

From: Michael Eastham
Sent: 10 August 2018 14:46
To: Planning.Responses
Subject: FW: A/99/17/OUT - Landscape impact land South of Water Lane

Please upload this additional representation from a member of the public onto Ocella for A/99/17/OUT.

Thanks,

Michael

From: Rita Williams [REDACTED]
Sent: 10 August 2018 14:36
To: Planning; Michael Eastham
Cc: Cllr. Dudley Wensley; Cllr. Andy Cooper; Cllr. Paul Bicknell; 'Deborah Urquhart'
Subject: A/99/17/OUT - Landscape impact land South of Water Lane

Michael,

I would like to submit evidence that challenges the applicant's dismissal of Arun's assessment of the need to increase the landscape buffer bordering the A280 by-pass and the SDNP by an additional 5 meters.

Without some sort of reference point, even with a site visit, it is difficult to visualise the impact of the proposed development on the landscape, or its resultant light pollution, from viewpoints across a low lying open skies landscape.

Hopefully, the images in the attached document will help your officers and members of Development Control make an informed judgement on the conditions that need to be applied to the application, in order to identify the extent and make-up of the landscape buffer required to deliver the applicants assurance that development will be *"limited to glimpses of roofs over the existing vegetation"* from key receptors identified by PESP6 and their LVIA.

The photographs provide a reference point against which the landscape impact of the proposed development and support the Inspector's comment that: *"Policy LAN DM1 provides safeguards but **there is a need for more prescriptive requirements in relation to assessment of landscape impact and mitigation**"*

The degree of difficulty in mitigating the impact on the SDNP of development on this site should come as no surprise to the applicant, as it was the reason the site was originally rejected for development by the Arun SHLAA.

Kind Regards
Rita

Landscape Impact and Mitigation

The SDNPA's objection to the application lists what it sees as the negative impacts of the proposed development on the setting of the national park, which it does not consider are addressed by the current LVIA, including *"the high density and 'inward-looking' layout and form of the development which makes no attempt to respond to its landscape context or deal appropriately with the edge of the development to enable it to sit more comfortably within the landscape."*

Commenting on the Angmering North strategic allocation and its close proximity to the national park, the Arun Local Plan Inspector's Report says: ***"Policy LAN DM1 provides safeguards but there is a need for more prescriptive requirements in relation to assessment of landscape impact and mitigation to ensure that Policy H SP2c is positively prepared and consistent with national policy."***

Arun has suggested *"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."* This would increase the depth of the landscape buffer planting from **5.5m to 9m to 10.5m to 14m.**

However, the applicant remains adamant that: *"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."*

"There is a need for more prescriptive requirements in relation to assessment of Landscape impact and mitigation"

The applicant has submitted a revised "indicative plan" layout that adds a line of trees to the boundary and concedes that *"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."*

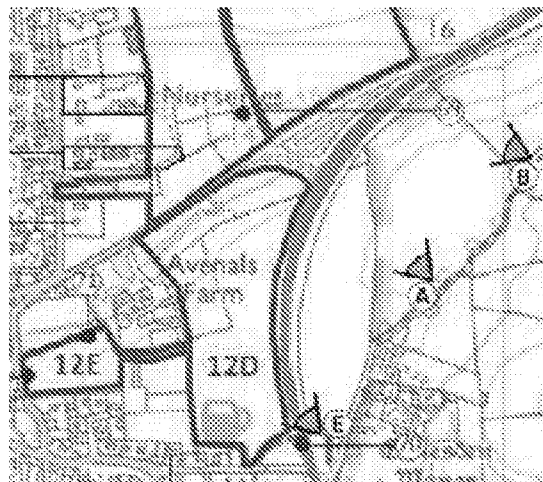
This appears to address Arun's Greenspace officer's concerns and would require a full landscape scheme to be submitted for approval, detailing species choice, position, densities and size at time of planting so that a clear picture of the proposals can be seen. These details are required to assure the adjacent landscape setting of the national park is maintained, the setting is uncompromised and the proposals are appropriate to their setting. However, the LVIA but is still missing the most important evidence i.e. that the effectiveness of the landscape screening both in summer and wintertime.

Assuming this *"belt of woodland"* reflects trees in the surrounding landscape (beech, ash, evergreen oak etc.) retaining the proposed **5m to 9m strip** is clearly not sufficient to allow these woodland trees reach maturity or to address issues of shading, the temptation to prune back branches, leaf fall etc.

Assessment of Landscape mitigation required

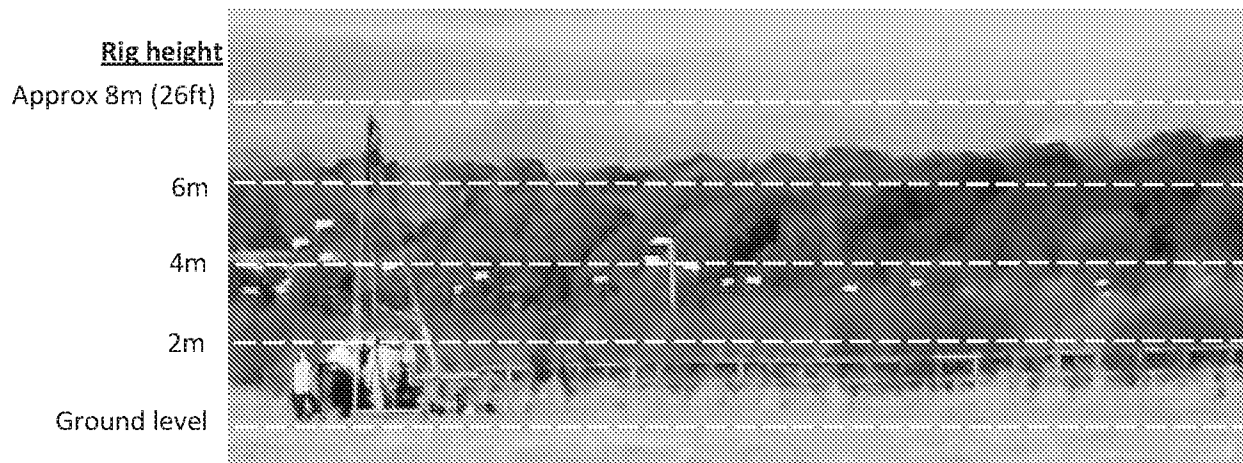
The LVIA fails to provide any evidence that the impact of the height and density of the development would be mitigated by the proposed landscape buffer and that *"Any views of the site from the South Downs National Park would be limited to those areas east of the site and would be limited to glimpses of roofs over the existing vegetation"*. This clearly remains an assumption on the applicants part, as does the mitigation to limit any adverse impact on the national park's designation as an International Dark Sky Reserve (**Policy QE DM2**).

PESP6 was submitted by Arun to examination and **included a viewpoint assessment** of site 12D, Land south of Water Lane intended to help demonstrate the visual effects from within the SDNPA from the lower lying ground east of the A280. It concludes that some rooftops would be visible from Footpath 2148 (viewpoints E, A and B) and that a generous planted mitigation buffer is required to address this issue.



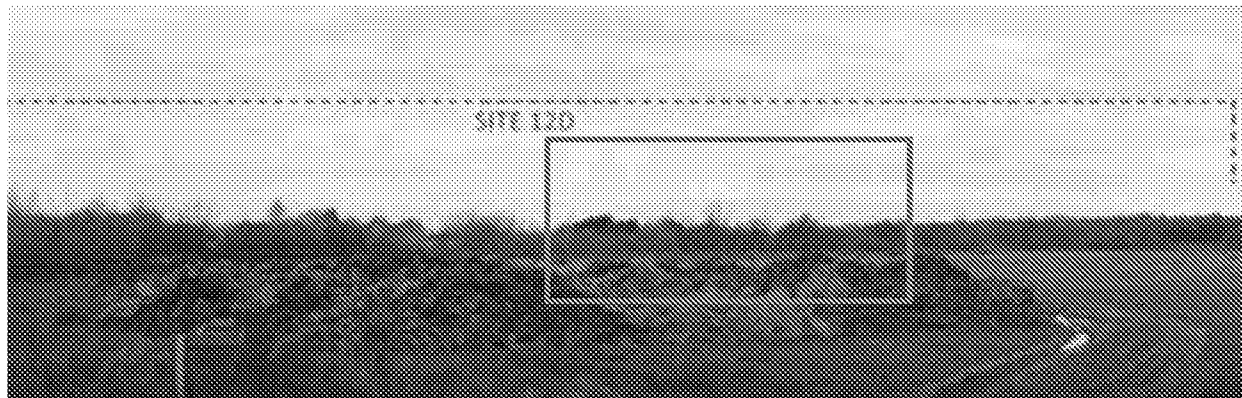
Photographs of the drilling rig erected at site 12D on 3rd November 2016 were submitted to examination. The rig height gives a useful and tangible reference point against which the proposed ridge heights of the development, between 10m and 12m, can be assessed.

The image below show both the approximate height of the drilling rig, calculated using the operative stood on the ground to the left of the rig.



PESP6: View E – from Ecclesden Lane east of A280 Footbridge

Arun input (Rydon LVIA photomontage) showing area covered by photo



Extract from Arun input to Inspector (Rydon LVIA photomontage)



Ridge Heights

12m (39ft)

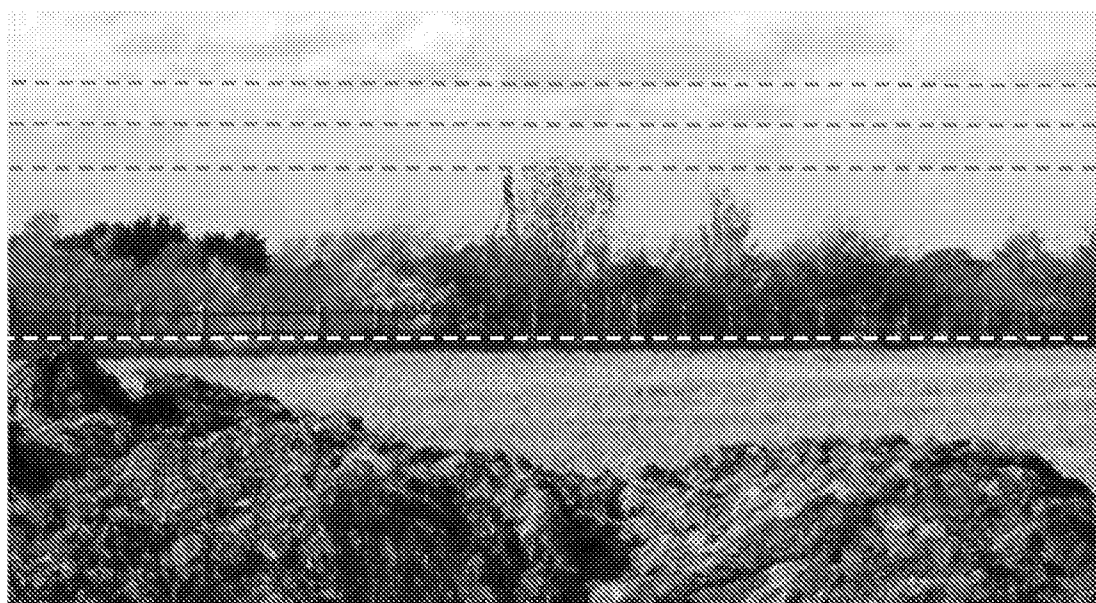
10m (33ft)

Rig height

Approx 8m (26ft)

Ground level

Photo of drilling rig from the gate, the site is approx 100m from this point.



Ridge Heights

12m (39ft)

10m (33ft)

Rig height

Approx 8m (26ft)

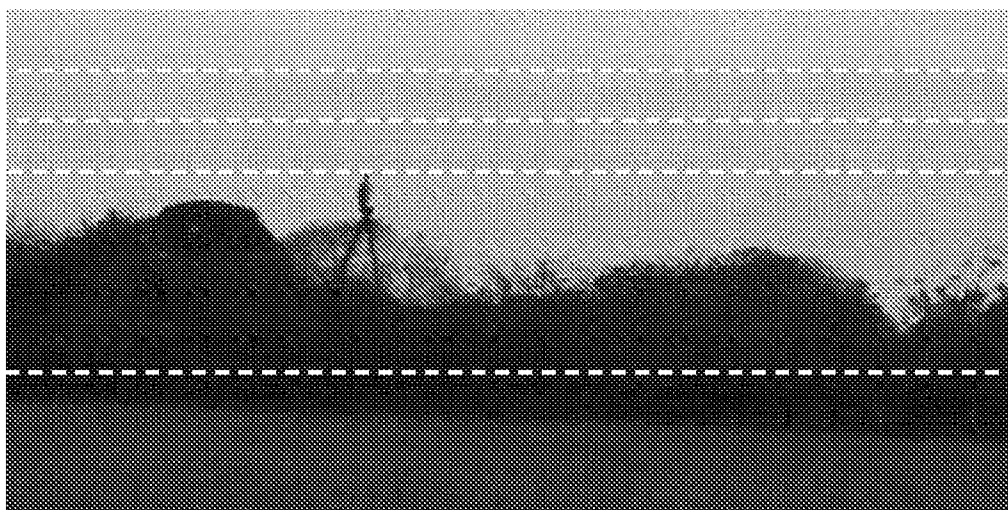
Ground level

PESP6: View A– from footpath 2148 North of Ecclesden Manor

Arun input (Rydon LVIA photomontage) showing area covered by photo



Photo of drilling rig from footpath, the site is less than 200m from this point.



Ridge Heights

12m (39ft)

10m (33ft)

Rig height

Approx 8m

Ground level

Mock-up shows extent of development that will be “glimpsed” over existing landscape buffer.



Ridge Heights

12m (39ft)

10m (33ft)

Rig height

Approx 8m

Ground level

Land south of Water lane - Current Landscape Buffer



Land east of Roundstone Lane – a deep Landscape Buffer restricts view to “glimpses of roofs”



Land South of Water Lane – image allows assessment of height of landscape buffer required

