

APPENDIX A

Methodology

Methodology

There are two levels of Landscape and Visual Assessment.

LVIA as part of a standalone Landscape 'appraisal' and LVIA as part of an Environmental Impact Assessment (EIA). This methodology has been set out to define the processes involved in the first procedure - an LVIA as part of a stand alone landscape 'appraisal'.

Whilst the processes and principles are fundamentally the same LVIA as part of an 'appraisal' is not required to establish the significance of the effects. GLVIA3 Statement of Clarification 1/13 10-06-13 states *'The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.'*

The level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. These are:

Project Description;

A description of the propose development, main features of the proposals and any established parameters. can included a description of any alternative considered.

Baseline Studies;

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely independently of the development. Includes information of the **condition, value** and **sensitivity** of the baseline. These are described in further detail on the following pages).

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

A desk study was undertaken using Ordnance Survey maps, Landscape

Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

The GLVIA3 sets out a series of different visual receptor groups that may be considered;

- Public viewpoints, including buildings, open access land and PROW;
- Transport Routes; and
- Places of work.

The guidance sets out that in some cases it may be appropriate to consider private views points such a residential properties. The extent and range of receptors should be agreed with the LPA where possible.

For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/ appraisal **not** as part of an residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the application site and walking all footpaths and roads in the vicinity.

It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site

and cross checking the view through section analysis. This process can limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgement are crucial and where doubts exist, are checked by cross sectional analysis.

Representative viewpoints are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to 35mm film camera).

Photographs are taken following the Guidelines for Landscape

and Visual Impact Assessment and The landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment. Locations of the photograph are recorded using a GPS.

Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then relayed to the architects as key constraints and opportunities plan and used to develop the masterplan.

Identification and Description of Effects;

The assessment clearly and systematically set out the evaluates the possible effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial.

Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed.

A further narrative as to the types of impacts is given on the following page.

Mitigation

Table 3.1 of the GLVIA3 sets out that mitigation is only a requirement of the EIA process, however it may appropriate to consider mitigation of adverse effects to inform and contribute to a holistic design approach.

For the purposes of this assessment this has included investigating measure to avoid, remove or reduce adverse effects. It is considered that avoidance mitigation for any significant effects should be the pre-requisite to any scheme design.

Most development will inevitably result in some landscape or visual impacts which cannot be avoided. It is how these effects are dealt with in the design response that normally determines the acceptability or not of the development. These will be identified through the assessment of predicted effects and additional measures recommended.

Offset or compensatory mitigation are the measures to be undertaken in order to compensate for effects that cannot be satisfactorily mitigated by design alone.

Enhancement

Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors.

Enhancement is not a requirement of the EIA regulations but is often included as best practice and to provide a holistic approach to the development framework and landscape setting.

Technical Assumptions

- For the purposes of the assessment the following assumption have been made:
- For human receptors, views are assessed at 1.8m, assuming adult standing height.
- For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Appendix A - Table 1 - Average Planting Heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/Scrub	60-90cm	2m	3.5m	5m

Impacts

Construction Impacts

This period is defined as the building works up to the completion of a component of the development. The impacts are normally direct and temporary in terms of the project life cycle and generally result in the majority of adverse landscape and visual effects.

Construction details are usually not fully known at this stage but they are likely to follow a standard building approach for a development of this scale and complexity. It is assumed that the following key construction items will form part of the construction changes for all phases of work:

- Site compound, incorporating portacabins, temporary parking and site storage;
- Delivery vehicles including low loaders, HGVs, tipper wagons, vans and cars;
- Construction plant – large earth moving machinery, cranes, tracked and wheeled excavators and dumper trucks;
- Scaffolding; and
- Temporary lighting during winter months.

Operation and Management Impacts

These are impacts caused during the functioning of an individual component of the development, such as people, car, lorry and machinery movements, as well as the residual effects of landscape maturing. Most residual landscape effects are therefore generally beneficial and adverse views will normally decrease as planting matures. For the purposes of this assessment the impact has been assessed at seven years after the initial mitigation planting to show the effects approximately some way to maturity.

Residual effects are either positive or negative effects that cannot be mitigated by the proposed landscape strategy. (identified as permanent within the significance column of the assessment tables)

Cumulative effects are a result of additional changes to the landscape or visual character of the application site caused by the development working in conjunction with other existing, or in some cases proposed development in the area.

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived. Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Direct effects include the quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.

Indirect effects include:

- Changes to the perception of the landscape;
- Changes in the character of an area;
- Changes to the experience of being in a particular space or designed landscape; and
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes. The views are assessed

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. They may also be direct or indirect, cumulative, permanent or temporary (short, medium or long term).

Appendix A - Table 2 Landscape Quality and Condition

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character.
High	N a t i o n a l , Regional District/Local	High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved. Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees).
Moderate	Regional District/Local	Moderate quality landscape or features. Some management of the whole or significant features evident. Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management however also some evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees).
Low	District/Local	An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements maybe worthy of conservation and enhancement, currently minimal management. Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees).
Negligible	N/A	An ordinary low quality landscape, devoid of any key landscape features, often with minimal management.

ASSESSMENT CRITERIA

Introduction

Potential receptors are identified through the baseline and site visits. Threshold tables are used to assess the sensitivity or importance of receptors, the magnitude of change and the resulting significance. By correlating the magnitude and sensitivity it is possible to identify the level of significance of each impact.

Landscape character is inherently affected by the quality or condition of key elements within the site or its surroundings. Assessment of the quality is based on the physical state, visual and habitat intactness of the landscape, individual features or elements which contribute to the overall character including:

- The influence of existing built features and other detracting features;
- Appropriate land use and management;
- Consistency, strength, quality and intactness of both the landscape and visual components.

Landscape Value

The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level.

The GLVIA3 looks at this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84). The criteria in the following tables have been drawn from this table, desk top research and site visits.

- Quality, condition and intactness of both individual features and overall Landscape Condition
- Designation of a landscape or feature(s);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations and designations;
- Recreational use of the landscape

The value methodology tables form a framework for appraisal but professional judgement must be applied to consider the significance and influence of each of the factors within the landscape. A landscape does not always need to fulfil all of the criteria however a thorough reasoning and assessment should be given to justify the value.

“Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues” – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

The GLVIA further describes landscape value as “ *The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.*”

Appendix A - Table 3 Designated Landscape Features

Value	Importance	Typical Examples/Features
Very High	International/ National	Lies within or contains elements of a World Heritage Site, National Park or AONB.
High	National, Regional District/Local	Lies within or contains elements of a National Park, AONB, Areas of Great/Special Landscape Value and areas designated within policy for the protection of its character.
Moderate	Regional District/Local	Lies adjacent to a designated landscape or feature, or within a designation which is subject to some degradation. Lies within a landscape identified as important to local character or features.
Low	District/Local	Does not lie within or influence a designated or protected landscape or feature.
Negligible	N/A	Does not lie within or influence a designated or protected landscape feature. A notable detractor to the character of protected or designated landscapes.

Appendix A - Table 4 Scenic Value

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view.
High	National, Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views.
Moderate	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features.
Negligible	N/A	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape.

Appendix A - Table 5 Tranquillity

Value	Importance	Typical Examples/Features
Very High	International/ National	Tranquil and remote landscape with minimal influence from human activity.
High	National, Regional District/Local	A tranquil or rural landscape with minimal or occasional influence from human activity.
Moderate	Regional District/Local	Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity.
Low	District/Local	Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Negligible	N/A	Heavily influenced by major transport networks or noise pollution, constant human activity.

Appendix A - Table 6 Cultural or Historical Associations or Designations

Value	Importance	Typical Examples/Features
Very High	International/ National	Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations.
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have historical and cultural associations.
Moderate	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape.
Low	District/Local	Historical and cultural associations do not relate to the landscape.
Negligible	N/A	No historical or cultural associations.

Appendix A - Table 7 Recreation

Value	Importance	Typical Examples/Features
Very High	International/ National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and attractions for locals and visitors.
Moderate	Regional District/Local	Provides a well-used recreational resource or attraction for local residents.
Low	District/Local	Provides some informal recreational use of limited access.
Negligible	N/A	No recreational or public access.

Appendix A - Table 8 Landscape Sensitivity Criteria

Landscape Sensitivity

Landscape sensitivity relates to the extent that a landscape feature or area can 'accept change of a particular type and scale without unacceptable adverse effects on its character.'

The GLVIA identifies sensitivity as a combination of the 'susceptibility of the receptor to a specific type of change or development' and the 'value related to that receptor'.

The susceptibility to change relates to the ability of the Application Site to 'accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy'.

Potential landscape receptors have been identified as the various LCA's as well as criteria identified through the site visits and technical assessments.

Visual Sensitivity

Visual sensitivity relates to:

- The location and context of the viewpoint;
- The amount of use;
- The expectations and activity of the receptor, and
- The importance of the view.

In determining the sensitivity there is the potential for a significant difference between well used footpaths that offer extensive panoramas of attractive countryside, and footpaths that show minimal signs of usage or are heavily influenced by urban form, major detractors or busy transport routes.

The sensitivity of landscape character features and visual receptors are assessed using the two following tables:

Landscape	
Very High	An international or nationally recognised landscape or feature afforded the highest level of protection through policy and designation. A landscape that will not accept any adverse effects on the physical and perceived qualities or features that contributes to the overall distinctiveness, experience and character.
High	A locally recognised landscape or feature afforded protection through local or regional policy and designation. A landscape particularly sensitive to change that would only accept minor and not easily recognisable adverse effects on the physical and perceived qualities of a landscape or townscape character, feature or elements.
Moderate	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape capable of accepting limited change resulting in an easily recognisable new element within the landscape or townscape character, or impact on a feature that would not be perceived as out of context with the overall quality and experience.
Low	A landscape capable of accommodating considerable proposed change without significant effects on landscape or townscape character, features or elements. A degraded or low quality landscape with poor structure, condition and value.
Negligible	A derelict or landscape devoid of features, quality or value. Distinctly degrading or detracting character.

Appendix A - Table 9 Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
Places of Work	External areas	Outdoor seating areas	Low
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs & Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low
All		Where no views are available	Negligible

Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect.' The criteria for levels of magnitude are outlined in the following two tables:

Appendix A - Table 10 Landscape Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Total loss of or major alteration to key elements/feature/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape
	Moderate	Partial loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
	Minor	Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Negligible	Very Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change.
Beneficial	Minor	Minor improvement or removal of key elements/features/characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape.
	Moderate	Moderate improvement or removal of key elements/features/characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and Moderately enhance the baseline character of the landscape/townscape.
	Major	Major improvement or removal of several notable key elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape.

Appendix A - Table 11 Visual Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
	Moderate	Moderate changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on an occasional basis.
	Minor	Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
Negligible	Negligible	No perceived change in view where the development would be scarcely appreciated and, on balance, would have little effect on the scene.
Beneficial	Minor	Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
	Moderate	Moderate enhancement of views and or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer
	Major	Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer

Significance

Significance has been determined by assessing the magnitude of the impact in the context of its sensitivity taking account of its duration and the degree to which the impact is reversible. The matrix in Table 12 provides a valuable basis for determining the significance levels on each receptor; however professional judgement is sometimes required to adjust the significance value based on sound reasoning. These can be either adverse or beneficial.

Appendix A - Table 12 Significance Matrix

Significance Matrix			Sensitivity				
			Very High	High	Moderate	Low	
Magnitude	Adverse	Major	Severe	Major	Major / Moderate	Moderate	Negligible
		Moderate	Major	Major / Moderate	Moderate	Moderate / Minor	Negligible
		Minor	Moderate	Moderate / Minor	Moderate / Minor	Minor	Negligible
	Negligible						
	Beneficial	Minor	Moderate	Moderate / Minor	Moderate / Minor	Minor	Negligible
		Moderate	Major	Major / Moderate	Moderate	Moderate / Minor	Negligible
		Major	Major	Major	Major / Moderate	Moderate	Negligible

Appendix A - Table 13 Landscape Impact Significance Definitions

Impact	Definition
Severe	The proposals become the dominant feature in, or fundamentally change the character of, a very important landscape, such that other elements become subordinate
Major	The proposals form an immediately apparent feature in a Moderately or very important landscape such that they affect and change its overall character
Moderate	The proposals form a recognisable new element within a Moderately or very important landscape, but are of such a design or small scale that a casual observer may not readily notice the change in character. Alternatively, the proposals cause an immediately apparent or fundamental change in character in a landscape of low importance
Minor	The proposals form a recognisable new element of different character within a landscape of low importance, but to such a small degree that they may not be readily noticed by an observer
Negligible	No part of the proposals have any effect on the landscape, such that they are scarcely or not appreciated and the character remains substantially unchanged

Appendix A - Table 14 Visual Impact Significance Definitions

Impact	Definition
Severe	Dominating changes to views from the most important receptors
Major	Major changes to views from important and very important receptors, or dominating changes to views from Moderately important receptors.
Moderate	Moderate Major or dominating changes to views from receptors of low importance, or small changes to views from important and very important receptors
Minor	Small changes to views from receptors of low importance
Negligible	No discernible change to views, or changes at such a distance or of such a small scale that a negligible component of wider views is influenced. Alternatively no views of the proposal available from important receptors

Glossary

Taken from the GLVIA3 the following provide definitions to terminology used within the LVIA process.

Access land - Land where the public have access either by legal right or by informal agreement.

Baseline studies - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Characterisation - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Compensation Measures - devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.

Designated landscape - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Development - Any proposal that results in a change to the landscape and/or visual environment.

Direct effect - An effect that is directly attributable to the proposed development.

Elements - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Enhancement - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA) - The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.

Environmental Statement - A statement that includes the information that is reasonably required to assess the environmental effects of the

development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI) - Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA) - Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects - Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land use - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape and Visual Impact Assessment (LVIA) - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA) - The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification - A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape effects - Effects on the landscape as a resource in its own right.

Landscape quality (condition) - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors - Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape strategy - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape value - The relative value that is attached to different landscapes

by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect) - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Parameters - A limit or boundary which defines the scope of a particular process or activity.

Perception - Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).

Photomontage - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors- See Landscape receptors and Visual receptors.

Sensitivity - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance - A measure, the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

Stakeholders - The whole constituency of individuals and groups who have an interest in a subject or place.

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Townscape - The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

Visual effects - Effects on specific views and on the general visual amenity experienced by people.

Visual receptors - Individuals and/or defined groups of people who have

the potential to be affected by a proposal.

Visualisation - A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence) - A map usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX B

RELEVANT POLICY

Arun Local Plan 2011 - 2031

Policy SD SP1 Sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

Policy SD SP1a Strategic Approach

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.

Policy C SP1 Countryside

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

- a) for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b) for quiet, informal recreation; or
- c) for green infrastructure; or
- d) for the diversification of the rural economy; or
- e) for road and/or cycle schemes; or
- f) in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Policy GI SP1 Green Infrastructure and development

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

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

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

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 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.

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.

With major developments (as defined in the GDPO 1995 (as amended(41)) 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.

Policy D DM1 Aspects of form and design quality

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.

Policy ECC SP1 Adapting to climate change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

- a) Location (in relation to flood risk and vulnerability to coastal erosion);
- b) Water efficiency;
- c) Shade, cooling, ventilation, solar gain;
- d) Connectivity to the green infrastructure network;
- e) Layout and massing;
- f) Resilience of buildings and building materials to extreme weather events; and
- g) Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy OSR DM1 Open Space, sport & recreation

1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a) a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- c) the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

2. Open space, sport and recreation in new developments

Housing and, where viable, commercial development will be required to contribute towards:

- a) Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.

b) Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.

c) Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.

d) Strategic projects identified in the Leisure and Cultural Strategy.

3. Local Green Space and Neighbourhood Plans

Local Green Space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 99 and 100 of the National Planning Policy Framework (49) are met.

4. Quality expectations

Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.

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. 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;

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. 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.

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.

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.

Policy HER DM3 Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

a) New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;

b) Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;

c) Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

d) Unsympathetic features are removed and missing features are restored or reinstated;

e) It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;

f) It does not harm important views into, out of or within the Conservation Area.

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

g) The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

h) It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

i) It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and

j) Permission has been granted for the redevelopment of the site.

Policy ENV SP1 Natural Environment

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

Policy ENV DM3 Biodiversity Opportunity

Areas Development shall:

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

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

Policy ENV DM4 Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a) Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b) Would enhance the survival and growth prospects of other protected trees;
- c) The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

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

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

on sites shall be included in any planning permission given.

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

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

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Policy ENV DM5 Development and biodiversity

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

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

a qualified and, where appropriate, suitably licensed person.

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

Policy W SP1 Water

Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.

The Council will also support development that:

- a) is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;
- b) reduces the risk to homes and places of work from flooding whilst increasing biodiversity;
- c) delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.

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.

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.

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.

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

g) 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.

h) Undertake up to six months groundwater monitoring within the winter period.

i) Undertake winter percolation testing in accordance with BRE365.

j) The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.

k) 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.

Policy QE SP1 Quality of the environment

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Bersted Neighbourhood Plan 2014 - 2029

Policy ES1: Design of new development

New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location.

5.1.1 Proposals must respond to the specific character of the site and its local surroundings. This is important as the different parts of the Parish give rise to differing styles each with their own local strengths and weaknesses. Proposals should aim to secure 12 out of 12 greens as set out in Building For Life 12 (see Evidence Base).

Policy ES2: Surface water management

New development should aim to reduce the overall level of flood risk in the area:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- The concept of Sustainable Urban Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location.

5.1.2 Operation Watershed has invested £8.25 million in highway drainage and environmental improvements across West Sussex. One of the key measures to be undertaken is the creation of a Surface Water Management Plan for the Lidsey Catchment. Residents have indicated strongly that they do not want to see further development until this work is completed as surface water run off contributes to flooding in Bersted. The Surface Water Management Plan for Lidsey Catchment is joint funded by WSCC and Southern Water and is looking at all sources of flooding within the Lidsey waste water treatment

catchment area. It should be completed by Autumn 2014.

5.1.3 Aldingbourne Rife Strategy is looking at river and surface water flooding within the Aldingbourne Rife catchment. This work is led by the Environment Agency with funding from WSCC and Arun DC. This work is not due to complete until late 2015.

5.1.4 Bersted suffers from repeated areas of flooding and local residents expressed strong views about the need to implement solutions to reduce the risk of flooding. New development, however small must incorporate systems to control surface water run off.

5.1.5 The Environment Agency's Community Flood Risk Assessment Summary Sheet for Bognor Regis and Felpham states "Bognor Regis's housing and commercial properties are at risk from flooding from all sources as indicated on the Environment Agency's flood maps. Coastal flooding, fluvial flooding from the Aldingbourne Rife and surface water flooding are all types of flooding that could impact on Bognor".

Policy ES6: Protection of trees

Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained.

5.1.10 Trees contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of a road and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

Policy CLW4: Provision of Allotments

The land at Chalcraft Nursery as defined on the Proposals Map (see p.43) is allocated for allotments. Developments of over 20 houses will be expected to make a financial contribution through a legal agreement or the Community Infrastructure Levy to fund allotment space elsewhere in the Parish.

5.4.4 There is currently no allotment provision within the Parish. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness. The current Chalcraft Nursery site is allocated for use as a community orchard/allotment site if/ when the land can be shown to be no longer viable as a commercial nursery (see proposals map).

HDQ5: Design of new housing

Proposals for new housing must be of high quality and designed to reflect the local character. They must demonstrate how they meet the policies set out in this Plan.

5.5.6 Good design, that reflects the character of the location, will help with the integration of it into the surrounding area.

HDQ6: Outdoor space

A private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings.

5.5.7 The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

HDQ8: Car parking

Proposals for new development will have adequate onsite parking to meet current and future needs at a minimum rate

of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

5.5.9 Parking in Bersted is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

APPENDIX C

Landscape Character Assessment Extracts

National Character
Area profile:

126. South Coast Plain

Supporting documents

Introduction & Summary

Description

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Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper,¹ Biodiversity 2020² and the European Landscape Convention,³ we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

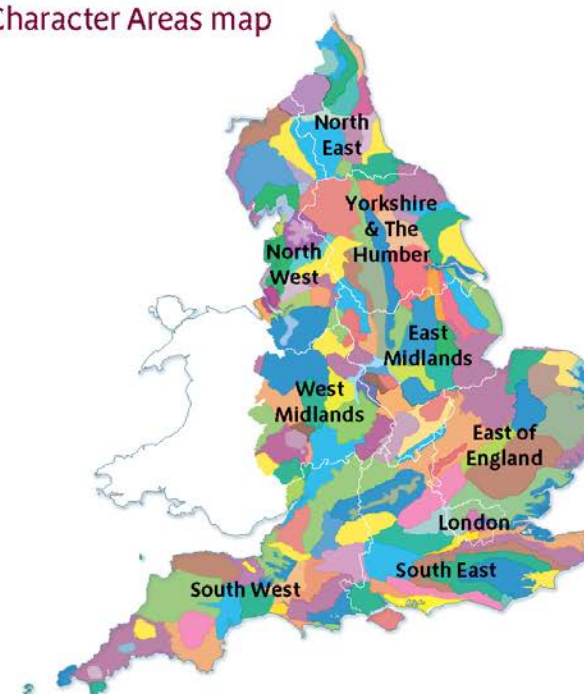
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk.

National Character Areas map



¹ The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)

² Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)

³ European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

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Summary

The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.

Some three per cent of the area is designated as a Site of Special Scientific Interest, and there are four Special Protection Areas, two Special Areas of Conservation and four Ramsar sites: Chichester and Langstone Harbour, Pagham Harbour, The Solent and Southampton Water and Portsmouth Harbour.

The harbours and the Manhood Peninsula, a small triangular peninsula south of Chichester, are the last relatively undeveloped stretches of coastline within the NCA. Elsewhere, there is significant urban development, with settlements along the coast dominated by the Portsmouth conurbation, trunk roads, suburban villages and an extensive string of seaside towns between Brighton and Southampton. Modern marinas and boatyards have also added to the harbour landscape. Although heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky, with the Isle of Wight forming a backdrop in the west of the area. Long, linear shingle beaches and more locally, sand dunes, are important coastal features.

The area is generally very low lying and heavily defended against flooding and erosion with various schemes in place, including the country's first managed realignment on the open coast at Medmerry.

The economy is intricately linked to marine and recreational activities such as sailing, boat-building, fishing, heritage sites and recreational sports. Other commercial interests are mainly concentrated in the large urban centres such as Portsmouth and Gosport. The area also supports intensive arable farming and horticulture. Demand for residential and commercial property is ever increasing due to the NCA's attractive nature and strategic location for national and international trade.

Future management of this NCA requires balancing the needs of often competing interests. Protection against flooding remains a priority to encourage growth and allow internationally important habitats and species to flourish, while also maintaining the productive landscape and historic and geological features of the area.



Click map to enlarge; click again to reduce

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National Character Area profile:

126. South Coast Plain

Supporting documents

Introduction & Summary

Description

Opportunities

Key facts
and data

Landscape
change

Analysis

Statements of Environmental Opportunities:

- **SEO 1:** Plan for and manage the effects of coastal change by allowing the operation of natural coastal processes and improving the sustainability of current management practices along the diverse coastline to successfully integrate the needs of the natural environment, landscape, local communities, agriculture, tourism and recreation amid significant urban stretches.
- **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.
- **SEO 3:** Manage and significantly enhance the area's rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality, particularly in the internationally designated sites such as Chichester and Pagham harbours, for the benefit of local communities and wildlife.
- **SEO 4:** Manage the rich archaeological and historic resource and geological exposures within the farmed, coastal and peri-urban landscape, including the longstanding associations of horticultural and maritime industries and the military, enhancing a strong sense of place.



Hamble Estuary.

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National Character
Area profile:

126. South Coast Plain

Supporting documents

Introduction & Summary

Description

Opportunities

Key facts
and dataLandscape
change

Analysis

Key characteristics

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.



Catamaran departing Portsmouth Harbour.

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National Character
Area profile:

126. South Coast Plain

Supporting documents

Introduction & Summary

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www.naturalengland.org.uk



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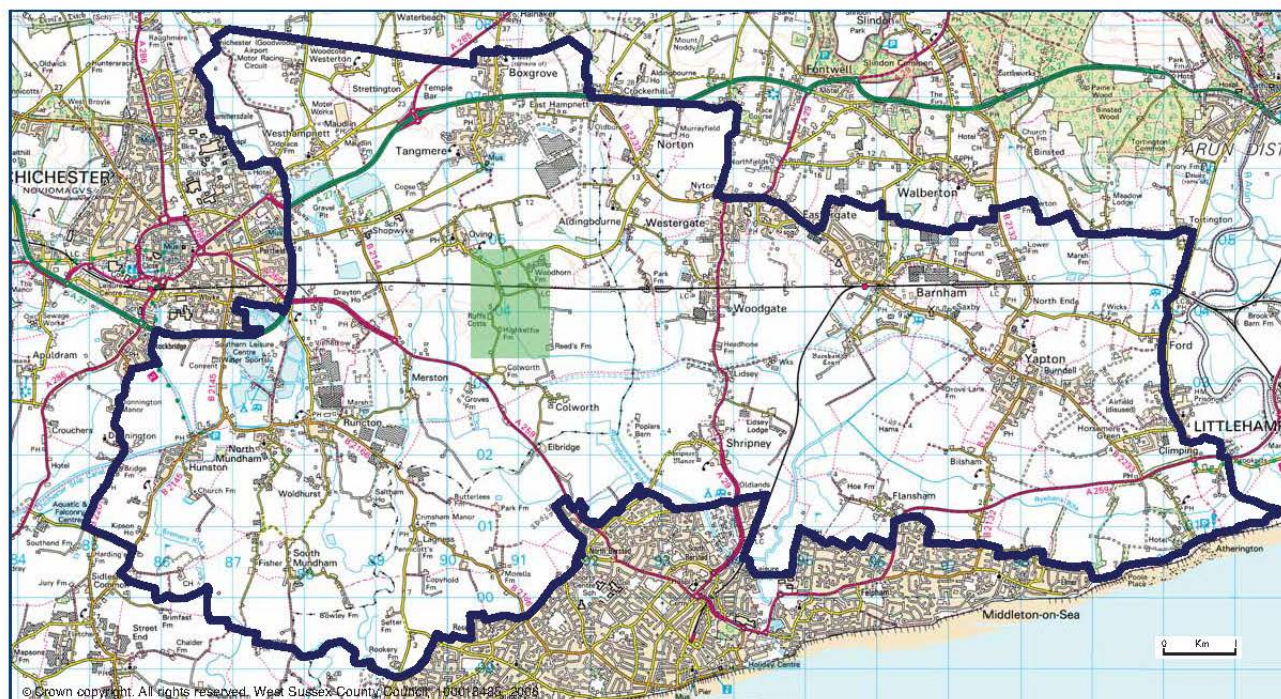
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Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



THE WEST SUSSEX LANDSCAPE

Land Management Guidelines

Sheet SC9

Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



SC9

Historic Features

- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rife, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rife, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

Change - Key Issues

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.
- Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

Landscape and Visual Sensitivities

Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.



Scattered villages - Marston



Gravel Pit Lakes - Chichester

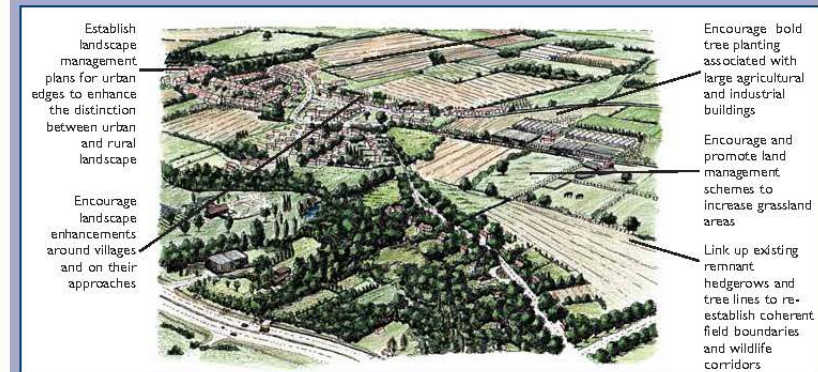


Clusters of glasshouses - Barnham



Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



Conserve the significant views to Chichester Cathedral and the South Downs.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rife through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

For further information call 01243 642119 or visit www.westsussex.gov.uk

The Overall Character of the Coastal Plain

The South Coast Plain is predominantly a flat and open landscape which provides a diverse range of habitats, including the wide curved bays of shingle beaches, sand dunes, sinuous coastal inlets and creeks, tidal mudflats, grazing marsh and natural harbours. The fertile soils in this character area have given rise to a dense pattern of large productive arable fields, market gardening and a predominance of glasshouses set around expanding settlements which enjoy the benign climate. The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems. Although woodland is not a dominant feature in the landscape there is localised remnant semi-natural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which were once common features in the landscape have now been lost to Dutch Elm Disease. To the east the area becomes increasingly dominated by sprawling seaside towns and leisure developments and as the line of the Downs narrows the coastal strip rural/urban fringe issues have an increasing impact. Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.



Windswept oaks along the coastal inlets



Panoramic view from the South Downs looking south over the flat and sweeping Coastal Plain to the sea



Worthing Pier has been a landmark in Worthing since it first opened in 1862



East Head - sand dune and salt marsh habitats. The estuary is an internationally important area for birds

Key Landscape Characteristics

Protect, conserve and enhance:

- The tranquil and open character of the landscape
- Qualities of the fine long views from the slopes of the Downs to the coast and vice versa
- Undeveloped sections of coastline to maintain gaps and links to the sea
- The intimate and remote quality of coastal inlets and natural harbours
- Woodlands and copses
- The character of tidal creeks, mudflats, shingle beaches, vegetated shingle, dunes, grazing marshes
- The hedgerow framework, restoring where necessary, and retaining oak standards and other hedgerow trees
- Re-establish large trees to replace the Elm trees lost due to Dutch elm disease and storms
- Reedbeds, streams and deep drainage ditches (rifes)
- Mill sites and mill ponds, recreation lakes, ponds and coastal lagoons
- Wooden and rock groynes and breakwaters
- The network and character of narrow winding lanes and minor roads
- Designed landscapes associated with large country houses and their settings
- Narrow field entrances and traditional gates

Historic Landscape

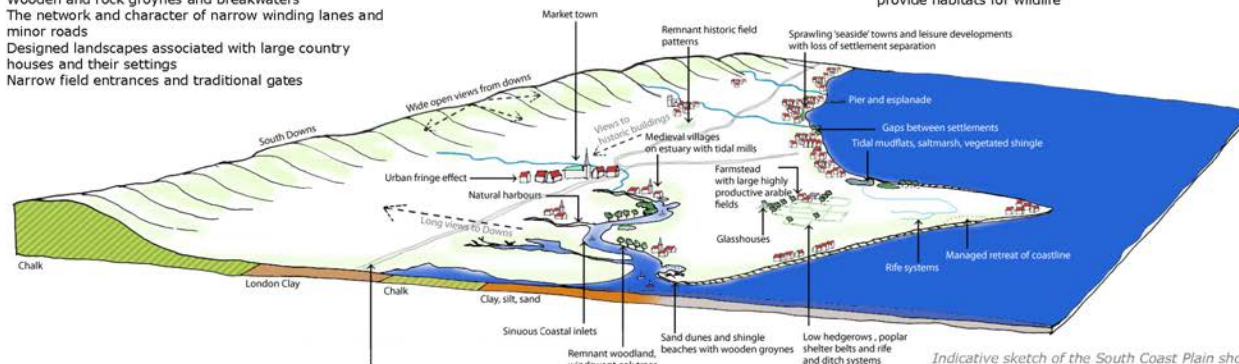
Protect, conserve and enhance:

- Historic character of shoreline
- Raised beaches
- Veteran trees
- Harbourside field patterns
- Remains of the Chichester to Arundel Canal
- Oyster beds, earthworks, old sea defences, quays, boatyards and harbours
- Timber groynes and beach huts
- Wartime defences
- Windmills, watermills and piers
- Victorian seaside relics
- Views of historic landmarks including Arundel Castle and Chichester Cathedral (the only Cathedral visible from the sea)
- Prehistoric - Roman settlement

Biodiversity and Geodiversity

Protect, conserve and enhance the nature conservation value of:

- Undeveloped coastline - high ecological importance
- Vegetated shingle and sand dune habitats, many of national importance - as at Chichester Harbour
- Mud flats
- Coastal lagoons
- Areas of unimproved coastal grazing marsh - including salt marsh, acid grassland and rushy pasture
- Seasonally flooded pasture
- Broadleaved semi-natural woodland
- Oak woodland
- Reedbeds and deep drainage ditches (rifes)
- Coastal scrub
- Maritime cliff and slope
- Harbours of geomorphological significance e.g. Pagham Harbour
- The unique characteristics of historic buildings that provide habitats for wildlife



Indicative sketch of the South Coast Plain showing key landscape and settlement characteristics

THE WEST SUSSEX LANDSCAPE Character Guidelines

Local Distinctiveness The South Coast Plain Character Area



Local Distinctiveness is the essence of what makes a place special to us. It is what makes somewhere unique, a combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials, and crafts.

It is important to consider local distinctiveness within plans, policies and developments incorporating distinctive qualities and reflecting the county's sense of place.



Coastal towns in relation to landscape and settlement elements

'The Cultural Landscape is held together by the commonplace and the rare, the ordinary and the spectacular' (Common Ground)



Key Settlement Characteristics

Overall existing pattern

The South Coast Plain's wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities. During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market villages were predominantly sited along trading routes, the coastline and coastal inlets.

The Attraction of the Seaside

From the 19th century the highly prized restorative powers of sea bathing and fresh sea air attracted many visitors, particularly from London. Several phases of development evolved former fishing villages into successful seaside resorts, such as Worthing and Bognor. Some of this development occurred in a piecemeal fashion and some through more conscious planning and composition. During the 19th and 20th centuries rows of terraced housing, late Georgian and regency buildings, crescent developments, squares and piers sprung up alongside the cobble/sandy beaches. Today the area still attracts many visitors particularly in the summer months.

Maintain, protect and enhance where possible:

- The existing pattern of dispersed farmsteads and associated agricultural land and woodland
- The sense of remoteness of small coastal and coastal inlet settlements
- The scale, vernacular style, massing and materials of rural and village buildings
- Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape
- Conservation areas, listed buildings and their settings
- The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows
- Green gaps between the coastal towns and villages
- Rural character of the local road network through sensitive and appropriate design and signage



Quiet and intimate landscapes retain a sense of remoteness



Green open space on Littlehampton seafront

Typical patterns of settlement are described below
[Note that the patterns are not exhaustive and further research should be carried out in relation to each site]

Towns

Location: predominantly along the coast; on trading routes
Distribution: extensive, common and sprawling
Origin: former medieval market towns and fishing villages or early modern development with accelerated development in the early to late 20th century
Circulation pattern: both linear and nucleated occur
Pattern: a complex pattern created by centuries of gradual development. Rows of terraces; early examples face away from the sea; architectural compositions including crescents and squares
Open spaces: varied and suburban in style - private gardens, parks, occasional piers, esplanades, boating lakes and lidos, bowling greens, pitch and putt; the beach
Edge character: seaside towns are bounded by public open space with access to the beach and sea occasionally with esplanades. Soft edges formed by gardens, becoming progressively natural away from settlements



Vegetated shingle and coastal lagoon by coastal settlement



'World's longest bench', Littlehampton

Villages and Hamlets

Location: predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours

Distribution: dispersed and common

Origin: early medieval/medieval

Circulation pattern: both linear and nucleated occur

Pattern: hierarchy of buildings with church or farm as the largest

Open spaces: private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds

Edge character: soft edges formed by gardens, usually complex and indented lacking long straight lines

Farmsteads

Location: in close proximity to the fertile and drained soils

Distribution: widespread and common

Origin: some early medieval large farmsteads, early post medieval and 19th century

Pattern: mainly village based farmsteads (often now converted to dwellings), with loose courtyard plans, some large manorial complexes

Materials: thatch, clay tiles, Welsh slate, timber framing, barns clad in weatherboarding (rare)

Relationship to landscape: blank face of shed and barns to roads, associated hedgerows, shelter belts and large fields

Dwellings

Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none

Relationship to road: facing the front of the plot occasionally with some side on

Size: normally two storey small scale cottages

Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare)

Roof: thatch, clay tiles, Welsh slate

Enclosure: hedges - typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut palings, flint and brick walls

Historic Landscape Character Analysis (HLCA): The Age of the South Coast Plain Landscape



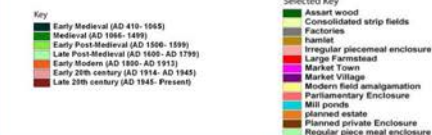
Map from the HLCA showing the age/period that the existing landscape has originated from



Map of the same area showing the existing historic land use type



Aerial photograph of corresponding area



The HLCA can be used to interpret how the landscape has changed due to human intervention over many historical periods. In the South Coast Plain isolated examples of medieval landscape exist but are rare; the landscape has changed significantly.

These maps of the Bosham area are for illustrative purposes only, for further information on the HLCA: www.westsussex.gov.uk/character

Palette and Materials — Please note this guidance does not aim to inhibit innovative design or sustainable solutions



Thatch and flint cottage with hedge



Cobble cottages with brick wall



Flint cottage with slate roof



Multi/red brick with grey headers



Shingles on church roof



Multi/red brick cottage



Victorian seaside development



Laid hedge



Salt tolerant Tamarisk hedge by the coast



Flint wall with half round brick coping



Sea wall at Bognor with seaside motifs



Hazel wattle hurdles



Chestnut paling



Hardwood post and rail fencing



Domestic picket fence



Estate railing



Limestone (Dorset Purbeck) paving in larger settlement



New Cobble bus shelter in village. Timber shelters are also common



Rural angled kerb



The beach café at Littlehampton, modern use of form and materials



Edwardian seaside vernacular

Further information: West Sussex County Council – West Sussex Character Project www.westsussex.gov.uk/character; Natural England – National Character Areas www.naturalengland.org.uk; Chichester Harbour AONB www.conservancy.co.uk; English Heritage – Historic Landscape Character www.english-heritage.org.uk; Sussex Archaeological Society www.sussexpast.co.uk; Sussex Biodiversity Record Centre <http://sxbrc.org.uk>; Common Ground www.commonground.org.uk; Email: environment.heritage@westsussex.gov.uk

APPENDIX D

Arun Landscape Study Extracts

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

5 LANDSCAPE CAPACITY APPRAISAL

5.1 Introduction

- 5.1.1 Baseline information collated as part of the desk top study and site survey work, together with the structural analysis and landscape characterisation have all been fed into the landscape sensitivity and landscape value assessments. Each landscape character area has been evaluated using the following matrices derived from the techniques and criteria identified in Topic Paper 6 of the Countryside Agency's landscape Character Assessment Guidance⁷

Landscape Sensitivity

LCA	Inherent Landscape Qualities (intactness and condition) ⁸	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern * Note 1	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
	low high					5 10 15 20 25	

*** Note 1** "inconsistency" is used as the measure of sensitivity eg. a ripe landscape, in the flood plain has a high score for landscape sensitivity i.e. these landscapes are seldom built upon and are inconsistent with the existing settlement pattern. By contrast areas of coastal plateau adjacent to existing settlements have low sensitivity as many existing settlements are largely situated on the coastal plateau. Such an extension would not be inconsistent with the existing form of settlement.

Landscape Value

LCA	Landscape Designation ⁹	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Overall Assessment Landscape Value
	low high					5 10 15 20 25	

- 5.1.2 In order to assess the sensitivity of the landscape to built development, assumptions have been made as to the likely form of any new settlement areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape.

- 5.1.3 The results of the landscape sensitivity and landscape value assessments are set out in Tables 1 and 2 and are combined to give an overall judgement relating to landscape capacity as follows;

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium / high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

⁷ The Countryside Agency: Topic Paper 6: techniques and criteria for Judging Capacity and Sensitivity.

⁸ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

Arun District Council Study/2106.4/BD/kj/Aug 2006

⁹ excluding gap policy

Arun District Council Study/2106.4/BD/kj/Aug 2006

5.2 Summary of Assessment

5.2.1 In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. High or very high capacity identifies landscape character areas of low sensitivity and low landscape value which, from a landscape perspective, could accommodate significant allocations of development, subject to the same caveats set out above for landscape character areas with High/Medium capacity. Table 3 identifies the overall rating for each character area.

5.2.2 Each LCA is briefly summarised below taking into account the detailed sensitivity and value profiles. Figure HDA 8 illustrates the distribution of capacity across the study area.

Landscape Capacity – Negligible

- Pagham Harbour (LCA 1): An area of high ecological value, natural habitat with remoteness and tranquillity separating Selsey and Pagham.
- Upper Arun Valley (LCA 33): An intact downland landscape within the AONB, of high ecological value, which provides a setting for Arundel.
- Middle Arun Valley (LCA 34): Intact pastoral landscape, provides setting to Arundel and separation to Littlehampton, low lying floodplain.

Landscape Capacity – Negligible/Low

- Climping Lower Coastal Plain. Includes the only substantial area of undeveloped coastline, largely rural, within the floodplain and provides separation between Middleton-on-sea and Littlehampton.
- Crossbush Arun Valley Sides (LCA 36). Areas of ancient woodland and historic parkland within the AONB, provides a rural setting to Arundel.
- Lyminster-Angmering Coastal Plain (LCA 40). Rural upper coastal plain adjacent to AONB, detached from existing settlement, relatively high ecological and heritage value.

Landscape Capacity – Low

- Pagham Rife (LCA 2). Tranquil, rural landscape within floodplain with ecological value, detached from settlement.
- South Mundham Arable (LCA 4). Rural agricultural landscape detached from settlement forms part of separation between Chichester and Bognor Regis.
- Shripney Lower Coastal Plain (LCA 10). Rural enclosed agricultural landscape within floodplain, separating Shripney and Bognor Regis.
- Norton Upper Coastal Plain (LCA 15). Enclosed rural landscape unrelated to settlement with heritage value.
- Walberton Upper Coastal Plain (LCA 23). Partially enclosed agricultural landscape, provides separation between Walberton and Barnham, heritage value and rural.

Landscape Character Area	Inherent Landscape Qualities (intactness ¹¹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 2-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
Rose Green Coastal Plain	Open arable, no landscape features.	Agricultural fields about hard urban edge.	On coastal 'plateau', adjacent to settlement.	Open, urban edge.	No intervisibility with Chichester.	5 10 15 20 25	SLIGHT
Selter Bottom-Elbridge Coastal Plain	Largely open arable with few hedges.	Minor contribution to wider setting of Bognor.	Partly on coastal plain separate from settlement edge.	Rural, no settlement.	Significant contribution to wider separation of Bognor and Chichester.		SUBSTANTIAL
North Bersted Matrix	Considerable number of hedged field boundaries with ecological value.	Minor contribution to setting of North Berstead.	Mainly on coastal plain, adjacent to settlement.	Urban edge visible in a number of places.	No significant contribution to settlement separation.		MODERATE
Aldingbourne Rife	Relatively intact hedgerow structure.	Localised contribution to edge of Bognor.	Off plateau within flood plain.	Urban edge visible in a number of places.	Partly separates Shripney from Bognor.		SUBSTANTIAL
Shripney Lower Coastal Plain	Reasonably intact hedgerow structure.	Minor contribution to setting of Shripney.	Off coastal plain, largely rural within flood plain.	Varying degree of urban edge but largely rural.	Separates Shripney from Bognor.		SUBSTANTIAL
Lidsey Coastal Plain	Some ecological value, but open quarry to west. Hedgerows.	Minor contribution to setting of Shripney and Westergate.	Generally on higher ground adjacent to flood plain, largely detached from settlement.	Largely rural context little intervisibility with settlement.	Provides separation between Shripney and Westergate.		SUBSTANTIAL

¹¹ " " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2006

No	Landscape Character Area	Landscape Designation ²¹	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc); the undeveloped coast	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wilderness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
7	Sefter Bottom-Elbridge Coastal Plain	low	Setting to LBS, RSI	None	None	Moderate, scenic beauty		SLIGHT
8	North Bersted Matrix					Limited, scenic beauty		SLIGHT
9	Aldingbourne Rife		PSI, floodzone			Moderate, scenic beauty		SLIGHT
10	Shripney Lower Coastal Plain		LB, CA floodzone. Setting to listed bids			Moderate, scenic beauty		MODERATE
11	Lidsey Coastal Plain		LB, partially in floodzone			Moderate, scenic beauty		SLIGHT
12	Park Farm Coastal Plain		Partially in floodplain, surrounds CA, LB setting, RSI, PSI			Remote in south		MODERATE
13	Westergate Western Fringe	high						SLIGHT

²¹ excluding gap policy

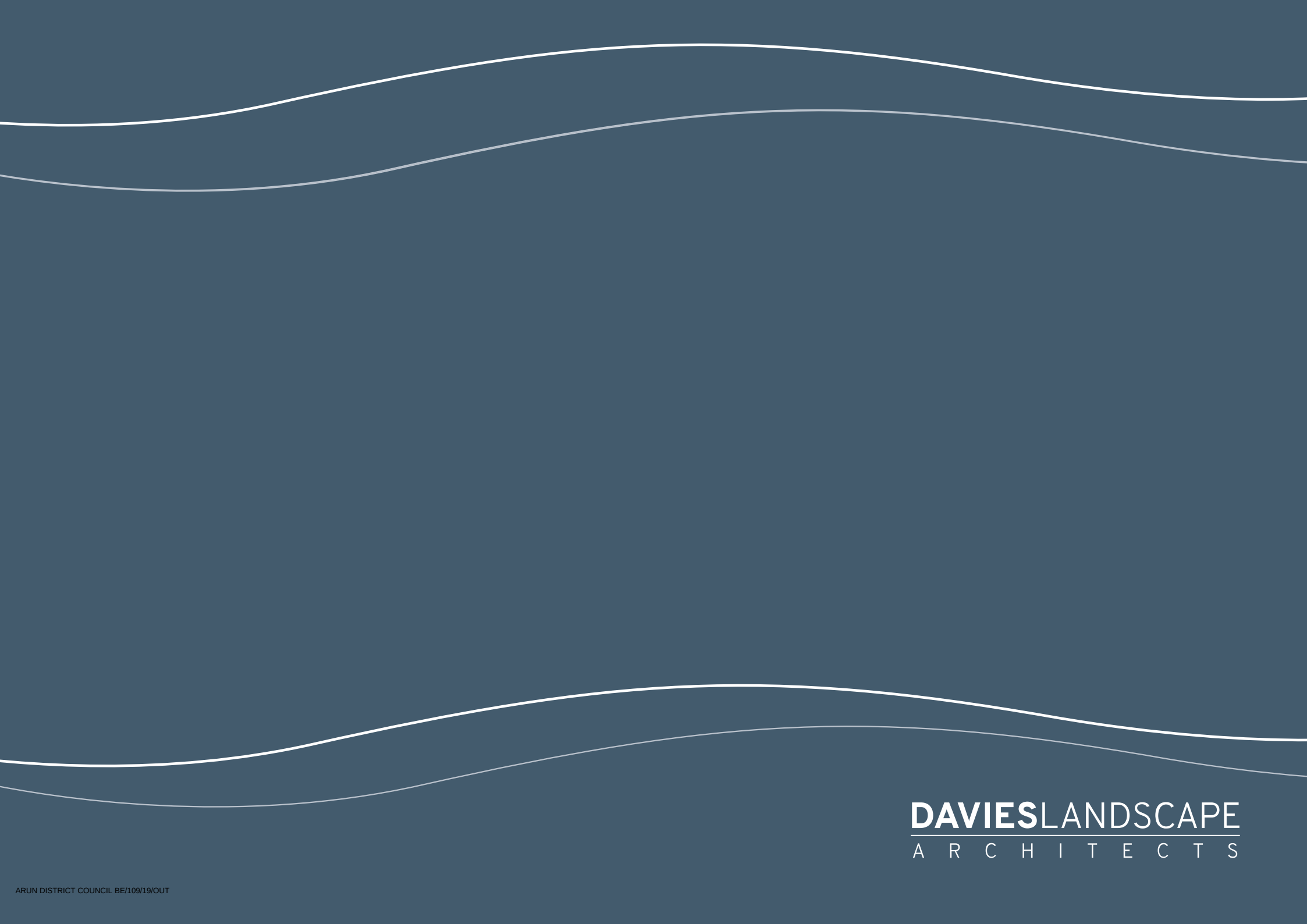
Table 3

Landscape Capacity

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

Landscape Sensitivity	Major	Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
		Negligible	Negligible	Negligible / low	Low	Low / medium
		Substantial	Negligible	Negligible / low	Low	Medium
		Moderate	Negligible / Low	Low	Medium	High / medium
		Slight	Low	Low / medium	Medium / high	High / Very high
		Negligible	Low / medium	Medium	High / Very high	Very high

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
1	Pagham Harbour	Major	Substantial	Negligible
2	Pagham Rife	Substantial	Moderate	Low
3	Pagham Lower Coastal Plain	Moderate	Moderate	Medium
4	South Mundham Arable	Substantial	Moderate	Low
5	Five Farms Coastal Plain	Substantial	Slight	Low / Medium
6	Rose Green Coastal Plain	Slight	Slight	High
7	Sefter Bottom-Elbridge Coastal Plain	Substantial	Slight	Low / Medium
8	North Bersted Matrix	Moderate	Slight	Medium / High
9	Aldingbourne Rife	Substantial	Slight	Low / Medium
10	Shripney Lower Coastal Plain	Substantial	Moderate	Low
11	Lidsey Coastal Plain	Substantial	Slight	Low / Medium
12	Park Farm Coastal Plain	Substantial	Moderate	Low
13	Westergate Western Fringe	Moderate	Slight	Medium / High
14	Westergate Eastern Fringe	Substantial	Slight	Low / Medium
15	Norton Upper Coastal Plain	Substantial	Moderate	Low
16	Fontwell-Eastergate Mosaic	Moderate	Moderate	Medium
17	Westergate-Barnham Coastal Plain	Substantial	Slight	Low / Medium
18	Ryebank Rife	Substantial	Slight	Low / Medium
19	Bognor Green Wedge	Substantial	Slight	Low / Medium



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