

1. INTRODUCTION

- 1.1 This response has been prepared by Paul Gibbs DipLA DipUD Director of David Jarvis Associates Limited (DJA), landscape architects and town planners.
- 1.2 It has been produced in response to comments received from Arun District Council (ADC) dated 13th February 2018.

2. LANDSCAPE BUFFER

- 2.1 ADC considers that *“the provision of an additional 5.0 metre deep extension to the proposed landscape buffer along the eastern boundary of the site would mitigate the visual impact of the residential development and ensure that the current outline planning application accords with the NPPF, Policy GEN7 of the Local Plan, Policy HD5 (Built Form) of the Neighbourhood Plan and Policy LAN DM1 of the modified eALP.”*
- 2.2 The Inspector in his recent Interim Findings Following Hearing Sessions (IDED42) acknowledges at paragraph 23 that *“the SDNP Authority do not object to the allocations subject to the inclusion of an additional criterion within Policy H SP2c on landscape appraisal.”* He also accepts that *“mitigation can be built into the developments in terms of landscape structure, retention of existing vegetation and buffer planting.”*
- 2.3 The landscape strategy found at page 78 of the submitted DAS dated May 2017, shows a landscape buffer along the entire length of the eastern boundary.
- 2.4 The LVIA dated 2nd May 2017 that accompanied that application states at 4.13 that *“A proposed landscape buffer of 5.5m to 9m wide between the development and the A280 would provide screening along the eastern boundary.”*
- 2.5 The exact composition of the mitigation planting would be the subject of a condition, but it is anticipated to be a belt of woodland comprising locally native broadleaved species.
- 2.6 The key views of the eastern boundary from within the SDNP are described in the LVIA at viewpoints 2, 3 and 14. The predicted visual effect from these viewpoints are of low, low and very low magnitude respectively.
- 2.7 The photomontages at Figures 7 and 8 of the LVIA clearly demonstrate the screening effect provided by the landscape buffer.
- 2.8 Viewpoint 2, seen at Figure 7, is a direct but low-level view across the fields. Angmering village is visible through the existing tree line. The proposed development would be visible in the short to medium term. This is acknowledged in the LVIA, as is the screening effect of the mitigation planting. As a consequence of the low level of the view and other planting in the vicinity thickening the boundary planting would have no additional effect.
- 2.9 Viewpoint 14, seen at Figure 8, is one of the few elevated views from a Right of Way within this part of the SDNP. It has a partial view of the site. The screening effect of the mitigation planting is significant from this view. Any other higher-level views eastwards along Highdown Hill become more distant and affected by intervening landform. Thickening the boundary planting would have no additional effect.

- 2.10 From the photomontages and observations on site it is concluded that the thickening of the buffer by 5m along its entirety would not provide any additional screening of consequence. The buffer is sufficiently thick to provide the screening required in the LVIA and to address the Inspector's concerns.
- 2.11 The LVIA recognises that the mitigation planting will come into effect to address the harmful visual impacts identified. This is consistent with the Memorandum of Understanding that exists between ADC and the SDNP which was before the Inspector at the EIP.
- 2.12 To assist the development of the buffer and provide a more immediate effect a condition could be put in place that requires the buffer to be planted using a mixture of plant sizes. This could include some individual trees amongst the woodland matrix planting incorporating advanced nursery stock and a small percentage of semi mature trees. This would reduce significantly the time required to create a substantial planted screen.

3. CONCLUSION

- 3.1 The landscape strategy shows a landscape buffer along the entire length of the eastern boundary.
- 3.2 From the photomontages and observations on site it is concluded that the thickening of the buffer by 5m along its entirety would not provide any additional screening of consequence. The buffer is sufficiently thick to provide the screening required in the LVIA and to address the Inspector's concerns.
- 3.3 The LVIA recognises that the mitigation planting will come into effect to address the harmful visual impacts identified. This is consistent with the Memorandum of Understanding that exists between ADC and the SDNP which was before the Inspector at the EIP.