development

proposals, and the degree and nature of the changes in the landscape arising from the proposals.

- 4.2.7 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

Table 4-2 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and/or reversible.
Negligible/no change	No apparent change to landscape characteristics

- 4.2.8 While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a “great change”.

Assessing effects

- 4.2.9 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

Table 4-3 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character.



Landscape effect	Indicative criteria
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape.
Negligible	No perceptible change to the existing landscape or its character; The change is difficult to discern.

4.2.10 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where magnitude of change is “None”, the effect would correspondingly be “None”.

4.2.11 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

4.3 Landscape baseline

4.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National landscape character assessment

4.3.2 The desk study has made reference to National Character Areas for England⁶. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each NCA ‘is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.’

4.3.3 The site is located within the **National Character Area 126: South Coast Plain**. The key characteristics relevant to the site are identified as:

- ※ 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.

⁶ National Character Area Profile - **Character Area 126: South Coast Plain**, Natural England, 2014.

- ※ 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.
- ※ In places, streams and rivers flow south from the higher land of the Downs to the sea.
- ※ There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- ※ 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.

4.3.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- ※ **SEO 2:** Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.
- ※ For example, by 'developing a comprehensive framework of green infrastructure' or by 'promoting and enhancing the rights of way network'.

County and District level landscape assessments

4.3.5 The most recently published Landscape Character assessment of relevance to the site is the **Arun Landscape Study**, which was published in 2006. The site is located within the **Landscape Character Area 43 Ecclesden Hills** and as landscape character type L3 Coastal Plain Enclosed Pasture. The study assessed the landscape in terms of value and sensitivity in order to give an overall judgement relating to landscape capacity.

4.3.6 The landscape sensitivity of the character area was assessed as Substantial, due to:

- ※ Moderately intact hedgerow network with some woodland.
- ※ Distinctive setting to east of Angmering.
- ※ Rising ground beyond settlement.
- ※ Predominantly arable and pasture. Part of wider foothills to Downs.
- ※ No separation function except wider separation with Worthing.

4.3.7 The landscape value of the character area was assessed as Moderate, due to:

- ※ Adjacent to AONB.
- ※ Ancient Woodland, Listed Buildings, Setting to Conservation Area.
- ※ Setting to Downs.
- ※ Moderate scenic beauty.

4.3.8 Overall, the character was assessed as having a landscape capacity of Low.



4.3.9 The **Landscape Capacity of Strategic Sites in Arun District**, published in 2017, assessed the strategic sites set out in the Draft Local Plan. The site, identified as '12a', was assessed using the same criteria as the Arun landscape Study, as having a landscape sensitivity of Moderate and a landscape value of Slight. This gave an overall assessment of a landscape capacity of Medium/High. The report concluded that:

"12a is a relatively small area which is well contained by adjacent settlement and woodland, and separated from the National Park to the north by Poling Furzefields woodland. It is judged to have a Medium/High landscape capacity for development and could accommodate a small extension to Angmering, provided identified constraints are taken into account, in particular the visual amenity and ecological sensitivity."

4.4 Site-specific appraisal

The landscape of the site

4.4.1 The proposal site adjoins the northern edge of Angmering. It lies approximately 8km west of Worthing, the nearest major town. The A27, a main distributor road heading west towards Chichester and east towards Brighton, lies approximately 300m to the north. Access to these settlements and the further road network is provided by the A280 which is 1.7km to the south-east of the site.

4.4.2 The site lies on the southern side and towards the foot of an east-west oriented ridgeline. The ridge comprises of a mixture of woodland and farmland and forms both the boundary of the SDNP and the route of the A27. To the south and west the landscape flattens to the coastal plain, while to the east, at 81m AOD, is the local high point of Highdown Hill.

4.4.3 The majority of the context area is farmland, although Angmering forms a sizable urban area to the south of the site. The farm land to the west and east is predominantly arable, with large fields and few hedgerows and trees. To the north, woodlands and hedgerows are more common and the farmland is a mixture of arable and pastoral. Public roads in the area around the site are either bordered by residential properties or mature trees and hedgerows, separating and containing them from the surrounding landscape.

Features of the site

4.4.4 The site, which is currently in use for equine grazing, is divided into small paddocks by post and wire fencing and accessed via Herons Farm to the north-east of the site. It is bordered by mature trees and hedgerows to the north and west. To the north-east is a mature hedgerow around Herons Farm while there is a fragmented hedgerow with occasional mature trees along the boundary with the residential area to the south. A gappy hedgerow and occasional mature trees separate the site from Dapper's lane

where the proposed site entrance is located. A minor power line crosses the western part of the site, slightly offset from the hedgerow, there are two poles within the site and a further one on each of the northern and southern boundary. The landform slopes gradually from the northmost point of the site towards the south-west.

Characteristics and aesthetics

- 4.4.5 The relatively enclosed nature of the site, which is produced by the lack of external views, creates a strong sense of enclosure and isolation from its surroundings and focuses attention to activity within the site and to the filtered views of the adjoining properties to the south.

4.5 Public access

- 4.5.1 Public access to the site is limited to that of the public footpath that runs through dense trees and scrub along the western site boundary. Dapper's Lane, a minor road, abuts the site on its easternmost point.

4.6 Landscape baseline summary

- 4.6.1 The following elements of the landscape baseline are relevant to the assessment of effects of this proposal:
- ✱ The site is situated within the setting of the SDNP, this is a material consideration when considering the landscape effect of the proposed development;
 - ✱ Trees and vegetation around the site boundary form an important part of the green infrastructure of the area, which should be maintained and advanced;
 - ✱ The woodland to the north of the site plays an important role in providing separation between the built form of Angmering and the SDNP; and
 - ✱ Public access to the site is only available via a public footpath that runs through the dense vegetation on its western boundary, the setting of which is a consideration.

4.7 Landscape value

- 4.7.1 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVApp were taken into account as indicators of the aspects of the landscape important to the character and value. In summary:
- ✱ The SDNP, which as a landscape with the highest status of protection in relation to landscape and scenic beauty, is highly valued;
 - ✱ The setting of the woodland to the north of the site, which is covered by a TPO, is of medium value;
 - ✱ The pastoral grassland within the site, which is locally common, is of limited landscape importance and of moderate value.



- ※ The study area contains many examples of the features that make up the NCA, including 'gently southwards towards the coast', 'stretches of farmed land between developed areas', and 'significant urban development', making it a highly valued receptor;
- ※ The local landscape assessment character area is highly valued as a receptor with a 'moderately intact hedgerow network with some woodland', as a 'distinctive setting to east of Angmering', as 'predominantly arable and pasture' and as 'part of wider foothills to Downs';
- ※ Public roads in the surrounding area are either bordered by residential properties or hedgerows and tree lines, making them a receptor of low value;
- ※ The setting of the public right of way to the west of the site is of high value due to its proximity to the site and the connection it provides to the SDNP; and
- ※ The settling of residential properties surrounding the site is a highly valued receptor.

4.8 Effects on the landscape

4.8.1 This section examines the landscape effects arising as a result of the proposed development with reference to:

- ※ the effects on landscape fabric within the site;
- ※ the effects on landscape character, including consideration of the effects on designated landscapes; and
- ※ effects on the landscape setting of settlement, roads and areas with public access.

4.8.2 Landscape character is derived from the combination and pattern of landscape elements. The effects of proposed development on landscape character would arise from its relationship to these combinations and patterns, and thus the character of the landscape. Effects on the landscape features, qualities and character may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

4.8.3 The effect of the proposed development on landscape character will depend on key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them; and how the proposed development would be perceived within the setting, with perception being influenced by:

- ※ the distance to the site;
- ※ weather conditions; and
- ※ the 'fit' of the proposed development within the landscape pattern and characteristics.

Sensitivity

- 4.8.4 Landscape sensitivity is a product of consideration of the value associated with it and its susceptibility of the changes likely to arise from the project/ development/ etc. proposals. Criteria for determining the landscape value and landscape susceptibility are set out in **Appendix 1**. For this informal appraisal the assessment of sensitivity is based on bringing value and susceptibility considerations together in one combined step, in accordance with the criteria set out in Table 4-1 Indicative criteria for assessing landscape sensitivity above.

Table 4-4 Sensitivity of landscape receptors

Receptor	Value	Susceptibility	Sensitivity
Designated landscapes	SDNP - High	Separated from site – Not susceptible	Lesser
	TPOs - Medium	Adjacent but not within site – Moderately susceptible	Moderate
Landscape features and qualities	Grassland within the site - Low	Proposed to be removed – Highly susceptible	Moderate
Landscape character	NCA 126 South Coast Plain - High	Site a small part of a large character area – Not susceptible	Lesser
	LCA 43 Ecclesden Hills - High	Area around site – Moderately susceptible	Moderate
Public access	Residential and minor roads - Low	Separated from site – Not susceptible	Lesser
Setting to settlement	Public footpath to west of site - High	Adjacent to site – Highly susceptible	High
	Properties adjacent to site boundary - High	Works proposed adjacent to properties – Highly susceptible	High

Magnitude of change

- 4.8.5 The features of the proposals that are likely to have an impact on the setting of landscape features are the change of use of the site from pastoral farmland to a built environment, the creating of the site access road on Dapper's Lane, the addition of new buildings to the setting of the adjacent properties, the establishment of proposed planting, and the additional movements of people and traffic connected with the new residents.



Construction phase

- 4.8.6 The construction of the proposed development would lead to permanent changes to the landscape of the interior of the site, changing the land use from agricultural to residential. Vegetation around the site boundary, would for the most part, be retained.

Designated landscapes

- 4.8.7 Due to topography and intervening screening features the scale of change on the setting of the SDNP would be **no change**.

- 4.8.8 The construction of the proposed development adjacent to the woodland with a TPO would create a short-term but **medium** scale of change during this period due to the site being a small part of the setting of the woodland.

Landscape features and qualities

- 4.8.9 The loss of the grassland within the site would create a **medium** scale of change as although there would be little prospect of reversibility, grassland is common in the study area and only a small portion of it would be lost.

Landscape character

- 4.8.10 Due to the site being a tiny part of the NCA, the scale of change on this receptor would be **no change**. The site also forms a small and contained part of the local character area, construction activity in which would create a **small** scale of change.

Public access

- 4.8.11 There would be a short-term **medium** scale of change on the setting of a short section of Dapper's Lane during the construction of the site entrance.
- 4.8.12 The proximity of the footpath in the west of the site to the proposed development would result in their being a **great** scale to its setting during construction.

Setting to settlement

- 4.8.13 The proximity and limited screening between surrounding properties and the site ensures that there would be a **great** scale of change on the setting of these receptors during the construction period.

After completion

- 4.8.14 The occupation of the proposed development would result in a permanent change to the landscape of the site with a low prospect of reversibility. The completion of construction activity would coincide with the start of the site becoming established in its setting.

Designated landscapes

- 4.8.15 There would be **no change** to the setting of the SDNP as the site is a small and screened element within its setting.
- 4.8.16 The instigation of the site establishing itself in its setting due to the establishment of proposed vegetation would see a **small** scale of change on the setting of the adjacent TPO.

Landscape features and qualities

- 4.8.17 Although the original grassland would be lost, the proposals include numerous areas of open space. At this point, these would be planted as a mixture of grassland, woodland and shrubs and be starting to become established, creating a more diverse biodiversity within the site but retaining the character of the wider area. The scale of change on this receptor would be **small**.

Landscape character

- 4.8.18 There would continue to be **no change** to the setting of the NCA. The competition of construction and the start of the established of proposed vegetation would create a **small** scale of change to the setting of the local character area.

Public access

- 4.8.19 Planting adjacent to the site entrance on Dapper's Lane would assist in integrating the development to the character of the road, creating a **small** scale of change on this receptor.
- 4.8.20 The absence of construction activity and the initial establishment of proposed planting would form a **medium** scale of change to the setting of the public footpath in the westernmost part of the site.

Setting to settlement

- 4.8.21 Proposed screen planting near or around the site boundary would be in place and starting to become established, which the completion of construction would remove that detractor from the setting of nearby properties. The scale of change on this receptor would be **medium** during this period.

15 years after completion

Designated landscapes

- 4.8.22 Distance and intervening features and the size of the development in relation to its surroundings would ensure that there would be **no change** on the setting of the SDNP.
- 4.8.23 The establishment of the landscape buffer adjacent to the woodland with the TPO would create a **negligible** long-term scale of change on its setting.



Landscape features and qualities

- 4.8.24 Although the original grassland would be lost, it is a small area of a land type that is common in the context area of the site. In the long term, proposed vegetation, including new areas of grassland, will have become established. The long-term scale of change on this landscape feature would be **small**.

Landscape character

- 4.8.25 The site is a small and minor element within the National Character Area, the development of which would not create a discernible change to its character. There would be **no change** to the setting of the NCA.
- 4.8.26 The establishment of proposed vegetation would integrate the site into its setting, resulting in it being read as part of the adjacent urban area. Over the scale of the local character area the scale of change would be **small**.

Public access

- 4.8.27 Dapper's Lane is the only road that the development would alter the character of due to the addition of the site entrance. However, the road already has numerous access roads leading off of it and the addition of another would not alter its character. There would be a **negligible** on the setting of this feature in the long-term.
- 4.8.28 The establishment of planting along the western boundary of the site and the resulting integration of the development into its setting would create a **small** long-term scale of change on the setting of the public footpath in the westernmost part of the site.

Setting to settlement

- 4.8.29 Although the proposed landscape buffer between adjacent properties and development within the site would have become established, the addition of the new built form and the loss of agricultural land would be long-term, resulting in a **medium** scale of change on this receptor for this period.

Assessment

Designated landscapes

- 4.8.30 The impact of the proposed development on the setting of the SDNP at all stages of constructions and occupation would be **none**. This is because the site is a small element within the setting of the National Park and it is both separated and screened from it by topography and vegetation.
- 4.8.31 The setting of the woodland to the north of the site, which is protected by a TPO, would experience a **moderate adverse** impact during the construction period, as although construction activity would take place in its immediate proximity, it would only be in a small part of the woodland's setting. However, following the completion of

construction and the subsequent establishment of proposed vegetation in the landscape buffer along the woodland edge, the impact on the setting of the woodland would change to **minor adverse** and then to **negligible**.

Landscape features and qualities

- 4.8.32 The pastoral agricultural land that the site consists of is a common element in its context area and although a part of it would be lost, it would be a small part and it would not have a notable effect on it. This would create a **moderate adverse** impact during the initial phase of development. Although development proposals would reinstate areas of grassland within the site, the character of these, with tree and shrub planting, would be different to the baseline conditions. However, these changes would be within the character of the setting of the site and also assist in increasing the biodiversity of the area. The medium and long-term impacts on this receptor would be **minor adverse**.

Landscape character

- 4.8.33 Due to the size, diversity and existing extent of built development in the NCA the addition the proposed housing would not be notable within the scale of the character area. The impact on this receptor would be **none** at all stages of the development.
- 4.8.34 Although the proposed development would be long-term and add additional built form to the character area, it would be read in the context of its surroundings which already include residential areas and the site is a reasonably small part of the character area and is on its periphery. The impact on the local character area would be **minor adverse** during construction, after completion and into the long term.

Public access

- 4.8.35 The construction of the site entrance on Dapper's Lane would create a **minor adverse** impact on the setting of the road during this phase. Following the completion of the development, the entrance would become established in its setting and be read in a similar context to the numerous other entrances that lead off Dapper's Lane, having a minimal effect on the character of the road and creating a **negligible** impact both following construction and in the long-term.
- 4.8.36 Construction activity adjacent to the public footpath in the westernmost part of the site would create a short-term **major adverse** impact on its setting due to its proximity and the change in character of the site. Following the completion of this phase, proposed planting would be introduced in a landscape buffer between the public right of way and the built form of the development, this along with the absence of construction activity, would change the impact to **moderate adverse** for this period. In the long-term, vegetation would have become established and the site integrated into its setting, changing the impact on the setting of the public footpath to **minor adverse**, as although the land use adjacent to the path will have changed, it is for a



short section of its length and would be interpreted in a similar manner to the setting of the path further to the south where it passes through the existing residential area.

Setting to settlement

- 4.8.37 The change in the land use of the site from agriculture to an urban area would create a **major adverse** impact on the setting of adjacent residential areas during the construction period. Following the completion of construction, the proposed landscape buffer between the built form within the site and the adjacent residential properties would become established and help to create a degree of separation between them. Although the change in land use of the site would be long-term, the establishment of proposed planting would assist in integrating the site into the setting of its surrounding and create a **moderate adverse** impact on the setting of nearby settlement in the mid and long term.

Table 4-5 Summary of effects on the landscape

Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction	Assessment of effects after completion of construction	Assessment of effects 15 years after completion of construction
SDNP	Lesser	Construction: No change Completion: No Change Long-term: No Change	None	None	None
TPOs	Moderate	Construction: Medium Completion: Small Long-term: Negligible	Moderate Adverse	Minor adverse	Negligible
Grassland within the site	Moderate	Construction: Medium Completion: Small Long-term: Small	Moderate Adverse	Minor adverse	Minor adverse
NCA 126 South Coast Plain	Lesser	Construction: No change Completion: No change	None	None	None

Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction	Assessment of effects after completion of construction	Assessment of effects 15 years after completion of construction
LCA 43 Ecclesden Hills	Moderate	Long-term: No Change Construction: Small Completion: Small Long-term: Small	Minor adverse	Minor adverse	Minor adverse
Residential and minor roads	Lesser	Construction: Medium Completion: Small Long-term: Negligible	Minor adverse	Negligible	Negligible
Public footpath to west of site	High	Construction: Great Completion: Medium Long-term: Small	Major adverse	Moderate adverse	Minor adverse
Properties adjacent to site boundary	High	Construction: Great Completion: Medium Long-term: Medium	Major adverse	Moderate adverse	Moderate adverse

Conclusions

- 4.8.38 There are no major long-term adverse effects identified. The only long-term **moderate adverse** impact identified is on the setting of nearby properties, which would experience a loss of agricultural land from their setting and have it replaced with additional built form.
- 4.8.39 **Major adverse** effects identified are only for the short-term during the construction period. These are on the setting the public footpath to the west of the site and of nearby settlement. The establishment of proposed planting within the site would assist in integrating it into its setting and reduce the impacts both in the mid and long-term to **moderate adverse** and **minor adverse**.



4.8.40 **Moderate adverse** effects are also identified on the setting of the woodland with a TPO to the north of the site and on the site vegetation during the construction phase. However, both of these reduce to **minor adverse** following the completion of construction and the resulting initiation of proposed vegetation in assisting in integrating the site into its environment.

4.8.41 All other effects for landscape receptors are assessed as **minor adverse** to **none** at all stages of the development.

5.0 Effects on Visual Amenity

5.1.1 This chapter deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

5.2 Assessment criteria

5.2.1 The assessment process is described generally in section 1.3 The general methodology for assessing the effects is set out in **Appendix 1**, and the criteria used in this LVApp are set out in the tables below.

5.2.2 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

Visual Sensitivity

5.2.3 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued, for example, as “classic” views depicted in art or reported in literature, or as part of the experience of a landscape of importance or promoted recreation facility or route.

5.2.4 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

Table 5-1 Indicative criteria for assessing visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties with open views of the site;

Category	Indicative criteria
	Views experienced by many viewers; Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant; A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site; Frequent open views available of the site; Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view; A view of the site from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings; A view of the site from a landscape of moderate or less importance; Occasional open views or glimpsed views available of the site passing views available to travellers in vehicles A view available to few viewers.

Magnitude of change

- 5.2.5 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of the size or scale of the change, the geographical extent of the area influenced, duration and reversibility, as follows:

Table 5-2 Indicative criteria for assessing magnitude of visual change

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view, or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting part of the angle of the view, or affecting some views from the wider area, or larger scale of change in views from within the immediate context of the site; continuing into the medium term, with good prospect of reversibility.

Magnitude of Change	Visual Change
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible.
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

Assessing effects

- 5.2.6 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

Table 5-3 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; The proposal would cause a great deterioration in the existing view available to highly sensitive viewers; Great improvement in the view, sufficient to upgrade overall visual amenity.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers; Small or localised reduction in visual intrusion, or improvement in the view.
Negligible	Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.

- 5.2.7 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

5.3 Visual baseline

Zone of visual influence (ZVI)

- 5.3.1 The zone around the site within which views of the site might be available was established through a review of features such as topography and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. Representative viewpoints were then selected to inform the visual impact assessment. The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

Viewpoint study

- 5.3.2 The Site Context drawing, **Figure LA.06**, shows the location of the proposed development at a scale of 1:5,000. **Figures LA.05** and **LA.06** show the locations of the viewpoint photographs.
- 5.3.3 A total of 8 views were taken to illustrate the site and its appearance in publicly available views (**Figures LA.07-1**, to **LA.07-3**). Views towards the site are available from areas of public access adjacent or near to the site boundary and from Highdown Hill to the south-east, either where relative elevation allows views over intervening features or where there are no intervening features to obscure views. The key areas of visibility are:
- ※ **Views from the west** – from the public footpath in the western part of the site and from Arundel Road
 - ※ **Views from the east** – from Dapper's Lane
 - ※ **Views from the south** – from Garden Close and Woodlands Close
 - ※ **Distant views** – from Highdown Hill

Table 5-4 Viewpoint details

VP Ref	Location	Distance from site (km)	Receptors represented/ Reasons for selection
01	Public footpath between Pine Trees Close and A27 – to north-west of site	1m	Users of public footpath
02	Public footpath between Pine Trees Close and A27 – to west of site	1m	Users of public footpath
03	Public footpath off Pine Tree Closes to south-west of site	5m	Users of public footpath Nearby residents

VP Ref	Location	Distance from site (km)	Receptors represented/ Reasons for selection
04	Dapper's Lane – to east of site	10m	Nearby residents Passersby of minor road
05	Dapper's Lane – to north-east of site	50m	Nearby residents Passersby of minor road
06	Garden Close	40m	Residents Passersby of residential road
07	Arundel Road	250m	Nearby residents Passersby of minor road
08	Highdown Hill	2.0km	Visitors to SDNP Users of public footpath Visitors to scheduled monument

Table 5-5 Existing view descriptions

View-point Ref	Landscape context at viewpoint location	Existing view towards site
01	The viewpoint is located on the public footpath in the western part of the site. The footpath connects the A27 and Pine Trees Close and the viewpoint is located as the path emerges from mature woodland from the north. Although the footpath is contained between dense hedgerows, which continue the woodland character, occasional brief glimpses are available through gaps and into the main part of the site to the east. A field to the west is screened behind a continuously dense hedgerow. The land drops gradually, but steadily, towards the south, the slope slackening beyond the site.	From the viewpoint, situated in a gap in the hedgerow along the eastern side of the public footpath, a brief, framed and filtered view is possible into the north-western part of the development site. Obliquely to the south-east is a view across the site, in which the rear of the residential properties beyond the southern site boundary can be seen.
02	The public footpath that runs along the western site boundary is set between dense hedgerows. On its eastern side, there are occasional gaps in the vegetation, which provide walkers with brief glimpsed views into the main part of the site, which is currently used for equine grazing. To the west, the hedgerow is continuously dense and all views towards Arundal Road and St Margaret's School are screened. The land drops gradually from the north to the south.	A gap in the path-side hedgerow, where the viewpoint is located, provides a brief opportunity for an unfiltered view into the main part of the site. Although framed by vegetation, the majority of the site is visible. The rear of properties which overlook the site from the south can be seen to the far right of the view.

View-point Ref	Landscape context at viewpoint location	Existing view towards site
03	The public footpath along the western part of the site, which connects Pine Trees Close and the A27, leaves the residential road to the south of the site and passes along a narrow alley between residential properties. The viewpoint is located at the edge of the residential area and on the site boundary. To the north is the agricultural land. The settlement boundary and the public footpath contain dense vegetation and scrubby trees, restricting the availability of views of the surrounding landscape from the public footpath. The landform is predominately flat, although it rises slightly to the north.	Seasonal vegetation all but screens the main part of the site in views from the public footpath, providing a glimpsed view over it only for taller users. It is likely that this view would be more open in the winter, allowing a view into the south-west corner of the proposed development area from a short section of the right of way. It is possible that a similar view is available from the rear of several bungalows to the east of the viewpoint.
04	The viewpoint is located on Dapper's Lane opposite the entrance to Culberry Nursery. The site lies beyond a hedgerow of mature trees to the west. To the south-west is the settlement limit of residential Angmering, containing tightly packed houses on small plots. To the east of the lane, the character is notably different, with large houses set on large plots and interspersed with numerous large mature trees. Dapper's Lane drops gradually towards the south.	Although only several metres from the site, the boundary vegetation is sufficiently dense, particularly during the summer, to effectively screen the site from the viewpoint. A heavily filtered and glimpsed view is just possible between the trees opposite the viewpoint, although this is only available when stationary.
05	Dapper's Lane, which passes along the eastern site boundary, passes through a residential area containing detached houses set on large plots. The viewpoint is located shortly to the north-east of the site between several of these properties, although they are generally screened from the lane by mature hedgerows and trees. To the north, and bordering the site to the north, is a sizable area of mature deciduous woodland.	Although located only 50m from the site boundary, intervening vegetation and buildings screen the site from the viewpoint. There are likely to be filtered and oblique views towards the site from several nearby residential properties, although the site boundary hedgerows are well established in this area.
06	The viewpoint is located on the Garden Close, as it changes into Woodlands Close. It is surrounded by bungalows, which are tightly packed on small plots. The area contains the occasional semi-mature tree but is predominantly relatively open. The site lies beyond a row of properties to the north. The landform is flat and level.	Although the interior of the site is screened by buildings and vegetation from the viewpoint, both the vegetation along its boundary and the woodland on its northern side, are. The views from the rear of the intervening residential properties are dependent on the



View-point Ref	Landscape context at viewpoint location	Existing view towards site
		density of their boundary vegetation.
07	Arundal Roads runs north to south from the A27 to the centre of Angmering, running parallel and approximately 250m to the west of the site boundary. The road is set between hedgerows and mature trees, behind which are residential properties, to the west, and St Margaret's Primary School, to the east. The land falls slightly towards the south.	The viewpoint is located opposite the entrance to St Margaret's School, which allows for a glimpsed view along the driveway towards the east. A filtered and glimpsed view of the hedgerow along the western site boundary, but not of the site, is available to passersby on the road.
08	Highdown Hill, a notable local highpoint, scheduled monument and within the SDNP, provides panoramic views to the south from around its summit. Views to the north, including towards the site, are partly screened by trees and scrub on the hill top. The viewpoint is located slightly further to the west, where an open view towards the site is achievable. The upper open grassland slopes of the hill are a popular walking area and contain a network of both designated and informal paths.	With binoculars, the eastern part of the site is just identifiable amid the surrounding trees and buildings. However, with the naked eye, the site, buildings, trees and woodland in the area around the site all appear as a continuous mixed character area in the mid-distance. Pastoral farmland is prevalent in the foreground while deciduous woodland is the primary landcover in the distance.

5.4 Visual receptors

5.4.1 The assessment of visual effects is described by considering how the different groups of "visual receptors" may be affected. The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations.

People in settlements and residential properties

5.4.2 The curtilages of residential properties abut the site's north-eastern and southern boundary. To the north-east a dense and mature hedge defines the site boundary, while to the south the boundary between the site and the residential properties, though containing occasional mature trees and sections of hedgerow, is fragmented and porous in many places. Vegetation, buildings and topography screen the site in potential views from all other properties in the study area. Views available to receptors in residential properties are represented by viewpoints VP05, VP06 and VP07.

Users of public rights of way and areas of public access

- 5.4.3 The only locations from which views towards the site are available to walkers and users of areas of public access are the from the public footpath in the western part of the site and from Highdown Hill, in the south-east of the study area. From the public footpath to the west of the site, views are either of along the footpath itself or are occasional, framed and glimpsed into the main part of the site. Whereas from the Highdown Hill, the view is open and panoramic, but the site is a small and distant part of the view. Views available to users of areas with public access are represented by viewpoints VP01, VP02, VP03 and VP08.

Road users

- 5.4.4 The only open view into the site available to passersby on roads would be from Dapper's Lane where the proposed site entrance would be located. Elsewhere along the road, roadside vegetation and buildings screen the site in the view. From other nearby roads, the site is screened in views by intervening buildings and/or vegetation. Views available to passersby on roads are represented by viewpoints VP04, VP05, VP06 and VP07.

Views from South Downs National Park

- 5.4.5 Topography and vegetation screen the site in all views from the National Park from the north and north-east. The only location in the SDNP from which the site is an element in the view is from the high points of Highdown Hill, over 1.5km to the east. Views available to visitors to the National Park are represented by viewpoints VP08.

5.5 Visual baseline summary

- 5.5.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:
- ⌘ Trees and woodland around the site boundary contain the site and either screen or filter the possibility of views into the site from the surrounding area;
 - ⌘ Topography, woodland and settlement screen the site in distant views, where a distant view is available, the site is a small and difficult to identify element within it;
 - ⌘ There are lightly filtered views available from the rear of some of the properties on Garden Close and Woodland Close into the site. The views available from other properties adjoining the site are either heavily filtered or screened by mature and dense hedgerows;
 - ⌘ Views available of the proposed development to users of public access areas are restricted to the public footpath in the west of the site and from Highdown Hill;
 - ⌘ Views of the site available to visitors to the SDNP are limited to distant views from Highdown Hill;



- ※ The only point from which a view into the site would be available to drivers using the road network would be from the site access point on Dapper's Lane.

5.6 Effects on visual amenity

Sensitivity

5.6.1 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to its ability to accommodate change; for example, a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. **Table 5-1** provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.6.2 The sensitivity of the visual receptors is assessed as follows:

- ※ People in settlements and residential properties: high susceptibility to changes in their visual amenity; open unobstructed views including the site assessed as of high value: **high sensitivity**, and filtered, oblique or partial views of lesser value: **moderate sensitivity**;
- ※ Users of public roads: low susceptibility to change in their visual amenity; filtered, oblique or glimpsed views including the site assessed of medium value: **low sensitivity**;
- ※ Users of public rights of way and areas of public access: moderate susceptibility to change in their visual amenity; occasional, glimpsed or framed views including the site assessed as of moderate value: **moderate sensitivity**, and open but distant views where the site is difficult to identify, assessed as of low value: **low sensitivity**;
- ※ Visitors to the SDNP: high susceptibility to change in their visual amenity; open but distant views where the site is difficult to identify, assessed as of low value: **low sensitivity**.

Magnitude of change

5.6.3 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

Table 5-6 View with development & magnitude of change

View-point Ref	View during construction	View after completion of construction	View 15 years after completion of construction	Magnitude of change
01 1m from site boundary	An open but framed and glimpsed view of construction activity would be available from a short section of the footpath.	The viewpoint is near a proposed footpath link between the PRow and the site. This would allow for an open view into the northernmost part of the new development.	Proposed vegetation around the perimeter of the site would have become established and assist in filtering the built elements in the view.	Construction: adjacent but for a short period: Great After construction: New built features in the view: Great Long-term: Site partially screened and vegetation matured: Medium
02 1m from site boundary	A glimpsed but open view of adjacent construction activity. Only available from a short section of the path.	Planting would be in place to screen or filter the new development in the view, although this would yet to have become established.	Vegetation in the landscape buffer around the edge of the site would have matured and integrated the site into the view.	Construction: adjacent but for a short period: Great After construction: New built features in the view: Great Long-term: site heavily filtered or screened in the view: Small
03 5m from site boundary	The hedge to the left of the viewpoint would be removed to create the end of a road, creating an open view into the site.	There would be an open view into the site and of the new development via the new road and footpath link adjacent to the footpath.	Although vegetation would soften the view of the development, it would still be visible through the new road and footpath link.	Construction: adjacent but for a short period: Great After construction: New built features and more open view: Great Long-term: Open view softened by vegetation but new development still visible: Medium
04 10m from site boundary	Construction of the site access would take place adjacent to the viewpoint, the creation of this would provide open views into	Although the access road would be clearly visible, the proposed buildings are set back from the road and only a brief glimpsed view of them	Maturing vegetation and the aging of the access road would help in integrating the site into its setting, reducing its prominence in the views of	Construction: Short term but a large change due to the new road: Great After construction: New entrance yet to become established in its setting: Medium Long-term: Mature vegetation screening the



View-point Ref	View during construction	View after completion of construction	View 15 years after completion of construction	Magnitude of change
	the main part of the site.	would be available to passersby.	passersby on Dapper's Lane.	development and the entrance assimilated in its setting: Small
05 50m from site boundary	Intervening trees and buildings would screen construction activity in the view.	Intervening trees and buildings would screen the new development in the view.	Intervening trees and buildings would screen the new development in the view.	Construction: Not visible: No change After construction: Not visible: No change Long-term: Not visible: No change
06 40m from site boundary	Glimpses of machinery movement and the addition of new rooflines may be visible between the intervening buildings and vegetation.	Occasional filtered glimpses of new rooflines are likely to be visible between the intervening properties.	The maturing of proposed and existing vegetation would further filter the proposed development in the glimpsed views.	Construction: occasional glimpsed views of construction activity: Small After construction: filtered and glimpsed view: Small Long-term: Site integrated in its setting: Negligible
07 250m from site boundary	Although the vegetation along the western site boundary is visible, activity within the site would be screened.	New development on the site would be screened by vegetation along the western site boundary.	New development on the site would be screened by vegetation along the western site boundary.	Construction: Glimpsed view and site screened: No change After construction: Glimpsed view and site screened: No change Long-term: Glimpsed view and site screened: No change
08 2.0km from site boundary	Distance, intervening trees and trees around the site would filter the view of construction activity within the site to such an extent that it	Although some additional rooflines may be visible within the view, they would be partially screened and would be interpreted in the context of the	Aging of the buildings and maturing of the proposed vegetation would result in the proposed development not being identifiable.	Construction: distant and tiny part of the view: Negligible After construction: Distant and difficult to identify: Negligible Long-term: Distant and unlikely to be identifiable: No change

View-point Ref	View during construction	View after completion of construction	View 15 years after completion of construction	Magnitude of change
	would not be identifiable from the view point.	numerous existing and more obvious ones that already exist.		

Assessment

5.6.4 The visual appraisal has been informed by the ZVI study shown on **Figure LA.05**. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 5-5** and the sensitivity of the viewers (visual receptors) represented defined in section 5.6.2 above.

5.6.5 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:

Table 5-7 Assessment of visual effects

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion of construction	Degree & nature of effect – 15 years after completion of construction
People in settlements and residential properties, open views: high sensitivity	VP06	From the rear of some properties adjacent to the southern site boundary an open and unfiltered view of construction activities on the site would be available, the impact on these views would be major adverse .	Although there would be a new boundary fence and proposed vegetation would be planted, it would yet to have become established, allowing for partially filtered views for residents of the new development, creating a moderate adverse impact.	The long-term impact on residents to the south of the site would be moderate adverse . Although the site would have become part of the setting and trees maturing along its southern side would filter views, the view would be one of built form rather than the original pastoral one.
People in settlements and residential properties,	VP05, VP07	Residents in properties from further afield would have their views screened or heavily	Rooflines of the new properties may be visible to a few nearby residents, although these would be seen in	In the long-term, any views of the proposed development that nearby residents may have would be

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion of construction	Degree & nature of effect – 15 years after completion of construction
filtered, oblique or partial views: moderate sensitivity		filtered. Occasional construction activity and movement may be visible, creating a short-term minor adverse impact.	the context of existing buildings in their setting. The impact on these receptors would be negligible following construction.	interpreted in the context of their existing residential setting. The long-term impact would be negligible/ none .
Users of public roads, filtered, oblique or glimpsed views: low sensitivity	VP04, VP05, VP07	Receptors viewing from VP04 would experience a moderate adverse impact during the construction period due to the construction of the site access road. The impact on road users in other areas would be none due to the screened nature of the site.	The views experienced by passersby on Dapper's Lane would change to include a brief and glimpsed view of the access road and of the nearest properties, creating a minor adverse impact. Elsewhere the impact on road users would be none .	Once the site is established in its setting and proposed vegetation matured, the site entrance would be read in a similar context to the other access roads on Dapper's Lane. Passersby would here experience a Negligible long-term impact, the impact would remain none for road users elsewhere.
Users of public rights of way, occasional, glimpsed or framed views: moderate sensitivity	VP01, VP02, VP03	During construction walkers on the public footpath to the west of the site would experience a major adverse impact due to the proximity of the site and to works associated with creating footpath links to the site.	Although the completion of construction would return the use of the footpath to its original state, the addition of built form to a view that was previously agricultural would have a moderate adverse impact on its users.	In the long-term, the site would become integrated into the view from the footpath due to the maturing of vegetation, which would screen parts of the built form. The long-term impact on walkers using the path would be minor adverse .
Users of public rights of way, open but distant	VP08	Although an occasional movement associated with construction activities may be	The proposed development would add some rooflines to the view, although due to the distance and the existing quantity of	Maturing vegetation would further filter the potential view of any built form from the proposed development that may be visible to

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion of construction	Degree & nature of effect – 15 years after completion of construction
views: Low sensitivity. Visitors to the SDNP, open but distant views: low sensitivity		visible, they would be interpreted in the context of general activity in the landscape. The impact would be negligible/ none.	roofs visible, their addition would not be discernible from the viewpoint. The impact would be negligible/ none.	receptors viewing from Highdown Hill. The long-term impact would be negligible/ none.

Conclusions

- 5.6.6 No major adverse long-term effects have been identified. Short-term major adverse impacts are identified on users of the public footpath in the western part of the site and on residents in the properties to the south of the site that currently have open views into the site. Following the completion of construction, which would include a boundary fence and tree planting between the new properties and these receptors, the degree of impact experienced by these receptors would change to moderate adverse.
- 5.6.7 The only adverse long-term impacts identified are moderate adverse, on residents in the properties adjacent to the southern site boundary, and minor adverse, on users of the public footpath in the western part of the site. Although both of these receptors would have their view changed from that of a pastoral field to one of a built environment, the establishment of proposed planting would assist in integrating it into its setting.
- 5.6.8 A short-term moderate adverse impact has also been identified on passersby on Dapper's Lane during the construction of the site entrance. However, once proposed planting has matured and the entrance road become established in its setting, passersby would interpret it in a similar manner to the numerous other entrances and lanes leading off the road, changing the long-term effect to negligible/none.
- 5.6.9 The only other adverse effect identified is a short-term one during the construction period on nearby residents whose properties are not adjacent to the site. This would be due to the potential of occasional glimpsed views of construction activity and the movement of vehicles. Following the completion of construction, the only potential effect are glimpsed views of parts of the proposed development, which would read as part of the existing context of the area.



6.0 Summary and Conclusions

6.1 Summary of findings

The proposed development

- 6.1.1 The development proposals consist of 84 residential units, consisting of a mixture of 2, 3 and 4 bedroom properties and detached, semi-detached and terraced buildings. The proposals would be built over a single phase which access provided by a new entrance off Dapper's lane in the eastern part of the site. Within the development are areas of public open space, including both a Local Area of Play and a Local Equipped Area for Play, and a landscape buffer along the northern, western and southern site boundary. Planting in the latter areas, consisting of trees, shrubs and meadow, is proposed to provide biodiversity within the site, to strengthen the green infrastructure of the area, and to assist the site in establishing itself into its setting.

Landscape assessment

- 6.1.2 There are no major long-term adverse effects identified. The only long-term **moderate adverse** impact identified is on the setting of nearby properties, which would experience a loss of agricultural land from their setting and have it replaced with additional built form.
- 6.1.3 **Major adverse** effects identified are only for the short-term during the construction period. These are on the setting the public footpath to the west of the site and of nearby settlement. The establishment of proposed planting within the site would assist in integrating it into its setting and reduce the impacts both in the mid and long-term to **moderate adverse** and **minor adverse**.
- 6.1.4 **Moderate adverse** effects are also identified on the setting of the woodland with a TPO to the north of the site and on the site vegetation during the construction phase. However, both of these reduce to **minor adverse** following the completion of construction and the resulting initiation of proposed vegetation in assisting in integrating the site into its environment.
- 6.1.5 All other effects for landscape receptors are assessed as **minor adverse** to **none** at all stages of the development.

Visual assessment

- 6.1.6 No **major adverse** long-term effects have been identified. Short-term **major adverse** impacts are identified on users of the public footpath in the western part of the site and on residents in the properties to the south of the site that currently have open views into the site. Following the completion of construction, which would include

a boundary fence and tree planting between the new properties and these receptors, the degree of impact experienced by these receptors would change to **moderate adverse**.

- 6.1.7 The only adverse long-term impacts identified are **moderate adverse**, on residents in the properties adjacent to the southern site boundary, and minor adverse, on users of the public footpath in the western part of the site. Although both of these receptors would have their view changed from that of a pastoral field to one of a built environment, the establishment of proposed planting would assist in integrating it into its setting.
- 6.1.8 A short-term **moderate adverse** impact has also been identified on passersby on Dapper's Lane during the construction of the site entrance. However, once proposed planting has matured and the entrance road become established in its setting, passersby would interpret it in a similar manner to the numerous other entrances and lanes leading off the road, changing the long-term effect to **negligible/ none**.
- 6.1.9 The only other adverse effect identified is a short-term **minor adverse** one during the construction period on nearby residents whose properties are not adjacent to the site. This would be due to the potential of occasional glimpsed views of construction activity and the movement of vehicles. Following the completion of construction, the only potential effect are glimpsed views of parts of the proposed development, which would read as part of the existing context of the area.

6.2 Policy considerations

- 6.2.1 **Policy LAN DM1** of the Arun Local Plan requires that the setting and character of the South Downs National Park, which covers the northern and eastern part of the study area, is a material consideration when siting new development. The assessment did not identify any adverse effects on either the setting or on views from within the National Park.
- 6.2.2 The assessment also found that the proposed development would comply with **policy GI SP1** in that it is 'designed to protect and enhance existing Green Infrastructure assets', **Policy T DM1** in that it provides access to the public right of way network, and **policies ENV SP1** and **ENV DM4** in that the proposals create 'new areas for habitats and species' and that trees protected by a TPO will not be damaged.
- 6.2.3 The site, identified as 12a, is within land allocated for housing in the Arun Local Plan and fulfils the landscape and visual criteria of **policies H SP2** and **H SP2c** which is required for development to be considered.
- 6.2.4 The proposals are also further compliant with policies on SUDS – incorporated into the development – (**policy W DM3**) and Health and Wellbeing (**HWB SP1**) – includes accessible open space.



6.2.5 NPPF paragraph 170, under heading 15. Conserving and enhancing the natural environment, states:

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- **protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);**

6.2.6 For the purposes of the LVIA in relation to NPPF paragraph 170, whether the landscape value “in the sense that it had physical attributes which took it out of the ordinary”⁷ was considered and it is concluded that within the landscape over which the development of the site would have an influence that there are no existing designations that would establish that the site and its setting would have a value above that of the baseline conditions. Nor were any notable effects, either adverse or beneficial, identified which may influence the impact of the proposed development on the value of the surrounding landscape.

6.3 Designated landscapes

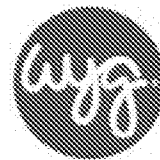
6.3.1 Although the South Down National Park (SDNP) is within 300m of the site, it is separated and screened both topography and vegetation. This results in there being no visual or landscape interaction between the proposed development and the National Park. The only part of the SDNP from which a view towards the site is available is from Highdown Hill. However, this location is about 2km from the site, which is both too far and too small a part of the view to be able to identify the site or for the proposed development to influence the setting or character of the National Park.

6.4 Conclusions

6.4.1 The proposed development would not create and notable adverse long term effects on either the landscape character of the area or on visual amenity. Adverse effects identified during the construction phase would reduce in the long term following the establishment of proposed planting which would allow the site to become integrated into its setting.

A2.1 The site, identified as 12a, is within land allocated for housing in the Arun Local Plan and fulfils the landscape and visual criteria of **policies H SP2 and H SP2c** which is required for development to be considered.

⁷ Based upon *Forest of Dean v SoS & Gladmans* ([2016] EWHC 2429 (Admin)), para 31



Appendix 1 - Methodology

General Methodology

- A1.1 Although not an 'EIA' project the methodology used in this informal appraisal has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). As advised in the Guidelines, the general approach and process can be applied to non-EIA assessments, or "Appraisals". The Landscape Institute's Statement of Clarification 1/13 also advises that it is not required in an Appraisal to establish whether the effects arising are or are not significant. However, the degree and nature of the effects identified is assessed.

Landscape Effects Assessment

Establishing the landscape baseline

- A1.2 Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.
- A1.3 The elements that make up the landscape in the study area were recorded, including:
- ※ physical influences - geology, soils, landform, drainage and water bodies;
 - ※ land cover, including different types of vegetation and patterns and types of tree cover;
 - ※ the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
 - ※ the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.
- A1.4 The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

- A1.5 The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.
- A1.6 Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for

designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

A1.7 Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For “ordinary, everyday landscapes”, the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

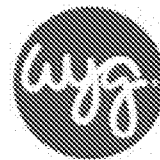
A1.8 When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:

- ✧ The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- ✧ The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- ✧ Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- ✧ Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- ✧ The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- ✧ Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

A1.9 The following table indicates the criteria used to determine the Landscape value:

Table A2- 1 Indicative criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international, national or local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape; There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character;



Value	Criteria
	The landscape is valued for recreational activities where experience of the landscape is important.
Low Value	Areas of landscape whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity; Particular components may be identified as important contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.

A1.10 Where the value falls between high and low, an intermediate level of value is assigned, e.g. "medium".

A1.11 The landscape baseline report aims to:

- ※ describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- ※ identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- ※ indicate the condition of the landscape, including the condition of landscape elements or features;
- ※ project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- ※ evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

A1.12 The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

A1.13 Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long- term, permanent and temporary, adverse and beneficial.

A1.14 Landscape effects considered included:

- ※ change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- ※ addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- ※ combined effects of these changes on overall character.

A1.15 The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

A1.16 The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

A1.17 The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

A1.18 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

A1.19 The value attached to the landscape receptors was established in the baseline study.

A1.20 When determining the landscape susceptibility the following elements were considered:

- ※ The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- ※ The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- ※ The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- ※ Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

A1.21 The following table indicates the criteria used to determine the Landscape susceptibility:

Table A1- 2 Criteria for landscape susceptibility

Susceptibility	Criteria
More Susceptible	The changes arising from the type of development would alter the overall character, quality/condition of a particular landscape type or area.

Susceptibility	Criteria
	The changes arising from the type of development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The type of development would compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the type of development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.
Less Susceptible	The changes arising from the type of development would not alter the overall character, quality/condition of a particular landscape type or area. The type of development would not compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the type of development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.

Magnitude of Landscape Change

A1.22 Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A1- 3 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of Large, Medium, Small, Negligible or None, based upon: The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones; Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
Geographical area over which the landscape would be changed	Categorised on a scale of: Small: at site level, within the development site itself or at the level of the immediate setting of the site; Medium: at the scale of the landscape type or character area within which the proposal lies;

Consideration	Indicative criteria
	Large: where the development influences several landscape types or character areas.
The duration of the changes	The durations of changes due to the development are categorised as: Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years

Degree of Landscape Effects

A1.23 Final conclusions about the degree of effect relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following considerations:

- ✱ Major effect: irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes;
- ✱ Moderate effect: where effects are judged to be between the criteria for either Major or Minor effects;
- ✱ Minor effect: Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value;
- ✱ Negligible effects where there is little or no perceived change to the existing landscape character or the change is difficult to discern.

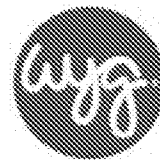
Visual Effects Assessment

Establishing the visual baseline

A1.24 Baseline studies for visual effects establish:

- ✱ the area in which the development may be visible
- ✱ the different groups of people who may experience views of the development
- ✱ the location where they will be affected
- ✱ the nature of the views at those points
- ✱ where possible, the approximate or relative number of the different groups of people who may be affected by the changes in views or visual amenity.

A1.25 In identifying important viewpoints, heritage assets in the vicinity of the proposed development and their settings were taken into account.



- A1.26 The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped.
- A1.27 The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified:
- ※ people living in the area
 - ※ people passing through on roads and the local lanes
 - ※ people visiting promoted landscapes or attractions
 - ※ people engaged in recreation of different types, including users of public rights of way, bridleways and access land.
- A1.28 Views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.
- A1.29 The proposed viewpoints were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk research on access and recreation, heritage assets and other valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.
- A1.30 The details of viewpoint locations were mapped and catalogued, and the direction and area covered by the view recorded, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute's Guidance Note, Visualisation of development (September 2019).
- A1.31 The baseline report aims to describe, map and illustrate:
- ※ the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
 - ※ details of the viewpoints and of the visual receptors likely to be affected at each;
 - ※ the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
 - ※ elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
 - ※ whether or how the view may be affected by seasonal or weather variation.

Assessing the Visual Effects

Predicting and describing visual effects

- A1.32 The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:
- ※ changes in views and visual amenity arising from elements of the development;

- ※ the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- ※ whether the view is stationary or transient or one of a sequence of views;
- ※ the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- ※ seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

A1.33 Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

A1.34 The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

A1.35 The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular views.

A1.36 The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations.

A1.37 The visual receptors most susceptible to change include:

- ※ residents at home;
- ※ people engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- ※ visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience;
- ※ communities where views contribute to the landscape setting enjoyed by residents in the area.

A1.38 Visual receptors less susceptible to change include:

- ※ people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- ※ people at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life.

- » travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

A1.39 Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

A1.40 The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

Table A1- 4 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant. A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site. Frequent open views available. Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view. A view from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings. A view from a landscape of moderate or less importance, or a locally important recreation facility. Occasional open views or glimpsed views available; passing views available to travellers in vehicles. A view available to few viewers.

Magnitude of visual change

A1.41 The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

Table A1- 5 Considerations for assessing magnitude of visual change

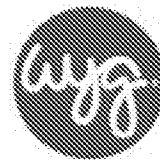
Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of major, moderate, minor or none, based upon:

Consideration	Indicative criteria
	The degree of the loss or addition of features in the view; The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development; The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics; The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.
Geographical area over which the changes would be experienced	The geographic extent reflects: The extent of the area over which the changes would be visible; The angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the proposed development.
The duration of the changes	Categorised as: Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation

Judging the overall visual effects

A1.42 Final conclusions about the degree of visual effects relate the separate judgements about sensitivity of the receptors and magnitude of the changes, for example:

- ⌘ Major effect: Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
- ⌘ Minor effect: limited or localised change, or reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
- ⌘ As for landscape effects, where effects are judged to be between these extremes, they may be assigned moderate levels of effect.
- ⌘ Negligible effect: The change in the view is imperceptible or difficult to discern.



Appendix 2 - Policy

Arun Local Plan 2011-2031 (adopted 2018)

A2.1 Policy SD SP1a

Strategic Approach

- A2.2 To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to;
- ※ a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres including;
 - ※ i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and
 - ※ ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.
 - ※ b. enable development that recognises the sustainable and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.
 - ※ c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.
 - ※ d. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.
 - ※ e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.
 - ※ f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.
 - ※ g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.
 - ※ h. support development which protects, conserves and enhances built heritage.
 - ※ i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.
 - ※ j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.

- ※ k. Retain and enhance natural environment resources, including biodiversity.

A2.3 Policy SD SP2

Built-up Area Boundary

A2.4 Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

A2.5 Policy GI SP1

Green Infrastructure and development

A2.6 The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

A2.7 All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

A2.8 Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

A2.9 Policy LAN DM1

Protection of landscape character

A2.10 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.

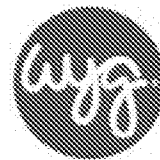
A2.11 Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

A2.12 The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

A2.13 Policy H SP2

Strategic Site Allocations

A2.14 Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.



A2.15 The comprehensive development of the allocation will need to meet the following key requirements:

- ※ a. integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,
- ※ b. ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,
- ※ c. Protects, conserves or enhances the natural environment, landscapes and biodiversity,
- ※ d. incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces,
- ※ e. extend, enhance and reinforce strategic green infrastructure and publicly accessible open space,
- ※ f. new community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,
- ※ g. where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required,
- ※ h. where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community groups,
- ※ i. integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c,
- ※ j. ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,
- ※ k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,
- ※ l. positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,
- ※ m. maintain and enhance any important features, characteristics and assets of the local area;
- ※ n. provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan,
- ※ o. enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District,
- ※ p. consider inclusion of an area of the sites for Self-Build and Custom Build, and
- ※ q. consider the delivery of an area as a site for Gypsy and Traveller accommodation.

A2.16 **Policy H SP2c**

Inland Arun

Angmering North (SD9)

A2.17 Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

- ※ a. explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- ※ b. extend the existing local village health facilities in the locality,
- ※ c. accommodation for nursery places, linked to the primary school provision,
- ※ d. primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11), either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- ※ 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, and
- ※ f. Incorporate planned new employment provision in conjunction with EMP SP3.

A2.18 Policy D SP1

Design

A2.19 All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

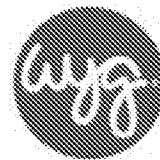
A2.20 With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

A2.21 Policy D DM1

Aspects of form and design quality

A2.22 When considering any application for development the Council will have regard to the following aspects:

- ※ 1. Character
Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.



- § 2. Appearance/attractiveness
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
- § 3. Impact
Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
- § 4. Innovation
Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
- § 5. Adaptability
Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.
- § 6. Crime prevention
Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.
- § 7. Trees and woodland
All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
- § 8. Solar gain
Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.
- § 9. Public realm
Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.
- § 10. Layout - movement
Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.
- § 11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

※ 12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

※ 13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

※ 14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

※ 15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

A2.23 Policy HWB SP1

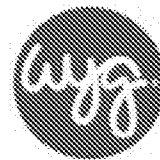
Health & Wellbeing

A2.24 All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- ※ a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
- ※ b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- ※ c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

A2.25 Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

A2.26 Policy T DM1



Sustainable Travel and Public Rights of Way

A2.27 New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

A2.28 Proposals for all new development must:

- ※ a. Be located within easy access of established public transport service(s), existing pedestrian and cycle networks, the committed and aspirational cycle networks and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres;
- ※ b. Where applicable, contribute to the extension of public transport services to serve the development and community transport services to ensure that a wide range of transport services are available to all residents;
- ※ c. Make provision for cycling and pedestrian facilities to meet the County Council Parking Standards, including cycle storage, convenient and secure cycle parking in association with retail and educational uses and sufficient secure parking and changing/showering facilities at places of work;
- ※ d. Contribute towards the provision of a joined up cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists and; where appropriate, horse riders, both within the development and in the form of links between the development and;
 - ※ i. places of work, education, leisure and food retail;
 - ※ ii. the South Downs National Park,
 - ※ iii. along the coast particularly between Bognor Regis and Littlehampton,
 - ※ iv. along the coast to Chichester,
 - ※ v. Bognor Regis to Arundel, and
 - ※ vi. Littlehampton to Goring.

A2.29 Policy HER SP1

The historic environment

A2.30 The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

A2.31 Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

A2.32 Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

- A2.33 Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.
- A2.34 The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.
- A2.35 The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.
- A2.36 Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

A2.37 Policy ENV SP1

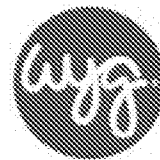
Natural Environment

- A2.38 Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

A2.39 Policy ENV DM4

Protection of trees

- A2.40 Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:
- ⌘ a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
 - ⌘ b. Would enhance the survival and growth prospects of other protected trees;
 - ⌘ c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.
- Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a



development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

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

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

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

A2.41 These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process

A2.42 **Policy W DM3**

Sustainable Urban Drainage Systems

A2.43 To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

A2.44 Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- ※ Green roofs
- ※ Permeable driveways and parking
- ※ Soakaways
- ※ Water harvesting and storage features including water butts.

A2.45 Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:

- ※ a. Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.
- ※ b. Effectively manage water (including its quality)
- ※ c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- ※ d. Provide amenity for local residents (ensuring a safe environment)

- ※ e. Retain the existing drainage network of the site and the wider area,
- ※ f. Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.

A2.46 In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:

- ※ f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.
- ※ g. Undertake up to six months groundwater monitoring within the winter period.
- ※ h. Undertake winter percolation testing in accordance with BRE365.
- ※ i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.
- ※ j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

Angmering Neighbourhood Plan 2014-2029

A2.47 HD1: Built-up Area Boundary

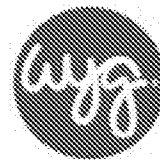
A2.48 The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below.

- ※ Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.
- ※ This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of the Plan as shown in figure 6.1.

A2.49 HD5: Built Form

A2.50 New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.

- ※ Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area. See Chapter 2: About Angmering - Character Areas.
- ※ No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings.



- ※ New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.
- ※ New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park.

A2.51 HD6: Housing Layout & Design

- ※ Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.
- ※ Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported.
- ※ Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.
- ※ For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development.

A2.52 HD7: Housing Density

A2.53 New development, where applicable, should meet the following density requirements.

- ※ Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.
- ※ New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape.

A2.54 TM2: Cycling Walking & Equestrian

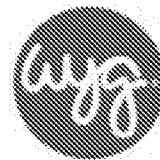
A2.55 Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths.

- ※ Proposals which harm the following characteristics of public rights of way will be resisted:
 - ※ - Safety.
 - ※ - Directness.
 - ※ - Access and Connections.
 - ※ - Attractiveness.
 - ※ - Convenience.
 - ※ - Features such as trees and hedgerows.
- ※ Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across the Neighbourhood Area, and where possible join up with National Cycle Ways.

A2.56 Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as supporting the provision of new connections, where these have been identified and can be delivered.

A2.57 **EH2: Protect the Landscape setting of the South Downs National Park**

A2.58 New Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design.



Appendix 3 - List of Figures

Figure LA.01	Site Location Plan
Figure LA.02	Designations
Figure LA.03	Public Access
Figure LA.04	Landscape Character
Figure LA.05	Topography
Figure LA.06	Site Context
Figure LA.07	Viewpoint Photographs

Dapper's Lane

Site Location

LA.01



Key

- Study Site Boundary
- 1km buffers from site
- District boundaries

0 100 200 400 600 800 m

Scale @ A3 - 1:20,000



A112012 LA01 Site Location.mxd

December 2019

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

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Dapper's Lane

Designations

LA.02

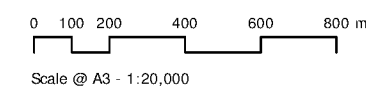


-  Study Site Boundary
-  1km buffers from site
-  Council Boundaries

Listed Buildings

-  Grade I
-  Grade II*
-  Grade II

-  Tree Preservation Orders within 1km of site boundary
-  Strategic Housing Allocations
-  Scheduled Monuments
-  Registered Parks And Gardens
-  South Downs National Park
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Nature Improvement Areas
-  Conservation Areas



A112012 LA02 Designations.mxd December 2019

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- Study Site Boundary
- 1km buffers from site
- District boundaries
- Access Land
- OS Open Greenspace
- Bridleway
- Byway
- Footpath
- Restricted Byway

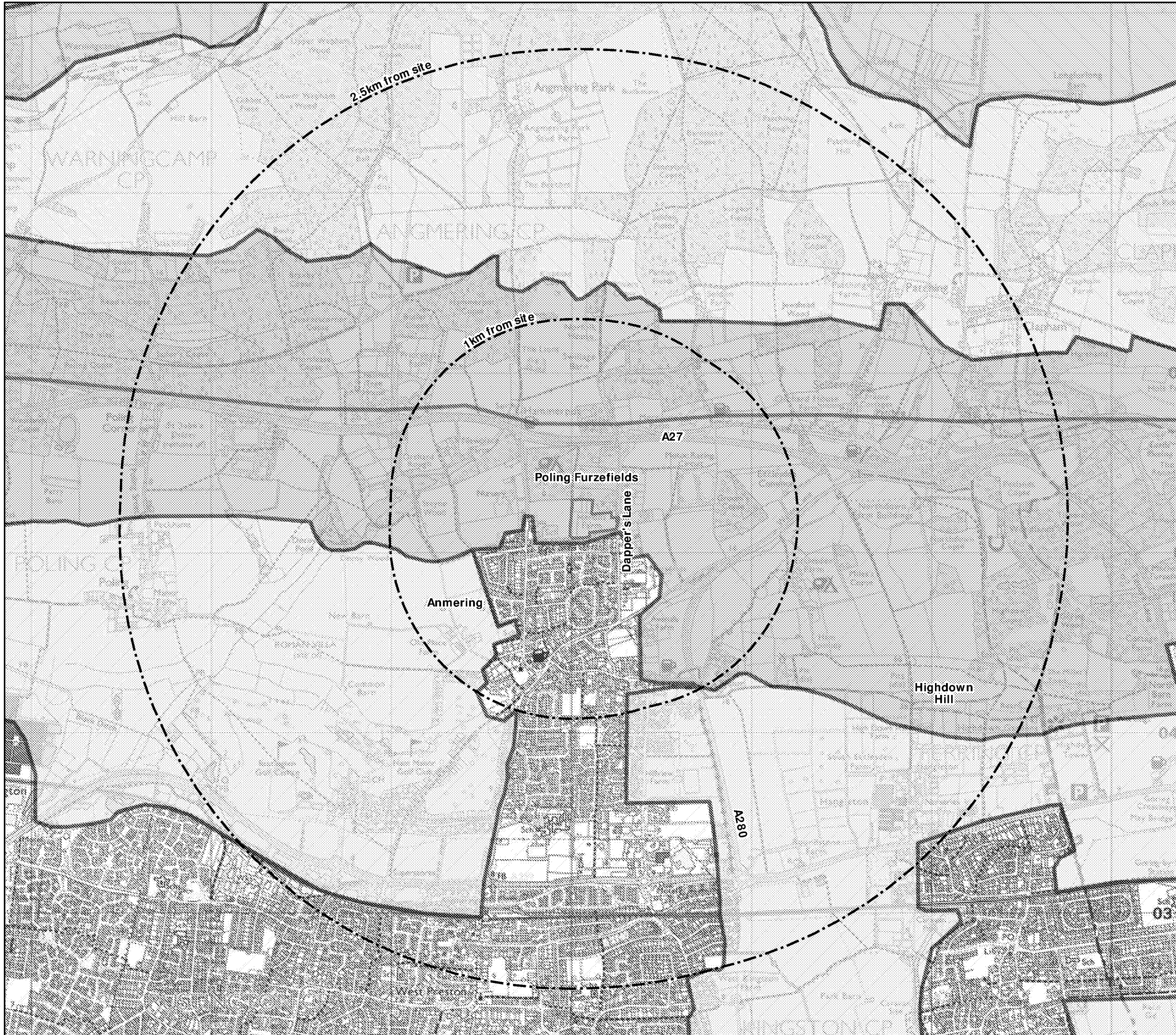
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Dapper's Lane

Landscape Character Areas

LA.04



Study Site Boundary

1km buffers from site

National Character Areas

South Coast Plain and Hampshire Lowlands

South Downs

West Sussex LCA

Littlehampton & Worthing Fringes

Angmering Upper Coastal Plain

Downland Arun Valley

Central Downs

Angmering Park

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Scale @ A3 - 1:20,000

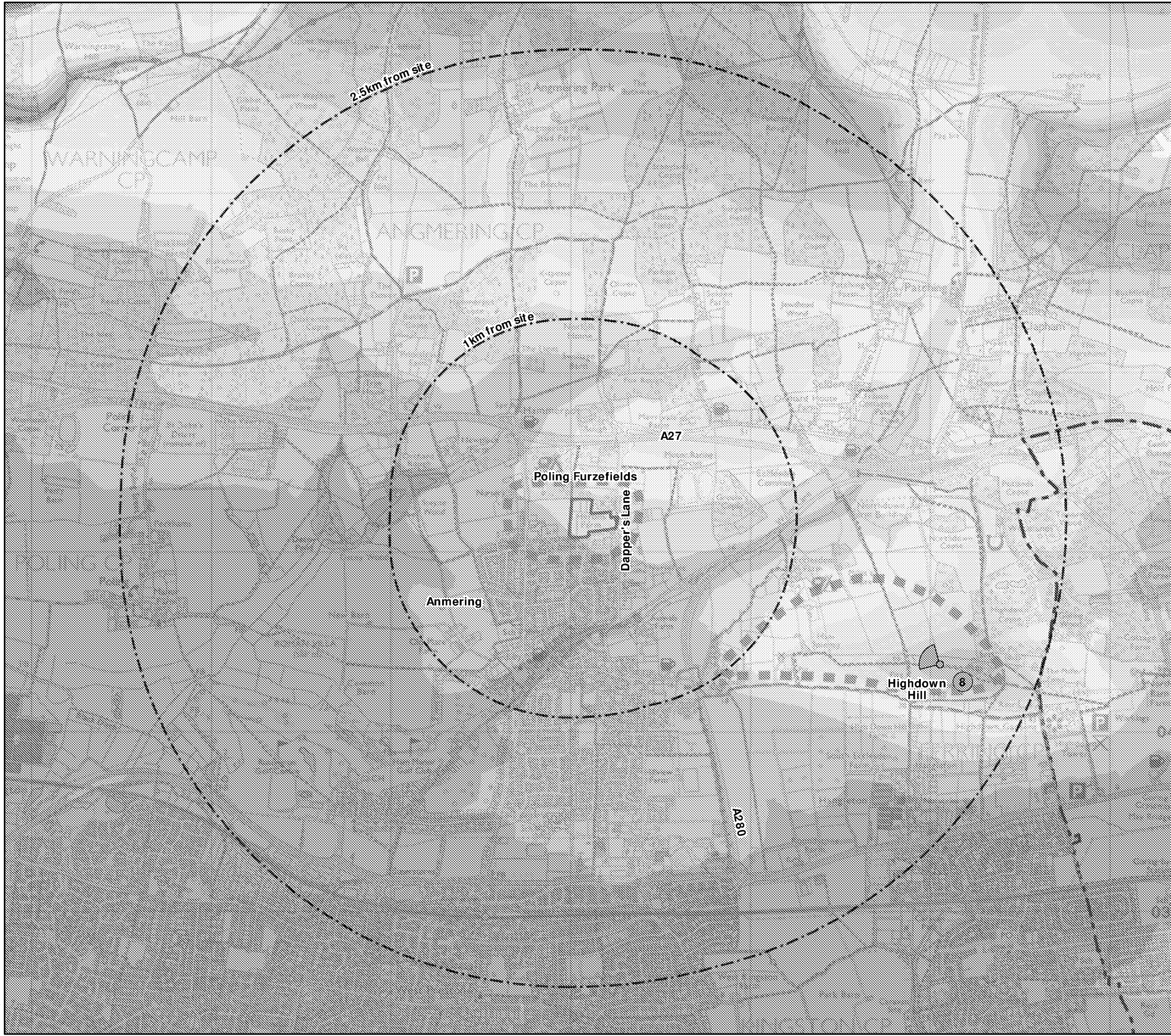


A112012 LA04 Landscape Character.mxd

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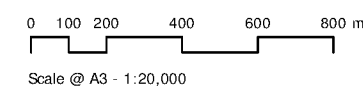
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- Study Site Boundary
- 1km buffers from site
- District boundaries
- ZVI (Zone of Visual Influence)
- Viewpoint 8
- Bridleway
- Byway
- Footpath
- Restricted Byway

Terrain data @10m intervals

	-1.7 - 10		60 - 70
	10 - 20		70 - 80
	20 - 30		80 - 90
	30 - 40		90 - 100
	40 - 50		100 - 110
	50 - 60		110 - 120

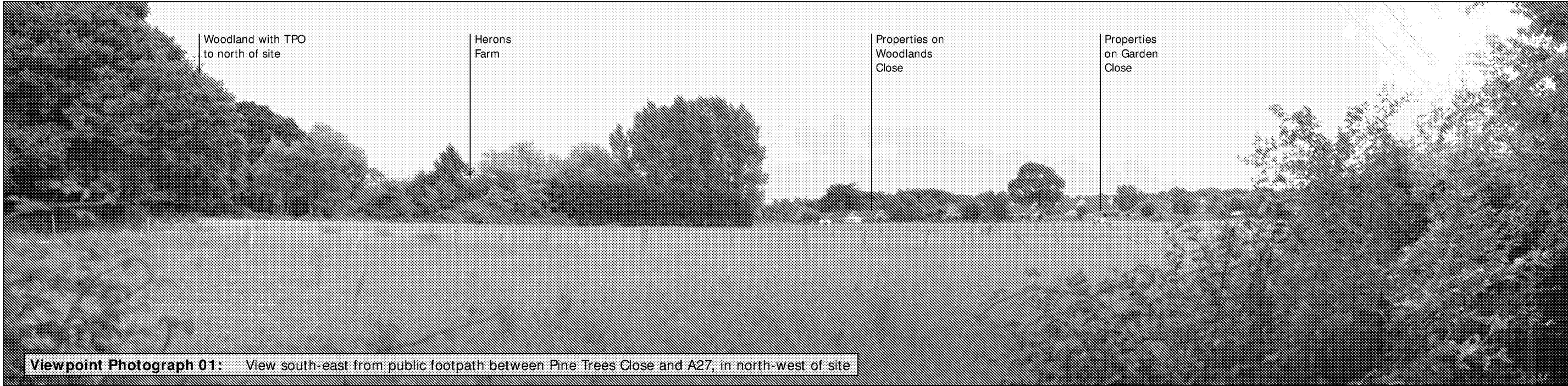




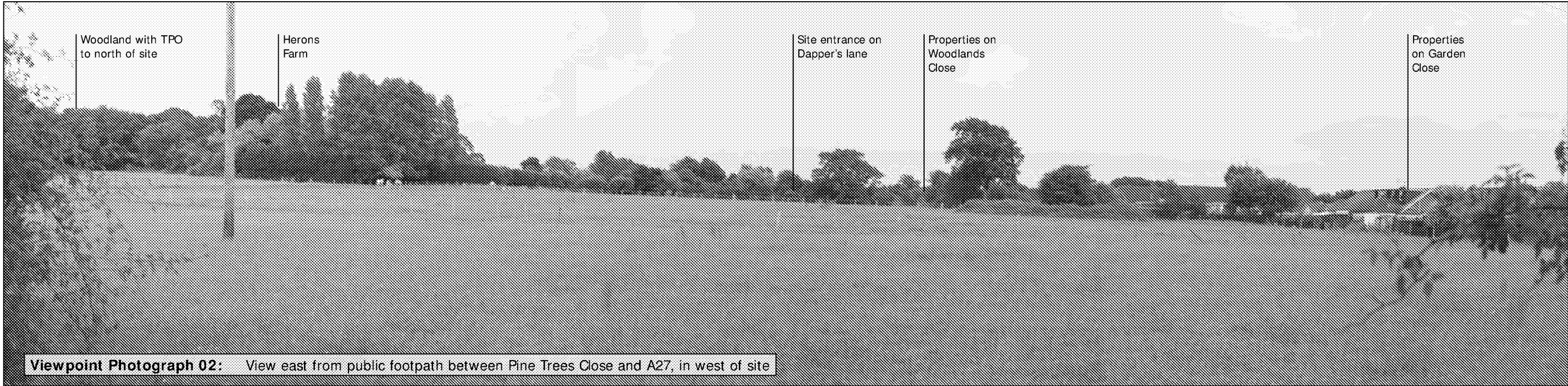
- Study Site Boundary
- contour_2m_
- 500m buffer from site
- Tree Preservation Orders
- Conservation Area
- Ancient and Semi-Natural Woodland
- South Downs National Park
- Viewpoints
- Arun Local Plan Policies map
- Built up Area Boundary
- SD9 Angmering North
- Bridleway
- Public Footpath
- Prominent Slope
- Ridgeline

0 100 200 m
Scale @ A3 - 1:5,000

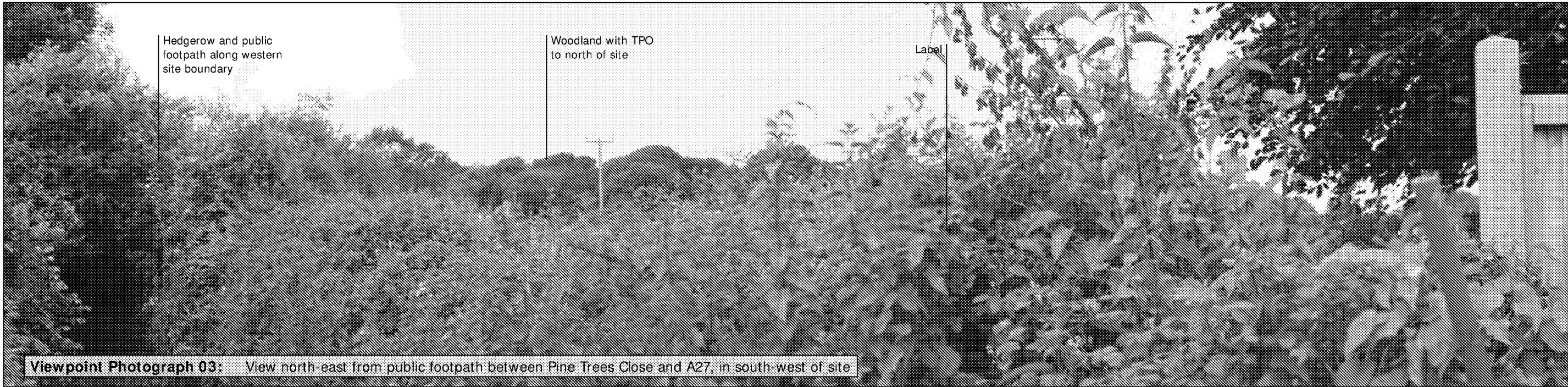




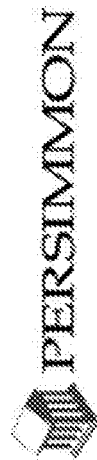
Viewpoint Photograph 01: View south-east from public footpath between Pine Trees Close and A27, in north-west of site



Viewpoint Photograph 02: View east from public footpath between Pine Trees Close and A27, in west of site



Viewpoint Photograph 03: View north-east from public footpath between Pine Trees Close and A27, in south-west of site



Dapper's Lane,
Angmering

**Viewpoint
Photographs**

LA.07-1

December 2019

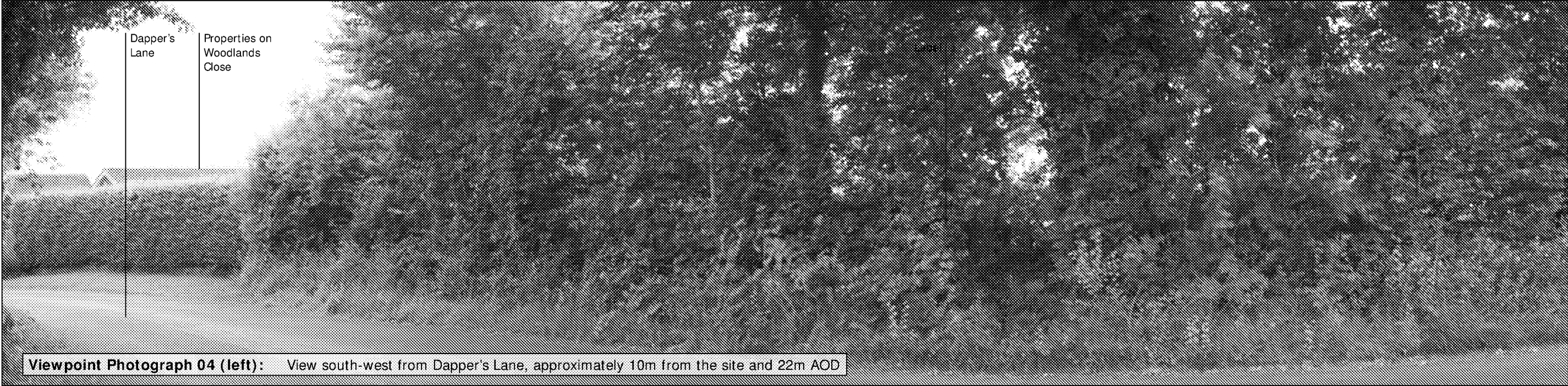
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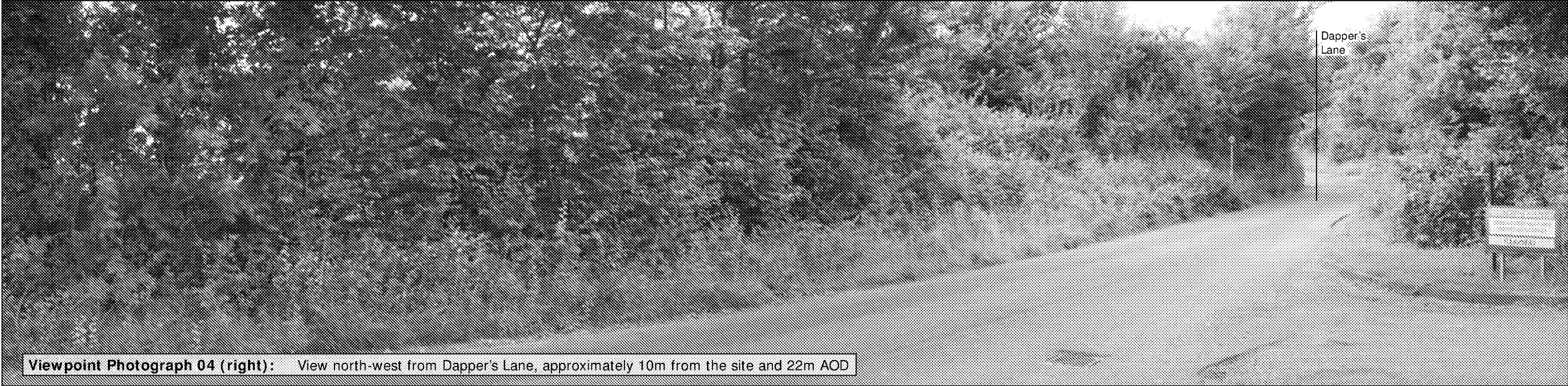
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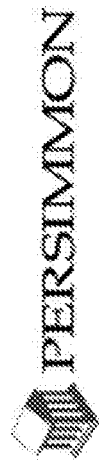
Viewpoint Photograph 04 (left): View south-west from Dapper's Lane, approximately 10m from the site and 22m AOD



Viewpoint Photograph 04 (right): View north-west from Dapper's Lane, approximately 10m from the site and 22m AOD



Viewpoint Photograph 05: View south-west from Dapper's Lane from entrance to Herons Farm, approximately 50m from the site and 25m AOD



Dapper's Lane,
Angmering

**Viewpoint
Photographs**

LA.07-2

December 2019

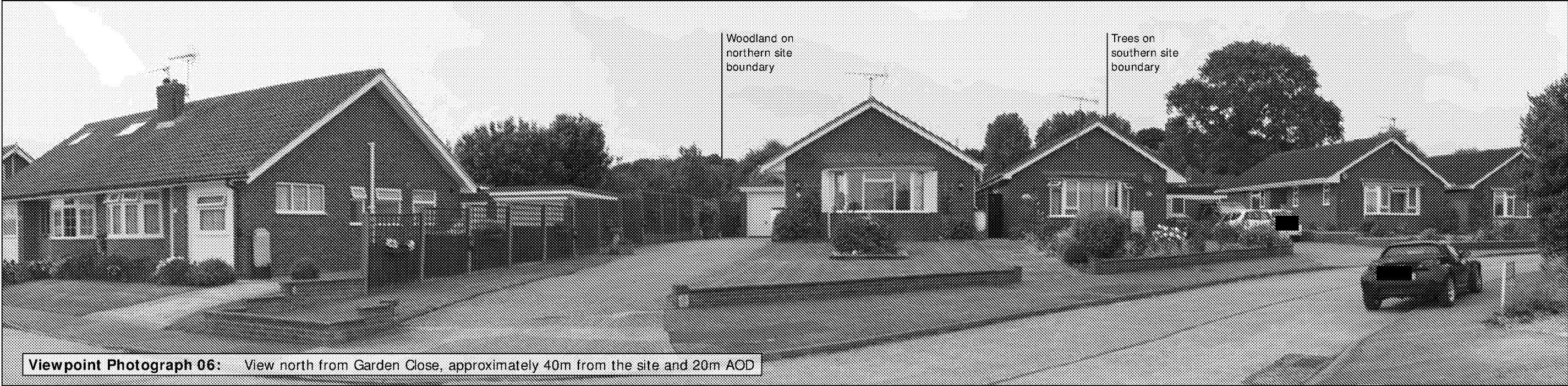
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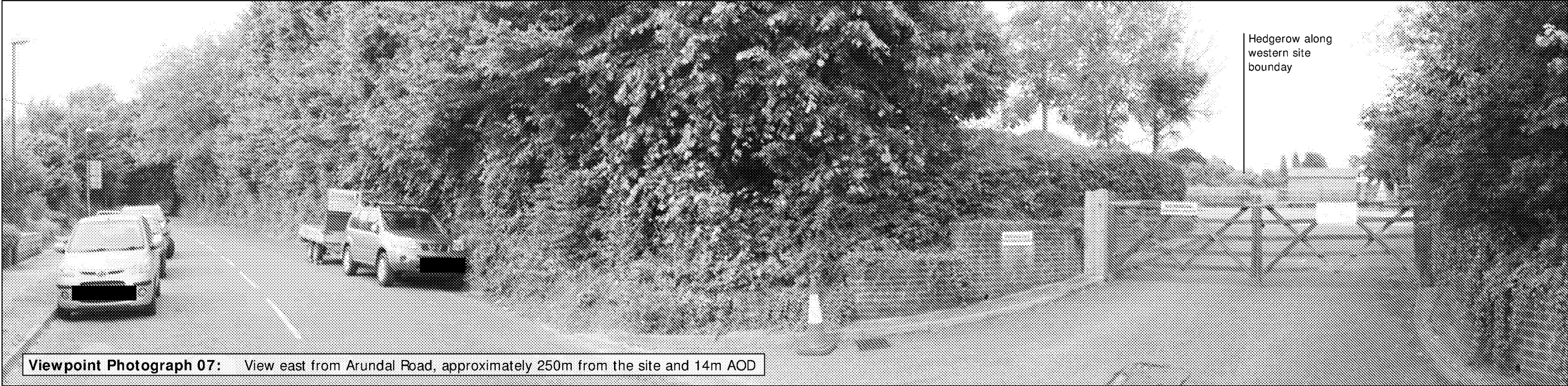
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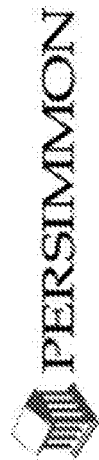
Viewpoint Photograph 06: View north from Garden Close, approximately 40m from the site and 20m AOD



Viewpoint Photograph 07: View east from Arundal Road, approximately 250m from the site and 14m AOD



Viewpoint Photograph 08: View east from Highdown Hill, approximately 2.0km from the site and 75m AOD



Dapper's Lane,
Angmering

**Viewpoint
Photographs**

LA.07-3

December 2019

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