

# Proposed Development on Land at Land East of Shripney Road

West Sussex

Landscape & Visual Appraisal

September 2019

DLA/1948/LVA/RPT/01

**DAVIESLANDSCAPE**  
A R C H I T E C T S

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This document has been produced on behalf of Hanbury (PM) Limited by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title: Proposed Development on Land at Land East of Shripney Road, West Sussex -  
Landscape & Visual Appraisal

Document Reference: DLA/1948/LVA/RPT/01

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**Revision Description Of Changes**

| Revision | Description Of Changes |
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# 1 INTRODUCTION

## 1.1 Purpose

1.1.1 This Landscape & Visual Appraisal (LVA) has been prepared on behalf of Hanbury (PM) Ltd in support of an Outline planning application up to 46 residential dwellings, access infrastructure and landscaping on land east of Shripney Road, Shripney.

1.1.2 This document should be read in conjunction with the Planning Statement prepared by Luken Beck, Design and Access Statement and other technical reports submitted as part of the application.

1.1.3 The LVA considers the effects of the proposed development upon the landscape and visual resources of the site and surrounding area.

1.1.4 A Site visit was carried out in May 2019.

## 1.2 Site Location

1.2.1 The 1.8ha site is located within the village of Shripney and comprises a single large pasture field (OS reference centred SU 93888 02146) as illustrated on Figure 01.

1.2.2 Located directly east of the main A29, the site is bordered on to the north, east and south by vegetation and a ditch which runs parallel to the roadside along the western boundary.

1.2.3 Residential properties also abut both the northern and southern boundaries.

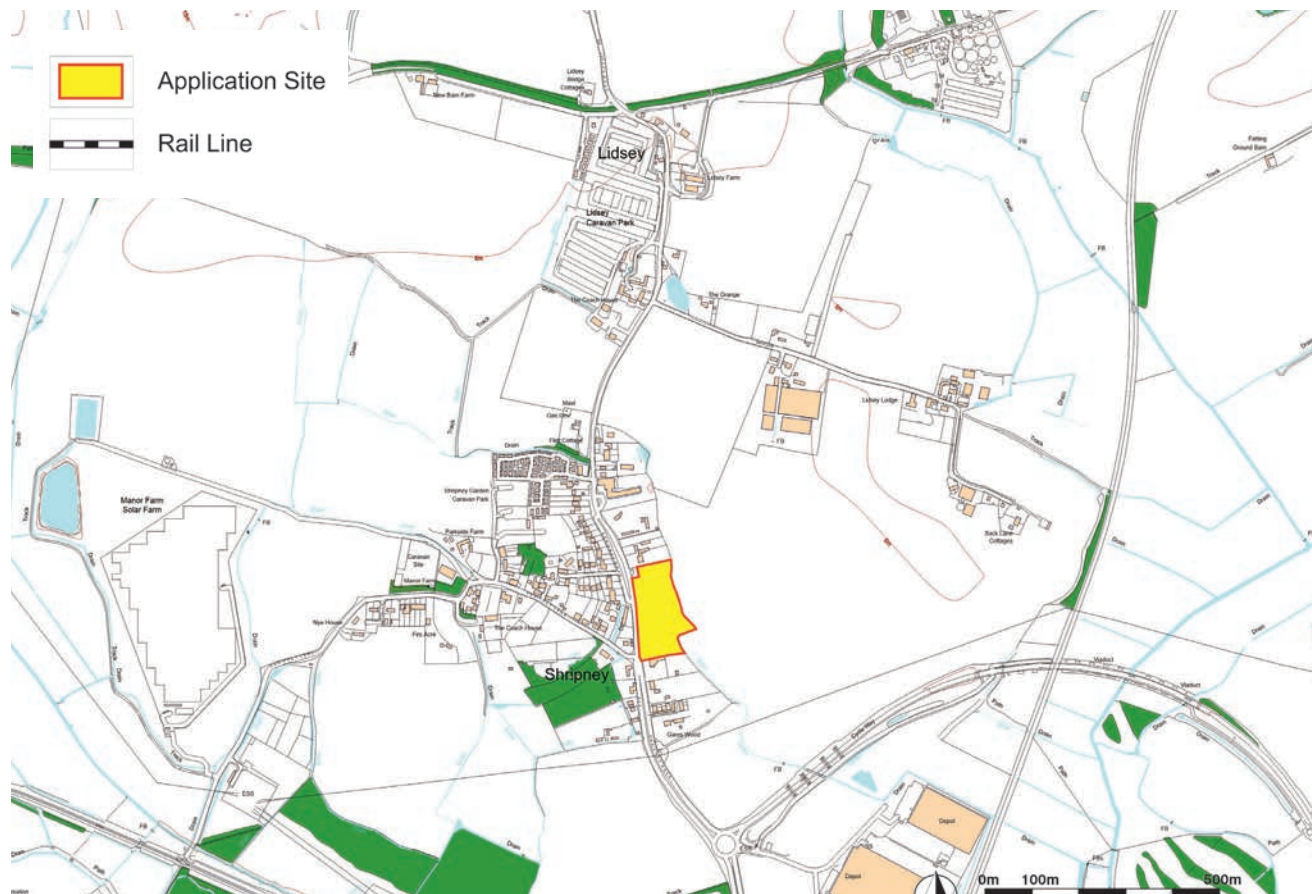


Figure 01 - Site Location

1.2.4 The site lies within the jurisdiction of Arun District Council (ADC).

1.2.5 For policy, Public Rights of Way (PRoWs) and services information, reference has been made to:

- <http://www.arun.gov.uk/>;
- <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/>

public-rights-of-way/public-rights-of-way-imap/  
imap/

- [natureonthemap.naturalengland.org.uk](http://natureonthemap.naturalengland.org.uk); and
- <https://historicengland.org.uk/listing/the-list>.

## 1.3 Project Description

- 1.3.1 The primary objectives of this LVA are to evaluate the character of the existing landscape and assess how the proposals will affect its landscape character and visual amenity.
- 1.3.2 The design has been led by the initial findings of the landscape and visual baseline which set out the initial Landscape Constraints and Opportunities discussed in Chapter 6.
- 1.3.3 The Illustrative Masterplan shown in Figure 02 opposite has evolved in response to these constraints and the objectives detailed as part of the overall landscape strategy and mitigation measures. These are set out in detail within Section 6.
- 1.3.4 The proposals will deliver a mix of dwellings to contribute towards meeting Arun District Council's housing requirements. The accommodation schedule is as follows.

Table 1 - Accommodation Schedule

| No. Bedrooms | Affordable | Market | Total |
|--------------|------------|--------|-------|
| 1 Bed        | 5          | 3      | 8     |
| 2 Bed        | 5          | 12     | 17    |
| 3 Bed        | 2          | 14     | 16    |
| 4 Bed        | 1          | 4      | 5     |
|              |            |        | 46    |



Figure 02 - Illustrative Masterplan

## 1.4 Study Area

- 1.4.1 Desktop studies of ordinance and topography plans identify the site lies within a low-lying landscape with no opportunities for elevated views.
- 1.4.2 The site is encompassed to north, west and south by the existing settlement of Shripney which restricts views. There are potential views from the west however these are considered to be contained within the area defined by the railway line.
- 1.4.3 The second stage of the desktop analysis identified a series of potential representative receptors within the 'purple' study area through OS mapping and aerial photography. This is discussed further within Section 5.
- 1.4.4 Site visits were subsequently undertaken within the study area to determine and refine the visual envelope and to further assess the potential nature and magnitude of views.

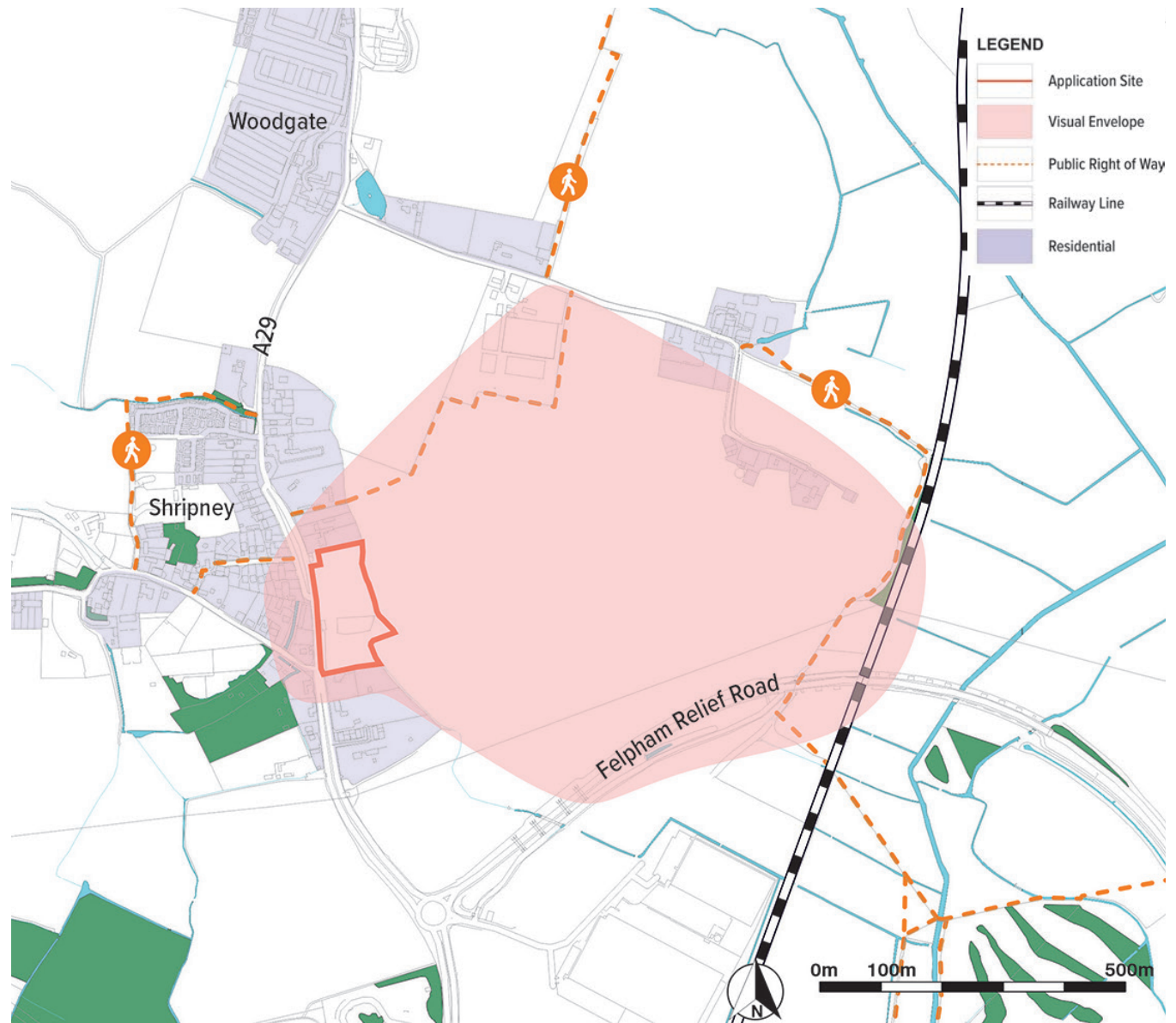


Figure 03 - Study area

## 2 OVERVIEW

### 2.1 Scope

2.1.1 This assessment has been set out as follows:

#### Guidance & Policy

- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

#### Baseline

- 2.1.2 An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;
- An assessment of key features within the site, including their quality, value, sensitivity and influence upon the site's character; and
  - Identification of the extent and range of potential receptors and views.

#### Predicted Effects

2.1.3 The Landscape Institute 'GLVA3 Statement of

Clarification' 1/13 Note 4 sets out that the consideration of significance of effects is not a requirement of non EIA Landscape and Visual Impact Appraisals. However it may be appropriate to consider mitigation of adverse effects identified in the course of the appraisal, without the need to assess the significance of those effects.

2.1.4 Paragraph 6.17 of the GLVA3 confirms that *'Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments. These are separate from LVA although visual effects assessments may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the normal LVA for a project.'*

2.1.5 A Residential Amenity Assessment is not being carried out for this development however it is considered that the views from adjoining properties will form an important part of the development strategy and proposed mitigation measures. Therefore an appraisal of residential views have been included, identified from a combination of looking from the site and surroundings rather than individual private dwellings.

2.1.6 In assessing the visual impact from the different receptor groups, views have been predicted through a combination of site visits and cross section analysis. Where possible a photograph has been taken that represents a view from locations of the receptor groups. This however is limited to public views where access is freely available. The assessment of potential

effects include:

- Description of the likely effects of the proposals on landscape elements/features, character and views.
- Mitigation measures that should be employed to avoid, reduce or remove significant adverse impacts;
- The residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

### 2.2 Methodology

2.2.1 While intrinsically linked, LVAs are essentially separate procedures. It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the creditability of the work, therefore a structured, consistent and recognised approach is used.

2.2.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002),

Countryside Agency in conjunction with Scottish Natural Heritage;

- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11; and
- An Approach to Landscape Character Assessment - Natural England October 2014.



- 2.2.3 A full methodology including assessment techniques and criteria are given in **Appendix A**.

### Photographic Material

- 2.2.4 Photographs have been taken from, within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

#### *Representative Viewpoints (RVP)*

- 2.2.5 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

#### *Specific Viewpoints (SVP)*

- 2.2.6 Specific key views that are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.
- 2.2.7 The assessment identified that there were no Specific Viewpoints associated with the site or locality.

#### *Illustrative Viewpoints (IVP)*

- 2.2.8 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

### Other Technical Sources

- 2.2.9 As part of the application the following Technical reports have been produced and referenced within this LVA:
- Tree Survey & Constraints Plan prepared by KJF Consultancy;
  - Ecology Survey prepared by KJF Consultancy;
  - Drainage Assessment prepared by Ramboll UK;
  - Transport Assessment prepared by Highgate transportation; and
  - Heritage Assessment prepared by Arcdas.

## 2.3 Policy Context

2.3.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These policies have been considered as part of the landscape parameters. An assessment of the policy implications is included with the Planning Statement, submitted under separate cover.

2.3.2 Table 2 sets out all landscape policies which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local policies are available in **Appendix B** to the rear of this document.

2.3.3 A brief summary of the current policy context is outlined within table 2, and illustrated in Figure 04.

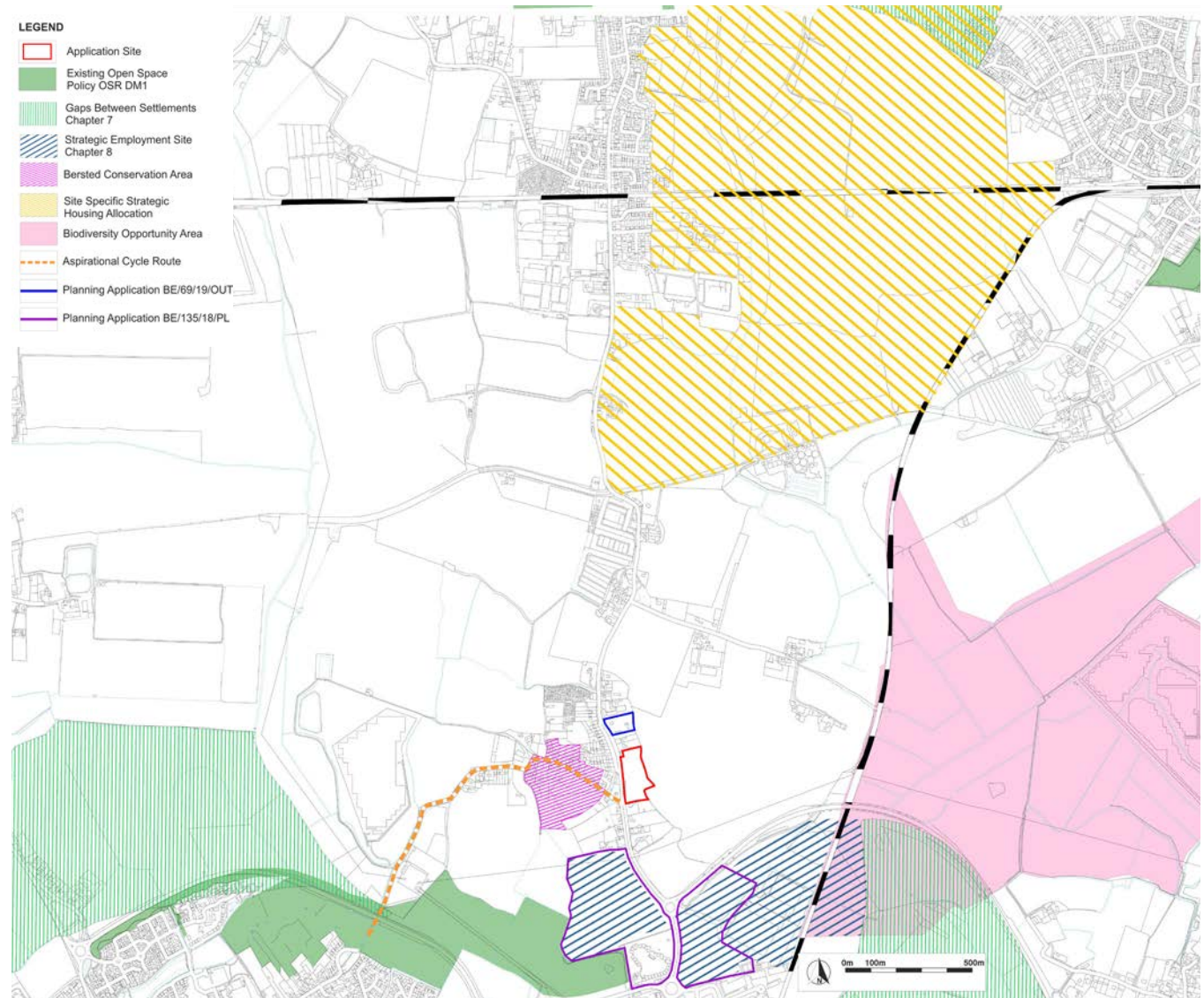


Figure 04 - Local Plan Policy

Table 2 - Relevant Landscape Policy

| Level                                                                                | Policy                                                        | Policy in relation to the landscape & Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Design Response                                                                                                                                                                          |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Planning Policy Framework (NPPF)</b><br><br><b>Updated February 2019</b> | Section 8 - Promoting Healthy Communities                     | <p>Landscape and visual elements that are considered important when creating healthy and inclusive communities are;</p> <p>Positive planning for open space;</p> <p>Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces; and</p> <p>Access to high quality open space and opportunities for sport and recreation.</p>                                                                             | The proposal provides open high quality spaces and playing areas for children providing more open public spaces that the Arun Council requirements of 3.2ha per 1000 people.             |
|                                                                                      | Section 12 - Achieving well - designed places                 | Paragraph 127 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. | The scheme has been landscape led, minimising the visual impact and providing a well designed distinctive development that respects the architectural character of the existing village; |
|                                                                                      | Section 15 – Conserving And Enhancing The Natural Environment | <p>The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes.</p> <p>Para 001 of the Natural Environment Planning Policy Guidance (NE PPG) identifies LCA's as an important tool within this process.</p> <p>Para 118 and NEPPG paras 009, 015 and 019 reiterate the importance of Biodiversity, Ecosystems and Green Infrastructure on the landscape character and habitat network.</p>                                                 | The proposal enhances the existing green corridors and propose new planting of native species to improve the Biodiversity.                                                               |

| Level                              | Policy                                                              | Policy in relation to the landscape & Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Design Response                                                                                                                                                                                                                            |
|------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Arun Local Plan 2011 - 2031</b> | Site Allocations and Development Management Policies Plan July 2018 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                            |
|                                    | Policy SD SP1 Sustainable development                               | Development should be sustainable and contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The masterplan provides enhancing of the existing green infrastructure at the site.                                                                                                                                                        |
|                                    | Policy SD SP1a Strategic Approach                                   | Ensure the growth of the sustainable villages whilst maintaining their setting within the open countryside and develop in the countryside area which reflects its character, with green wedges separating urban areas, high quality agricultural land and environmental assets and retain and enhance natural environment resources, including biodiversity.                                                                                                                                                                                                                                                                             | The scheme respects the character of the existing village and create an street frontage to Shripney Road. Also enhance the existing green infrastructure and incorporating key landscape characteristic to enhance the landscape baseline. |
|                                    | Policy C SP1 Countryside                                            | The policy identifies areas outside the Built-Up Area Boundaries as countryside and will be recognised for its intrinsic character and beauty. 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.                                                                                                                                                                                                                     | Biodiversity and landscape enhancement are provide in the scheme as well as safe pedestrian and cycle friendly routes through the site.                                                                                                    |
|                                    | Policy GI SP1 Green Infrastructure and development                  | The policy sets out that all major developments should be designed to protect and enhance the existing GI network and the connections between them. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets.                                                                                                                                                                                                                                                                                                                                                                   | The scheme proposes enhancing and connecting the existing green infrastructure and enhancing biodiversity through native trees and scrub planting, habitat creation and management.                                                        |
|                                    | Policy LAN DM1 Protection of landscape character                    | Development should respect and reinforce the particular characteristics and natural features of the landscape character areas. The historic character and development pattern of settlements should also be preserved.                                                                                                                                                                                                                                                                                                                                                                                                                   | The site is not identified within the Sussex Historic Landscape Characterisation.                                                                                                                                                          |
|                                    | Policy D SP1 Design                                                 | Development should 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. The proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design and the influence these objectives have on the form of the development.                                                                                                                                                                                    | The masterplan incorporates a well balanced mix of house tenure and sizes that accords with ADC's preferred housing mix, including 30% affordable homes.                                                                                   |
|                                    | Policy D DM1 Aspects of form and design quality                     | Development should make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. Demonstrate a high standard of hard and soft landscaping to reflect the local area and have minimal impact to users and occupiers of nearby property and land. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals and provide or enhance layouts, streets and public spaces. | The scheme also enhances the existing green infrastructure and provides new planting native trees and shrubs.                                                                                                                              |
|                                    | Policy ECC SP1 Adapting to climate change                           | Development must be designed to take into account the capacity of drainage systems and the incorporation of SuDS and connectivity to the Green Infrastructure network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The masterplan identifies enhancing and connecting the new green infrastructure with the existing one.                                                                                                                                     |

| Level                                       | Policy                                          | Policy in relation to the landscape & Site                                                                                                                                                                                                                             | Design Response                                                                                                                                                                   |
|---------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | Policy OSR DM1 Open Space, sport & recreation   | New developments should contribute to the open space provision of the district where necessary. Provision should be in line with the standards set out within the current Open Space Study and Playing Pitch Strategy and have regard to 'Secured by Design' guidance. | The scheme provides 4590 sqm of green infrastructure.                                                                                                                             |
|                                             | Policy HER SP1 The historic environment         | Designated heritage assets, including their setting, should be conserved and enhanced. These include Conservation Areas, Listed Buildings and Locally Listed Buildings.                                                                                                | There is no intervisibility between the Conservation Area and the site.                                                                                                           |
|                                             | Policy HER DM3 Conservation Areas               | New development should acknowledge the character of the area and avoid harm and impact on important views into, out of, or within the Conservation Area.                                                                                                               |                                                                                                                                                                                   |
|                                             | Policy ENV SP1 Natural Environment              | The policy sets the promotion of the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and when possible, the creation of new areas for habitats and species.                                      | The scheme enhances the biodiversity through native tree and scrub planting, habitat creation and management creating new green corridors connecting them with the existing ones. |
|                                             | Policy ENV DM4 Protection of trees              | The policy sets out a series of requirements to ensure the protection of existing trees on or adjacent to a development site. This includes the preparation of a tree survey, constraints and protection plan.                                                         | A Tree Constraint Report has been produced by KJF Consultancy Ltd and referenced within this document.                                                                            |
|                                             | Policy ENV DM5 Development and biodiversity     | Development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site, incorporate elements of biodiversity and facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces.     | The scheme sets links between the green corridors and enhances the biodiversity through native tree and scrub planting.                                                           |
|                                             | Policy W SP1 Water                              | Development should reduce flood risk and enhance the quality of the water environment to support a range of habitats and ecosystems.                                                                                                                                   | A Flood Risk Assessment has been produced and referenced within this document.                                                                                                    |
|                                             | Policy W DM3 Sustainable Urban Drainage Systems | Proposals should provide opportunities for SUDS in order to improve water quality and water capture.                                                                                                                                                                   | A Drainage Assessment has been produced by Ramboll UK and referenced within this document.                                                                                        |
|                                             | Policy QE SP1 Quality of the environment        | Development shall contribute 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.                                                            | The scheme is landscape led providing a proposed development that minimises adverse landscape impact.                                                                             |
| <b>Bersted Neighbourhood Plan 2014-2029</b> | Policy ES1: Design of new development           | Development should be of a high quality design and respond to the specific character of the site and its local surrounding.                                                                                                                                            | The a mix of high quality house tenure and sizes that accords with ADC's preferred housing mix.                                                                                   |
|                                             | Policy ES2: Surface Water Management            | New proposals should seek to provide suitable SUDS to minimise flood risk and manage surface water.                                                                                                                                                                    | A Drainage Assessment has been produced by Ramboll UK and referenced within this document.                                                                                        |
|                                             | Policy ES6: Protection of trees                 | Development must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value.                                                                                                                                              | A Tree Constraint Report has been produced and referenced within this document that identifies the TPO.                                                                           |
|                                             | Policy CLW4: Provision of Allotments            | Developments of over 20 houses will be expected to make financial contributions to the provision of allotments within the parish (Land at Chalcraft Nursery).                                                                                                          | According to the Open Space and Play Calculator provided by Arun District Council (Table 3) there is no need for Allotment onsite.                                                |
|                                             | HDQ5: Design of new housing                     | New developments should reflect a high quality design and be in keeping with the local character.                                                                                                                                                                      | The a mix of high quality house tenure and sizes that accords with ADC's preferred housing mix.                                                                                   |
|                                             | HDQ6: Outdoor Space                             | Private gardens or shared amenity areas must be provided for all new dwellings.                                                                                                                                                                                        | Scheme dwellings are compliant with Policy DM16 for standard external spaces.                                                                                                     |
|                                             | 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.         | Parking will be provided to the latest WSCC guidance (May 2019) which aims to reflect room numbers of dwellings.                                                                  |

## National

- 2.3.4 The National Planning Policy Framework (NPPF) 2018 provides the overall framework for planning policy in England and is inherent in the preparation of locally-based plans. The NPPF applies a presumption in favour of sustainable development based on three interdependent objectives. Each objective should be considered to provide opportunities to secure net gains against each.
- An economic objective – contributing to building a strong, responsive and competitive economy;
  - A social objective – supporting strong, vibrant and healthy communities including well designed open spaces to reflect current and future needs; and
  - An environmental objective – contributing to protecting and enhancing our natural, built and historic environment; the effective use of land and improve biodiversity.
- 2.3.5 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved however policies and strategies of the NPPF should be a material consideration when determining applications.

## Regional/Local

### ***Arun Local Plan 2011 - 2031***

- 2.3.6 The Arun Local Plan 2011 - 2031 was adopted in July 2018 and forms part of the Development Plan for the District. It sets out the vision and objectives for the area of the district outside of the South Downs National Park and replaces the Arun District Local Plan 2003.

### ***Bersted Neighbourhood Plan 2014 - 2029***

- 2.3.7 The Neighbourhood Plan, adopted in November 2014, forms part of the Development Plan for the district. It considers policies tailored towards the Parish of Bersted and sits alongside the Local Plan.

## Supplementary Planning Guidance (SPD)

- 2.3.8 Supplementary planning documents (SPD) provide more guidance on Local Plan policies. Documents of relevance include the following:
- Arun District Council Open Space Assessment Report - September 2016;
  - Arun District Council Open Space Study Standards Paper - September 2016; and
  - Arun's Green Infrastructure Study - June 2012.

## Open Space Standards

### ***Arun Public Open Space Standards Supplementary Planning Document (SPD) Consultation***

- 2.3.9 From July 3 to July 30, 2019, an open consultation was held to present the background and approach and standards for the provision of open public spaces.
- 2.3.10 According to the planning officer, Sue Howell, on the correspondence in the 25th July 2019 related to the application BE/69/19/OUT, the SPG guideline established that 3.2 hectares of public open space have to be provided for every 1,000 people.

*Table 3 - Open Space Requirements from the Open Space and Play Calculator provided by Arun District Council.*

| Onsite contribution requirement (SqM) | Site Requirement (m <sup>2</sup> )<br>(Based on 101 population) |
|---------------------------------------|-----------------------------------------------------------------|
| Public Open Space                     | 3,238                                                           |
| Play Space                            | 557                                                             |
| Allotment                             | 0                                                               |
| <b>TOTAL</b>                          | <b>3,795m<sup>2</sup></b>                                       |

- 2.3.11 The document identifies that a offsite provision is not required.
- 2.3.12 The illustrative masterplan establishes a provision above numbers including a LEAP.

### 3 BASELINE ASSESSMENT

#### 3.1 Statutory and non-statutory Designation.

##### Landscape

3.1.1 There are no statutory or non-statutory national, regional or locally designated landscapes or landscape features within the site.

3.1.2 The Tree BS 5837 Survey has identified that several trees along the eastern boundary are protected by a Tree Preservation Order (TPO) Ref: TPO/BN/1/19.

##### Cultural and Historical

3.1.3 The site does not contain any designated or known non-designated heritage assets.

3.1.4 Bersted Conservation Area is located approximately 130m to the west of the site and comprises several listed properties. There is no intervisibility between the site and the Conservation Area and will not have an adverse effect on its settings.

3.1.5 There are no further physical, visual, historical or cultural links with any protected landscapes.

3.1.6 A full archaeological investigation has been undertaken and submitted under separate cover.

##### Biodiversity

3.1.7 The site is not associated with and does not form part of any Statutory or Non-Statutory ecological designations.

3.1.8 A Local Nature Reserve identified as 'The Brook' lies approximately 500m to the southwest of the site and there are several pockets of Priority Habitat Deciduous Woodlands located within the village.

3.1.9 The ecological appraisal identifies that bats are using the ditch corridors.

#### 3.2 Access

##### Road

3.2.1 The A29 forms a main arterial route through the wider district that provides access to Bognor Regis and the south coast.

3.2.2 At a local level, it runs directly through the village of Shripney, passing the western site boundary and affording direct connections to the neighbouring settlements of South Bersted, Eastergate and Westergate.

3.2.3 The A29 also provides convenient east and west links to Littlehampton and Chichester (8km and 6.5km respectively) from the A259 Felpham Relief Road (FRR) approximately 430m south of the site.

3.2.4 Access to the site is obtained from an informal track along the western boundary with the A29.

##### Bus

3.2.5 The closest bus stop is located approximately 30m south of the site along the A29 whereby two local services, the 66A and 66C, operate journeys between Bognor Regis, Barnham, Yapton and Walberton.

##### Rail

3.2.6 To the south of Shripney, Bognor Regis train station provides direct services to London Victoria, Gatwick Airport, Littlehampton and Barnham.

3.2.7 Additional routes are also available from Barnham Station to the northeast.

##### Public Rights of Way (PRoW) and other Pedestrian Access

3.2.8 For the purposes of this assessment only PRoW which have been identified within the Visual Envelope (VE) have been described.

- Footpath 151 runs northeast from the A29 Shripney Road approximately 67m north of the site. It travels around the perimeter of the adjacent fields to meet Sack Lane and Woodpecker Nursery.
- Footpath 150 runs west from the A29 opposite the site. It follows the route of Barn Lane to provide a local link between the site and Shripney Lane.
- Footpath 149 travels west from the A29 and continues around the periphery of the village before joining Shripney Lane.
- Footpath 152 is accessed from the eastern end of Sack Lane. It runs through the surrounding fields towards the railway line before turning south to cross the A259.
- Footpath 200 runs in an east by west direction, crossing the A29 approximately 1km north of the site on the bank of the former Arundel to Chichester Canal.

### 3.3 Landscape Character

3.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment (LCA) can be undertaken at a number of scales from national level through to local or site level.

3.3.2 A desk study revealed that the following Landscape Character Assessments were applicable to the Application Site and its context:

Table 4 - Landscape Character Assessments

| Assessment                                                                             | Character Area/Type                                                       | Date |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------|
| <b>National</b>                                                                        |                                                                           |      |
| National Character Area                                                                | 126 - South Coast Plain                                                   | 2014 |
| <b>Regional</b>                                                                        |                                                                           |      |
| West Sussex Landscape Character Assessment                                             | Sc9 - Chichester to Yapton                                                | 2003 |
| <b>Local</b>                                                                           |                                                                           |      |
| Arun Landscape Study:                                                                  | Zone 2: 5 Villages                                                        | 2006 |
| Landscape & Visual Amenity Aspects of Development Choices in Arun District 2006 - 2026 | LCA 10: Shripney Lower Coastal Plain<br>LCT L2: Medium/Small Scale Arable |      |

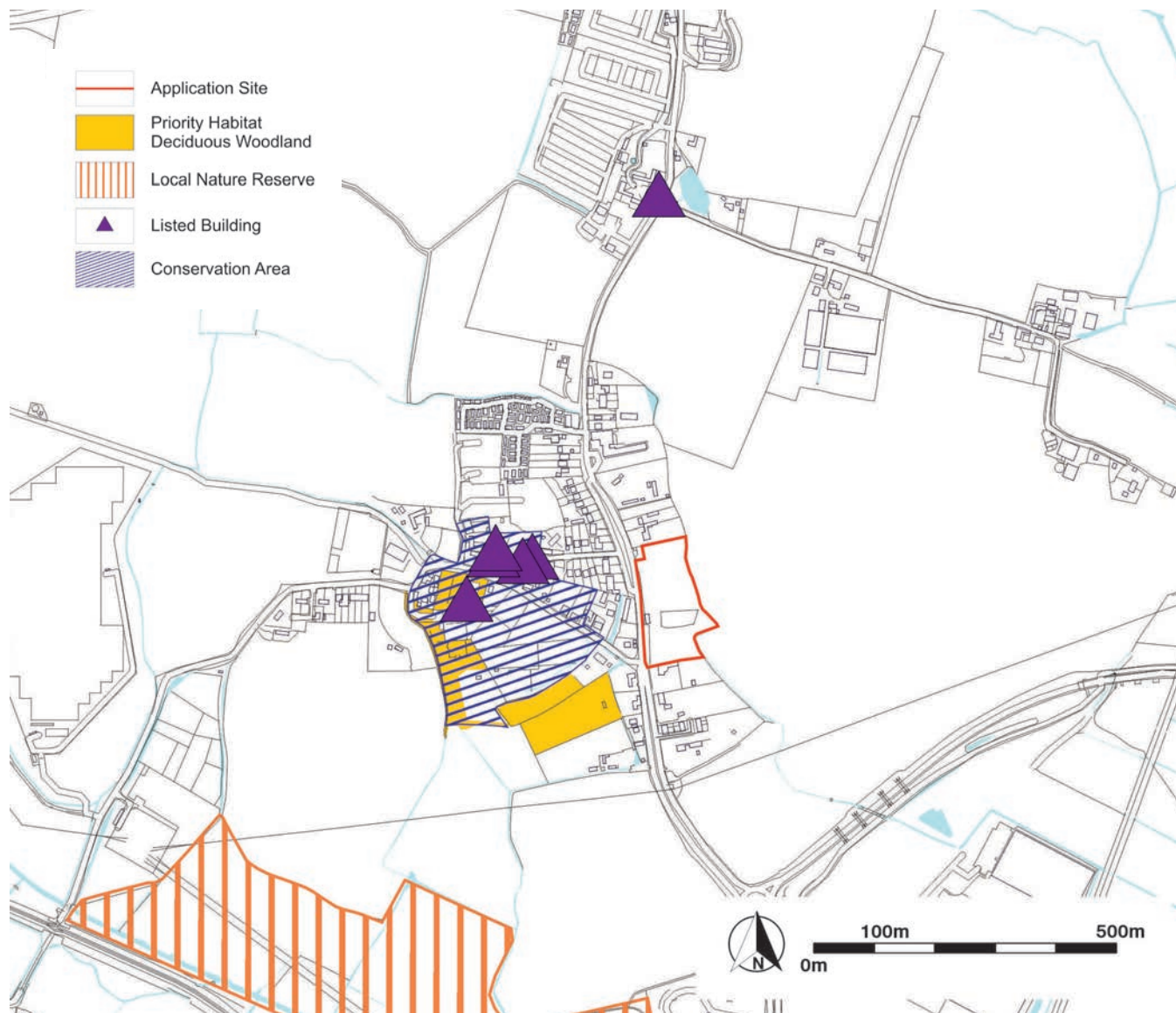


Figure 05 - Designations

3.3.3 Table A in Appendix C provides a narrative to the site's contribution to the key characteristics of each assessment along with the relevant extracts. The findings are summarised below.

#### NCA: 126 South Coast Plain

3.3.4 The NCA 126 is a flat landscape between the dip slope of the South Downs, the South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The NCA encompasses several different landscapes that are described in further detail within the regional and local assessments.

3.3.5 The assessment (see Table A - Appendix C) identified that the Application Site has a limited contribution to the Key characteristics of the NCA (3 out of 11). These primarily relate to the topography of the South Coast Plain area, its use for farming and the network of watercourses and ditches associated with this use.

3.3.6 The NCA also sets out the following Statements of Environmental Opportunity (SEO) which are considered, in part, relevant to the site and type of development, albeit aimed towards more strategic sites.

- 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.

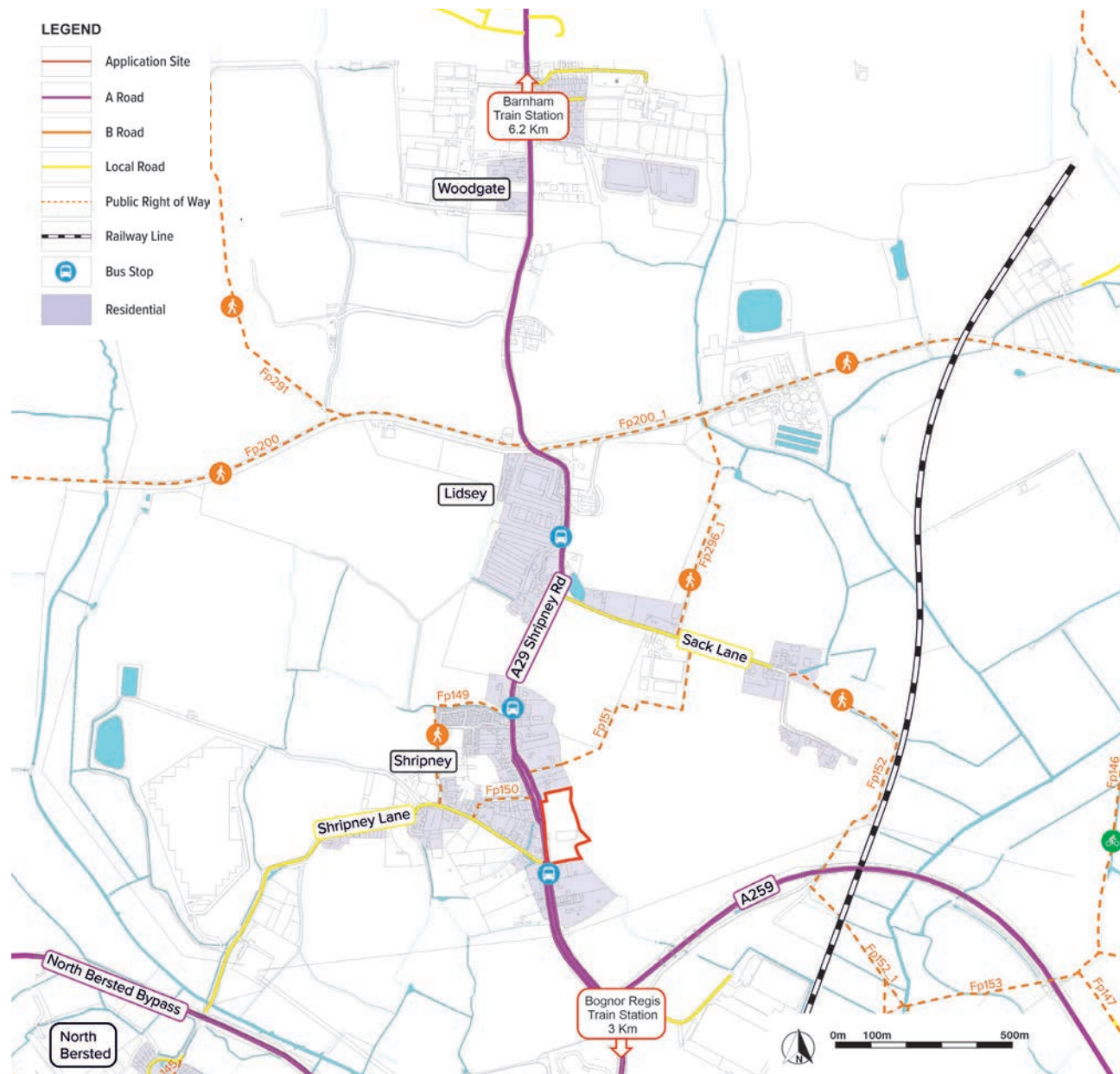


Figure 06 - Access

**West Sussex Landscape Character Assessment - SC9 Chichester to Yapton coastal Plain**

3.3.7 The West Sussex Landscape Character Assessment carried out in 2003 identified 42 unique landscape character areas. The site is identified as lying within SC9 - Chichester to Yapton Coastal Plain which covers the wider landscape to the east of Chichester abutting Bognor Regis to the south.

3.3.8 The site forms a minor component of this area and is consistent with the generic wider characteristics of the Plain which again cover a wide variety of land uses within the area.

3.3.9 Table A identifies that the site contributes to 5 of the key characteristics of the LCA.

3.3.10 Similarly to the NCA, these relate to the topography and openness of the area, the prominence of ditches and boundary vegetation. The LCA also notes the influences of busy roads through the area.

3.3.11 In terms of landform, the site is consistent with the wider area and is typical of the low lying landscape.

3.3.12 Intervisibility with the wider open area is however influenced by the surrounding village and boundary treatments to the east of the site. Whilst this limits the extent of openness experienced from within the site, available long distance views to the east are also heavily influenced by the Feltham Relief Road (FRR) and the surrounding commercial units. The A29 directly west of the site is also a main detractor within both the immediate context and wider LCA.

3.3.13 Drainage ditches are considered a key characteristic of the area, often denoting field boundaries and

margins and emptying into the main rife which meander through the district. There are ditches present to the east and west of the site, however the eastern ditch is characteristic of the LCA and forms part of the wider complex network to drain into the Lidsey Rife. In contrast, the ditch along the A29 appears to relate to the A29 and does not form part of the surrounding field boundary network.

**Land Management Guidelines**

3.3.14 In addition to establishing the key characteristics of the area, the West Sussex LCA also sets out a series of Land Management Guidelines for each area.

3.3.15 The following guidelines for the SC9 area are considered relevant to the site. The full extract is included within Appendix C.

- 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 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.

- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.

3.3.16 These guidelines will be considered as part of the Landscape Objectives and Strategy for the proposals

**Arun Landscape Study (ALS) - Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026**

3.3.17 The study was produced to help inform the Local Development Framework process. It provides an assessment of the physical and environmental constraints on open countryside and identifies its capacity to accommodate future development.

3.3.18 The Arun district is separated into Zones which contain similar landscape structural characteristics. The site is located in Zone 2 - The Five Villages encompasses the larger villages of Eastergate, Westergate, Walberton, Barnham and Yapton. The villages, with the exception of Yapton, are located on the upper coastal plain before its rises northwards towards the foot of the South Downs dip slope (AONB). The study then further separates the area into Landscape Character Types (LCT's) and Landscape Character Areas (LCA's) as follows.

**ALS Landscape Character Type (LCT)**

3.3.19 The site is identified within the assessment as LCT L2 - Medium/small-scale arable although its current use is reflective of a pasture field. The remainder of the landscape to the east is categorised as LCT L1b - Large-scale open arable reflecting a notable contrast.

#### **ALS Landscape Character Area (LCA)**

- 3.3.20 Using the LCTs, Landscape Character Areas (LCAs) were identified describing further unique areas related to a specific place. These were then assessed for sensitivity and value to indicate the potential capacity for development within each area.
- 3.3.21 The assessment identifies the site as lying within LCA 10 - Shripney Lower Coastal Plain which is assessed as having a Low Capacity for development.
- 3.3.22 In summary, this related to the overall rural and enclosed agricultural landscape, its location within the floodplain and its contribution to the separation of Shripney and Bognor Regis.
- 3.3.23 A site specific assessment is however undertaken and discussed further in Section 4.

### **3.4 Historic Landscape**

- 3.4.1 The site is not identified within the Sussex Historic Landscape Characterisation.
- 3.4.2 Historic mapping does however show that the village has evolved over time along Shripney Lane from Shripney Manor House and Manor Farm.
- 3.4.3 Development directly north and south of the site appears from 1912 onwards and continues in a linear form along the route of the A29 with the site forming part of the eastern limit to the village.

## 4 SITE ANALYSIS

### 4.1 Geology and Topography

#### Wider Context

4.1.1 As described within both the National Character Assessment (NCA) and Local Character Assessment (LCA), the wider area forms part of a coastal plain landscape that is typically low lying, flat and open. The topography across the area remains below the high spring tide level at around 4 - 10m AOD.

4.1.2 The backdrop to the wider coastal plain is formed by the notably higher and dramatic South Downs further north which provides a distinctive contrast.

4.1.3 Fertile soils are typical of the area and have resulted in large areas of arable fields and market gardening.

#### Site Context

4.1.4 The site generally falls gently by approximately 400-500mm from the east boundary towards the west boundary ditch and flat in north x south direction.

4.1.5 The Agricultural Land Classification (ALC) identifies the site as 'urban' which describes areas that are considered as having little potential for agricultural use.

4.1.6 The Soils Map<sup>1</sup> identifies the majority of the site as comprising loamy soils with naturally high ground water.

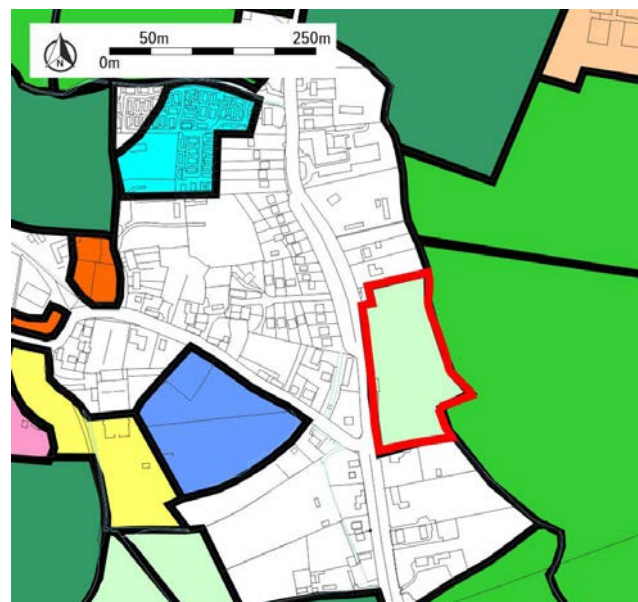


Figure 07 - Arun Landscape Study  
Landscape Character Types

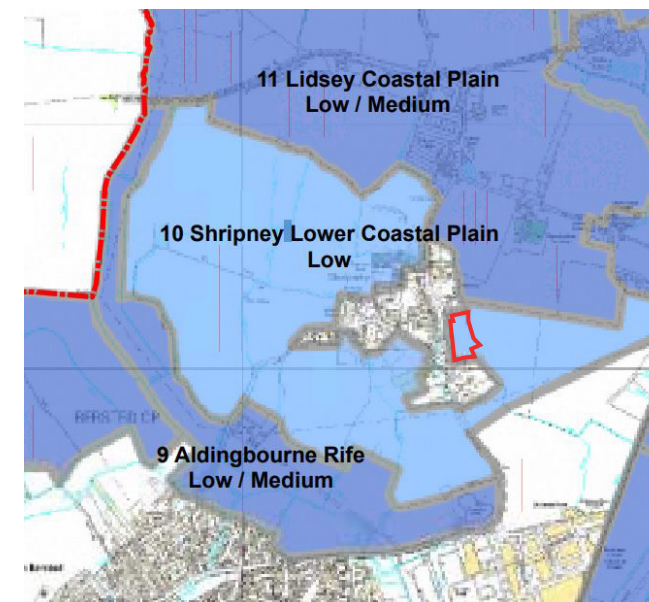


Figure 08 - Arun Landscape Study  
Landscape Character Areas and Capacity  
Extract



1

<http://www.landis.org.uk/soilsmap/index.cfm>

## 4.2 Hydrology

### Wider Context

4.2.1 The wider landscape is reflective of arable fields defined by a network of straight drainage ditches often edged by reed beds.

4.2.2 These ditches form a complex network which drain into the meandering Lidsey and Aldingbourne Rifes which cut through the area before converging at South Bersted and emptying into the sea at Bognor Regis.

### Site Context

4.2.3 Reflective of the wider character, the field is bordered to the east and west by two separate ditches.

4.2.4 Whilst the western ditch along the A29 relates to the roadside and verge, the ditch along the eastern boundary forms part of a wider drainage network that continues approximately 1km southeast to drain into the Lidsey Rife.

4.2.5 The Environment Agency Flood Map for Planning illustrates that the majority of the site lies within Flood Zone 1 which equates to land with a Low Probability of flooding<sup>2</sup>.

4.2.6 Small areas of flood zones 2 and 3 are shown along the western boundary and beyond the southeastern corner. These relate to the existing ditches but are not considered to have a detrimental effect on the wider

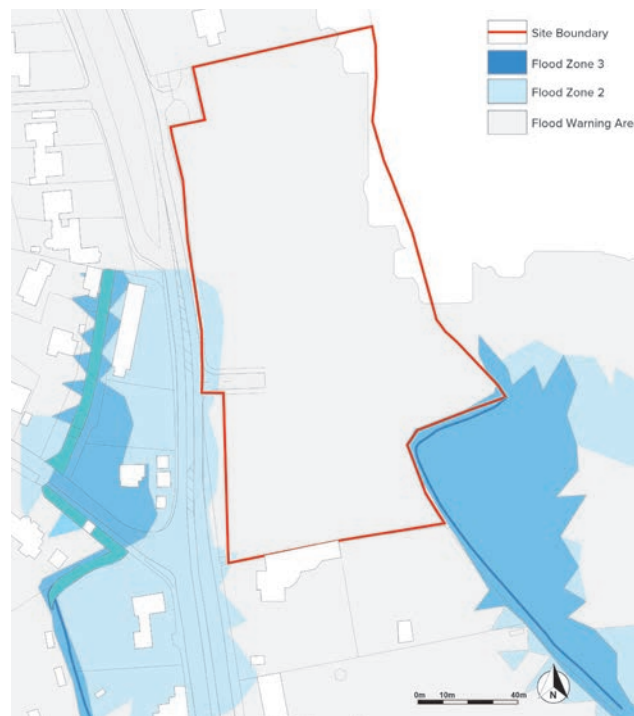


Figure 09 - Environment Agency Flood Map Extract

site at this stage.

### Site Context

4.2.7 Ditches border the east and west boundaries. The west ditch is partially culverted to the south west. The east boundary ditch is more substantial and contiguous.

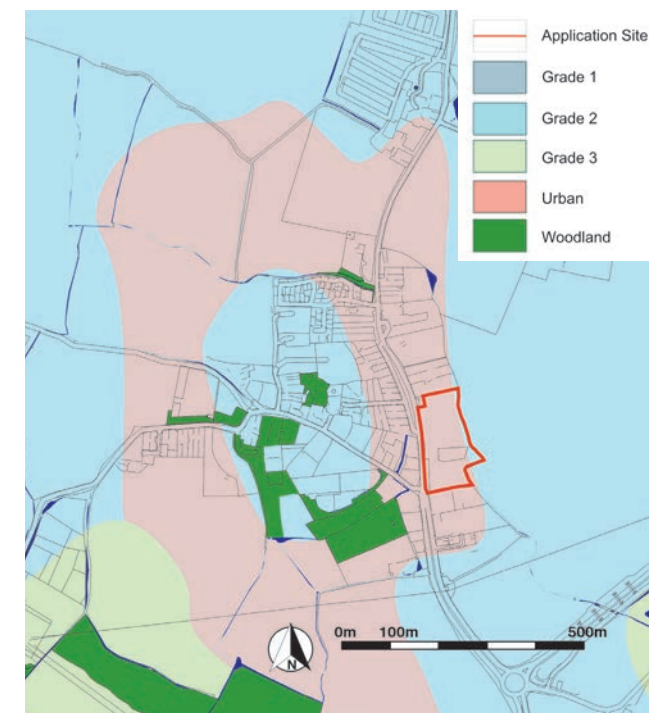


Figure 10 - Agricultural Land Classification

## 4.3 Landcover/Landuse

4.3.1 For the purposes of this section the assessment has considered:

- Agricultural patterns and landuse;
- Settlement and Built Form; and
- Site Features - Boundary treatments, trees and other key features.

<sup>2</sup> [https://flood-map-for-planning.service.gov.uk/confirm-location?easting=493298&](https://flood-map-for-planning.service.gov.uk/confirm-location?easting=493298&northing=102108&placeOrPostcode=shripney)

## Agricultural Patterns & Landuse

### Wider Context

4.3.2 As described within the LCA, the wider landscape reflects a typically productive network of large arable fields, modern farm units and glasshouses.

4.3.3 Fields are predominantly irregular in shape with margins defined by straight drainage ditches. Whilst these ditches are often open with minimal tree cover along their route, they become more vegetated around the immediate boundaries to the farmsteads and settlement edges.

4.3.4 Although these arable fields form the dominant landuse within the area, there are also several large caravan parks located along the main routes and on the fringes of local settlements which form a distinct contrast to the rural surroundings.

4.3.5 Fields associated with the scattered villages also provide a notable contrast to the wider arable landscape and are often smaller in size, or have been subdivided through the ages for use as pasture land and paddocks.

### Site Assessment

4.3.6 Whilst identified as an arable field within the Arun Landscape Study (ALS) (Fig 07), the site itself does not relate to the wider productive arable landscape but instead forms part of the village confines and it is currently not used for arable.

4.3.7 Its size and current use as pasture is reflective of

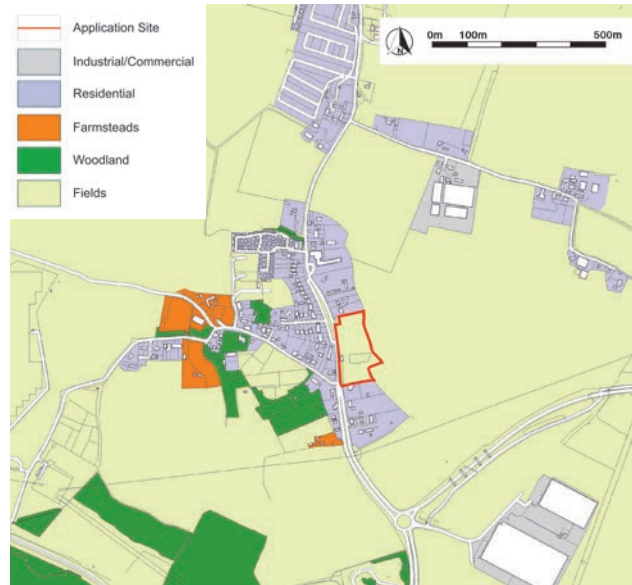


Figure 11 - Landuse

the similar small scale fields and paddocks located around the periphery of the village. The eastern extent of the site is also bordered by a characteristic field ditch, however the majority of its length is vegetated and forms a prominent boundary between the settlement and the wider open landscape to the east further emphasising its close association with the village setting.

4.3.8 The condition of the site is considered to be low quality grassland, with limited ecological benefit.

## Settlement & Built Form

### Wider Context

4.3.9 Away from the large conurbations of Bognor Regis

to the south and Chichester to the west, the majority of settlements have evolved from small historical villages located along the main transport routes through the district.

4.3.10 The arable nature of the landscape has also resulted in a number of large farmsteads located throughout the plain.

4.3.11 The village itself originates from the medieval property of Shripney Manor to the west of Shripney Lane which now forms part of the Conservation Area.

4.3.12 Rapid expansion of the village along Shripney Lane and the A29 appears to have taken place from the late 1930's. This has resulted in a largely suburban mix of red brick and render bungalows and detached properties set within large plots.

4.3.13 A large residential caravan park (Marigolds) originating from the 1970's also forms the northwestern limit of the village.

### Site Assessment

4.3.14 Whilst the site does not currently comprise any built form, it is surrounded to the north, west and south by large residential properties.

## Site Features - Boundary treatments, trees and other key features

4.3.15 The site currently comprises an area of low quality grassland with key characteristic features restricted to the boundary treatments. Tree numbers shown on Figure 12 - Site Features correlate with those identified within the Tree Constraints Plan produced

KJF Consultancy Ltd (submitted under separate cover).

4.3.16 The majority of the northern site boundary adjoins the property of Hadden House and is defined by a 1-1.2m high barbed wire fence. The boundary appears largely overgrown with areas of scrub and bramble (low quality). There are several mature trees located beyond the site within the curtilage of the property, of note and influence on the site are T11 & T12 (Category B2 Norway Maple and Tulip Tree respectively).

4.3.17 The remainder of the boundary to the northwest borders and water foul pumping station and Barn Lane Substation enveloped by a 2m high fence.

4.3.18 To the east, the boundary is delineated by a drainage ditch (approximately 1.5m deep) which separates the site from the adjacent arable fields. This is considered a high quality feature of the LCA and forms part of the wider and more complex network to the southeast.

4.3.19 Site visits confirmed that there were dense areas of low quality scrub along this boundary and that the ditch also required some management in order to enhance its current condition.

4.3.20 In addition to the ditch, there are several mature Oak trees located along the eastern boundary. T1 - T10 are identified as Category A2 and provide a high degree of screening towards the site and wider village from the surrounding context (high quality). They are also protected by a Tree Preservation Order (Ref:TPO/BN/1/19).

4.3.21 To the south, the northern elevation of the adjoining property (Wayside) forms part of the boundary with



Figure 12- Site Features

the remaining extent defined by suburban close board fencing (low quality).

4.3.22 The western extent of the site runs parallel to the A29. A grass bank separates the site from the roadside and the northern stretch is further defined by ditch (approximately 1m deep) with post and wire fencing. Similarly to the eastern boundary, the ditch requires some management and appears overgrown in places.

4.3.23 T13, a Category B2 Box elder, is located midway along the boundary and within the site. A belt of predominantly Sycamore and Hawthorn trees (approximately 5-10m in height) also lie adjacent to the roadside beyond the southern limit of the boundary.

4.3.24 Access into the site is obtained from an unmade track along the western boundary.

## 4.4 Aesthetics and Perceptual

4.4.1 Within the wider coastal plain landscape, the flat and low lying topography and a lack of intervening vegetation surrounding the large scale arable field network gives the impression of an open and 'big skies' landscape.

4.4.2 Within the immediate context of Shripney however, these views are limited by development within the village, and views out are further contained by the vegetated settlement edges which are characteristic of the LCA.

4.4.3 Wider appreciation of the South Downs to the north is not experienced from the village or site and there are no visual links to local landmarks such as church spires

Barn Lane Substation & SW  
Pumping Station

Haddan House



View towards northern boundary from within site

Boundary ditch



View towards eastern boundary from within site

Wayside



View towards southern boundary from within site



View towards western boundary from within site

4.4.4 Views out from the southeastern extent of the village, including the site, have also become heavily influenced by the new road infrastructure to the north of Bognor Regis (Felpham Relief Road) and the associated large scale development of commercial and industrial units nearby.

4.4.5 Whilst tranquillity levels within the western section of the village are considered to be moderate, the A29 is a major detracting feature which cuts through the village and reduces the overall sense of remoteness.

4.4.6 Additional traffic from the proposed settlement at Barnham, Eastergate and Westergate will add additional traffic volume through the village.

4.4.7 The proximity and influence of surrounding development directly north, south and west of the site results in a fairly enclosed aspect which further separates any association with the wider, more open and arable landscape directly east.

Table 5 - Landscape Value

| Landscape Designation                                             | Other Designation (nature conservation, heritage, amenity, including flood zone)                                                                                                                                                                             | Contribution to setting of 'outstanding assets' (e.g AONB, Arundel Castle, Pagham Harbour etc, the undeveloped coast) | Special cultural/historic associations                  | Perceptual aspects (eg scenic beauty, tranquillity, wildness)                                                                                                                                                                                               | Final Assessment Landscape Value<br>1 - 5 = Negligible<br>6 - 10 = Slight<br>11 - 15 = Moderate<br>16 - 20 = Substantial<br>21 - 25 = Major |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                 | 2                                                                                                                                                                                                                                                            | 1                                                                                                                     | 1                                                       | 3                                                                                                                                                                                                                                                           | 8                                                                                                                                           |
| The site does not form part of any national or local designation. | The majority of the site lies within flood zone 1. A very small area of flood zone 2 lies along the western boundary with the A29.<br><br>There is no Intervisibility with conservation area and there are no further designations associated with the site. | No significant contribution to the setting of the South Downs or coastline.                                           | There are no known cultural associations with the site. | The site is influenced by surrounding suburban development within the village and the busy A29 directly west which forms a notable audible detractor.<br><br>There are limited opportunities for views across the more scenic arable landscape to the east. | <b>Slight</b>                                                                                                                               |

## 4.5 Landscape Value

4.5.1 Landscape Value relates to a series of elements that are considered to influence and contribute to the perceived character of the Site. Paragraph 170 of the NPPF sets out the emphasis the planning system should have on 'protecting and enhancing valued landscapes'. Whilst it is easy to identify landscapes which have been afforded protection through statutory and non statutory designation and policy, undesignated landscapes require careful consideration against this paragraph.

4.5.2 The Arun Landscape Study has assessed the value of LCA 10: Shripney Lower Coastal Plain as Moderate.

4.5.3 The criteria set out within the study has been considered at a site specific level and discussed in Table 5 above.

## 4.6 Sensitivity of Landscape Receptors

4.6.1 The GLVA 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'.

4.6.2 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'.

4.6.3 The landscape sensitivity of the site has been assessed using the criteria set out within the ALS. The factors that are considered to contribute to the landscape sensitivity are described in Table 6.

4.6.4 In addition, the following key issues relating to the identified 'Landscape and Visual Sensitivities' as set out within the Land Management Guidelines (SC9

Chichester to Yapton Coastal Plain) have also been considered.

- Replacement of mature treescape; and
- Changes in drainage patterns.

4.6.5 The sensitivity of visual receptors has been discussed in Visual Analysis Section 5.

4.6.6 Overall, the assessment concludes that the site has a 'Moderate' susceptibility to development. This is largely due to its perceived close association with the surrounding village development and the strong eastern boundary which limits its connection to the adjoining arable landscape.

4.6.7 It is considered that all sensitive features within the site can be successfully retained within the proposals to avoid or mitigate any negative impacts.

## 4.7 Site Capacity

4.7.1 The capacity of the site has been assessed by combining the Landscape Value score with the Landscape Sensitivity score using the matrix set out in the ALS. A summary is provided below in Table 7.

4.7.2 Overall, the site is considered to have a 'Medium/High' capacity for residential development in accordance with the criteria set out within the ALS.

4.7.3 Whilst this differs considerably from the Low capacity of the wider score afforded to LCA 10, it relates to the fact that the site does not comprise the same qualities, elements or key characteristics associated with the broader rural landscape. At a local level, the site is

Table 6 - Landscape Sensitivity

| Inherent Landscape Qualities<br>(Intactness and Condition)                                                                                                                                                                                                                                                                                              | Contribution to distinctive settlement setting                                                                                                                                                                                                                                                                                               | Inconsistency with existing settlement form/pattern                                                                                                                                                                                                                                                                                                                                         | Contribution to rurality of surrounding landscape                                                                                                                                                                                                                           | Contribution to separation between settlements                                                                                  | Final Assessment Landscape Sensitivity<br>1 - 5 = Negligible<br>6 - 10 = Slight<br>11 - 15 = Moderate<br>16 - 20 = Substantial<br>21 - 25 = Major |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 3                                                                                                                                                                                                                                                                                                                                                       | 3                                                                                                                                                                                                                                                                                                                                            | 1                                                                                                                                                                                                                                                                                                                                                                                           | 3                                                                                                                                                                                                                                                                           | 1                                                                                                                               | 11                                                                                                                                                |
| Key features are restricted to boundary treatments. These include several Category A2 Oaks and B2 Box elder.<br><br>The drainage ditches are also considered high quality features but require some management in places where they have become overgrown.<br><br>The remainder of the site is devoid of features and represents low quality grassland. | The site is enveloped to the north, south and east by residential development within the village and appears as part of the street scene along the A29.<br><br>Its contribution to the setting of the village is limited to the vegetation along the eastern boundary which forms part of the village periphery in experiences further east. | The site is consistent with the settlement pattern of the village and forms an undeveloped 'infill' site between existing residential plots.<br><br>It is clearly defined to the east by a drainage ditch which, along with the boundary vegetation, physically separates it from the wider agricultural fields and appears to have determined the current settlement boundary to the east. | The site is considered to be closely associated with the village as it reflects a smaller scale pasture field in contrast to the adjoining large scale arable fields beyond.<br><br>The eastern boundary of the site limits intervisibility with the wider rural landscape. | The site lies between residential development within the village and does not contribute to any separation between settlements. | <b>Moderate</b>                                                                                                                                   |

perceived as lying within the confines of Shripney and forming part of the southeastern extents of the village.

4.7.4 The site is clearly separated from the adjoining arable fields by the drainage ditch network and mature tree belts which can be successfully retained within any proposals going forward.

4.7.5 The ditch appears to be an historic feature that has limited the eastward expansion of the village. Development within this parcel would be a continuation of this pattern.

Table 7 - Site Capacity

| Overall Landscape Value | Overall Landscape Sensitivity | Overall Capacity   |
|-------------------------|-------------------------------|--------------------|
| <b>Slight</b>           | <b>Moderate</b>               | <b>Medium/High</b> |

## 5 VISUAL ANALYSIS

### 5.1 Visual Envelope

- 5.1.1 The visual envelope was used to inform a 'Study Area' in which potential receptors, such as Public Rights of Way and potential impacts upon the setting of any and heritage assets could be identified.
- 5.1.2 Further site visits and analysis of features that might screen views such as local hedgerows, tree belts, buildings, were used to refine the visual envelope and are shown on the visual analysis plan opposite.
- 5.1.3 The following representative viewpoints (RVP's) have been taken to present a record of views that are considered typical of potential receptor locations and a detailed description of the view accompanies each image.
- 5.1.4 Some additional photographs have been included to provide further information; for example, where the viewpoints are not publicly accessible, photographs taken within the site can identify the potential extent of views or indicate how topography or vegetation screen important receptors.
- 5.1.5 The low-lying topography has resulted in limited opportunities for views of the site from public receptors. Within the village views are restricted to Shripney Road, the housing immediately adjacent and glimpses from the footpath Fp151 to the northeast.

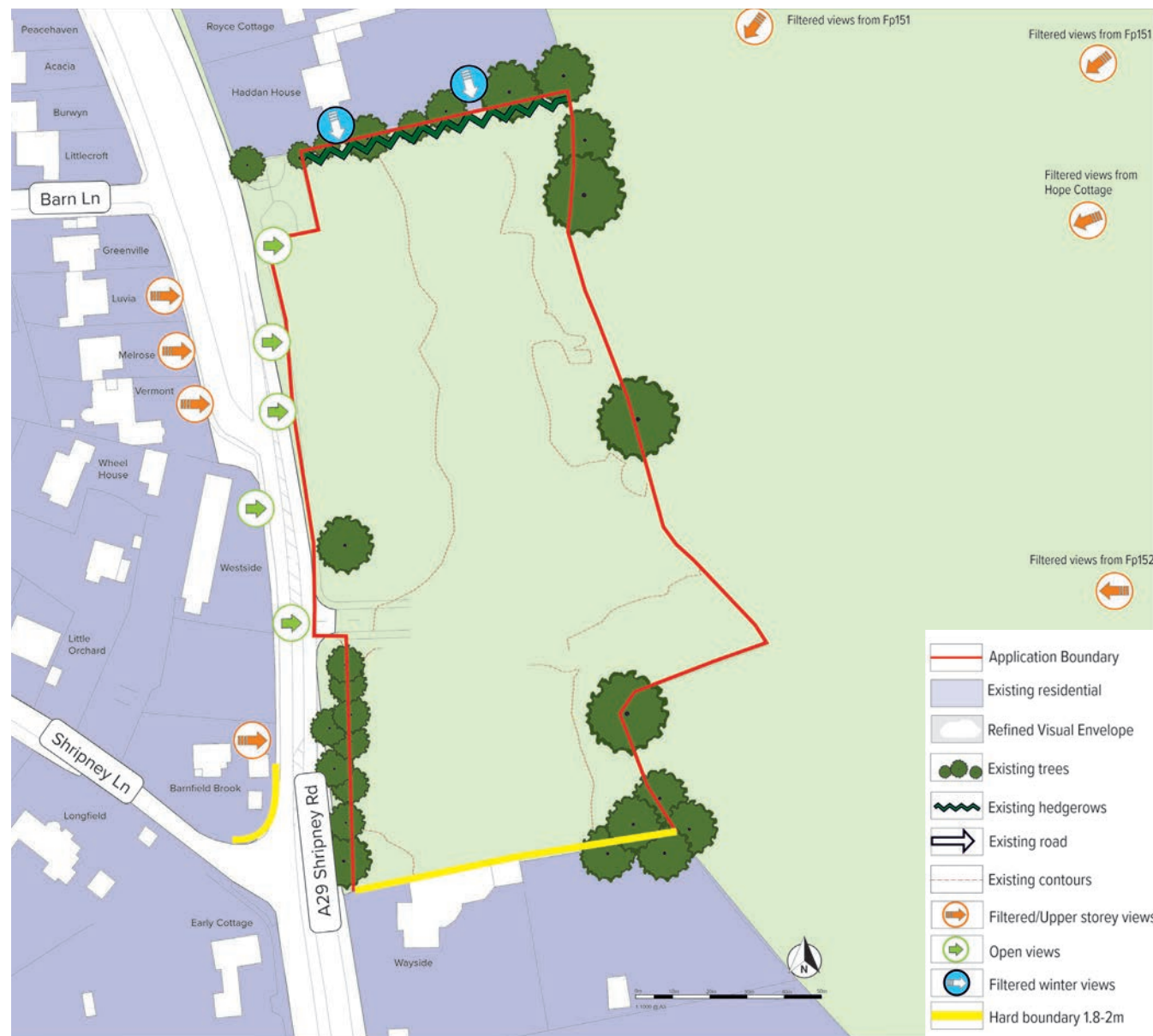
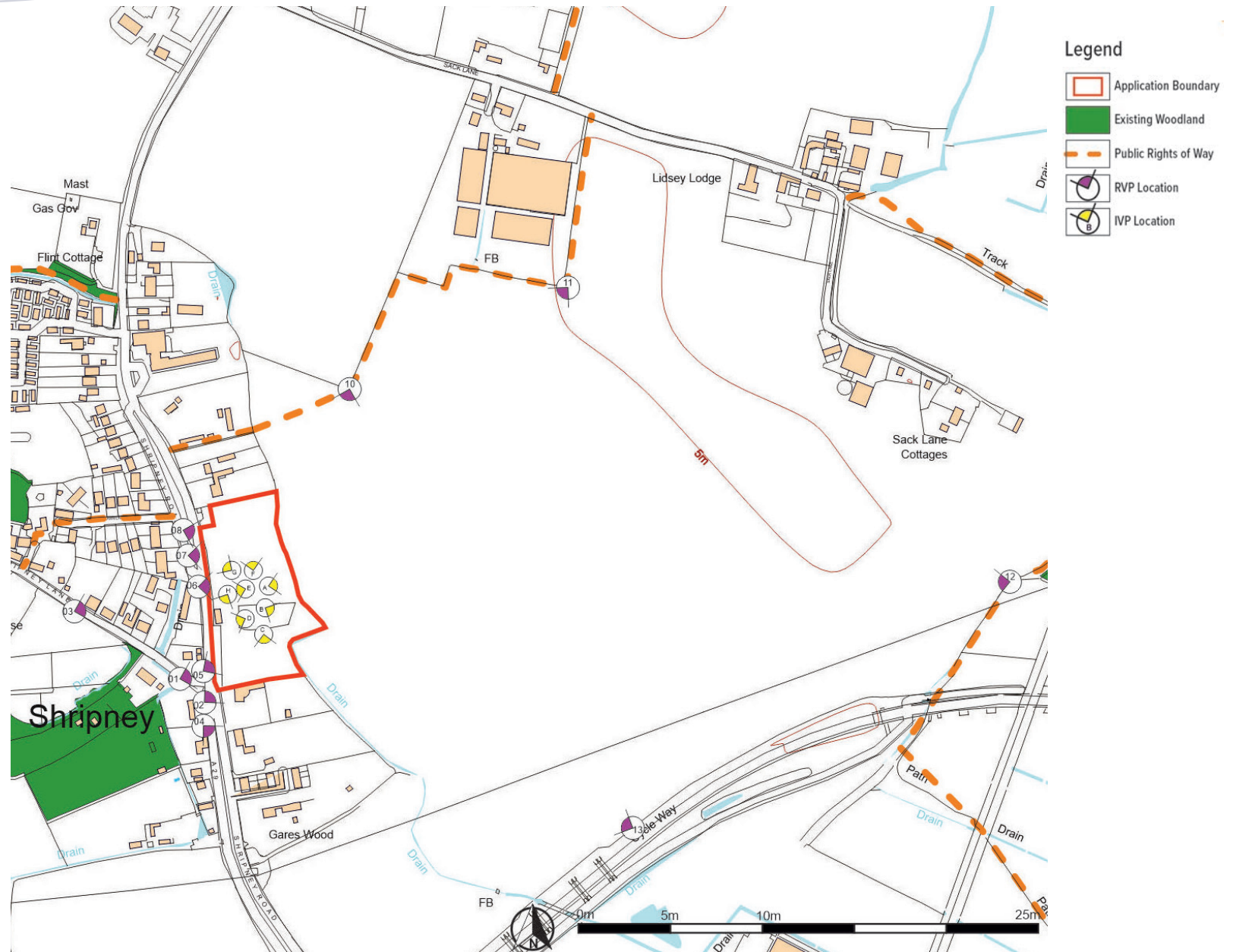


Figure 13- Visual Analysis



## 5.2 Views from the North

5.2.1 Views from the north are restricted to local receptors by the low lying topography and the influence of houses within the settlement boundary to the north. Potential receptors are restricted to:

- Residential property Haddan House (IVP G2)
- Public footpath Fp151 (RVP 10 & 11)

**IVP G – Included to show the potential extent of views from Haddan House.**

### Baseline Description

5.2.2 The IVP G2 identifies Haddan House is oriented east-west with no first floor windows directly overlooking the site. There is an oblique view from the gable end.

5.2.3 Views from the conservatory, garden and ground floor are heavily filtered by the existing mature scrub and tree vegetation on the boundary which may afford some possible filtered winter views.

### Receptor Sensitivity.

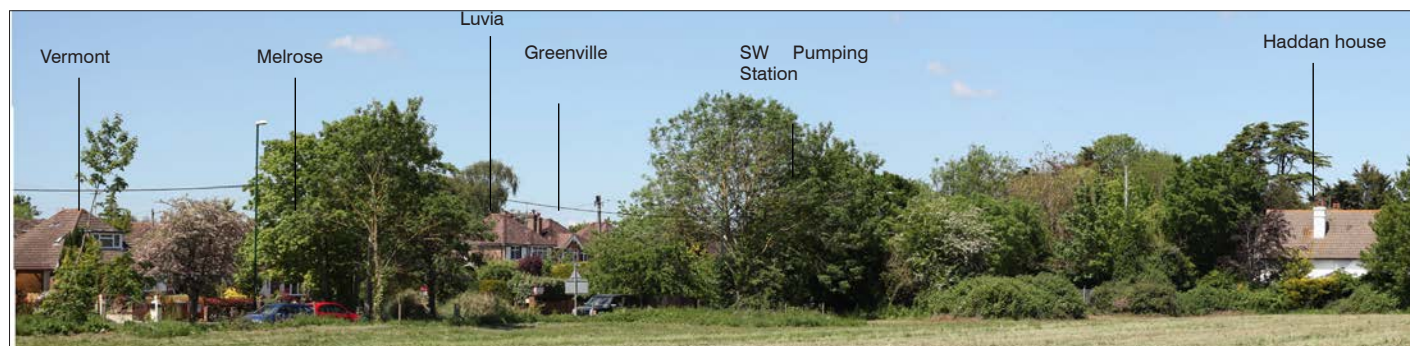
5.2.4 This receptor has **high** sensitivity at ground floor and moderate at first floor.



Figure 15- RVP's to the North



IVP G - View from the site looking towards the north boundary showing the orientation of Haddan House and lack of windows directly overlooking the site.



IVP F - View from the site looking towards the houses bordering the A29 opposite the west boundary

## RVP 10 & 11– Views from Footpath Fp151

5.2.5 The RVP 10 & 11 taken approximately 135m & 390m from the north boundary of the site, show that views are heavily filtered by intervening boundary trees and scrub with a gap toward the southeast where one can glimpse Wayside house in the backdrop.

5.2.6 Without mitigation, this gap would allow the potential

for views of plots 29,30,31 &32 while the majority of other plots would remained filtered or blocked.

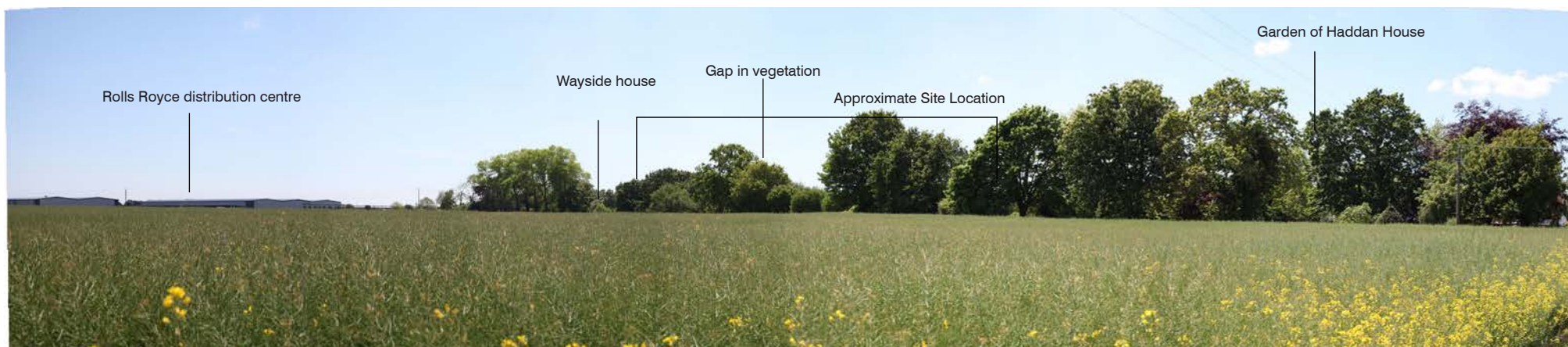
5.2.7 *Receptor Sensitivity.*

5.2.8 The recreational PRoW Fp151 runs through and skirts the settlement boundary where there is an existing expectation of views towards buildings, broken by vegetation, reducing its sensitivity to **Moderate**.

*Mitigation.*

5.2.9 Proposed tree and scrub vegetation on the east boundary will further reduce and filter the views in the future.

5.2.10 The heights of buildings on the southeast boundary should also be restricted to a maximum of two storeys.



*RVP 10 - View from Fp151 t135m from the northeast boundary*



*RVP 11 - View from Fp151 to the north east boundary of the site.*

## 5.3 Views from the East

5.3.1 Views from the east are restricted by the low lying topography to a small number of residential receptors off Sack Lane and footpath FP152 that follows the railway line. There are no significant views beyond the vegetated railway line corridor located approximately 850m further east.

### IVP A – Views from the East of the site

#### Residential Receptors

##### Baseline Description

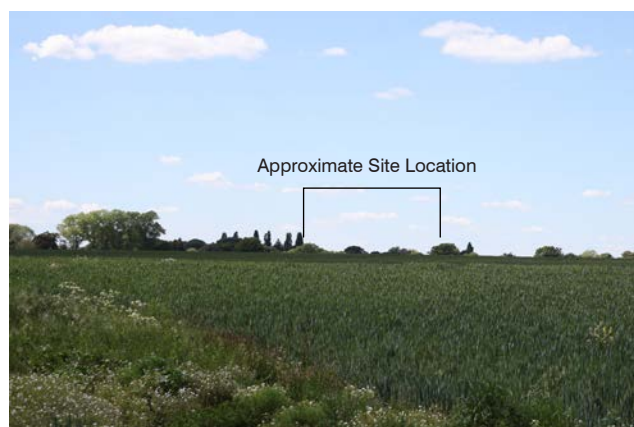
5.3.2 IVP A shows the potential for views from the small cluster of houses and converted farm building around Hope Cottage approximately 750-725m from the site, which are screened at ground level by a gentle ridge and garden boundary vegetation, limiting views to upper storeys.

#### PRoW - Views from the Fp152

##### Baseline Description

5.3.3 To the northeast, RVP12 shows the that there are

no potential views from the public footpath 151 due to the intervening buildings and vegetation around Hope Cottage. Further east, FP152 flanks the western side of the railway line and is lower lying creating an intervening ridge that effectively blocks significant views of the site.



RVP 12 - View from Fp152 towards the site.



IVP A - View looking east towards the site.



Figure 16 - RVP's to the East

##### Receptor Sensitivity.

5.3.4 Footpath 152 is more rural with limited views of buildings and afforded high sensitivity. Views from the South.

## 5.4 Views from the South

5.4.1 Views from residential receptors are restricted by the existing settlement edge and limited to a Wayside House that borders the south boundary. There is potential for elevated views from users of Felpham Relief Rd, but will gradually reduce as recent roadside planting matures. Views from offices on the first floor of Rolls Royce at Oldlands Farm are oblique and not significant.

### Residential Receptors - IVP C

#### Baseline Description

5.4.2 Wayside faces the Shripney Rd, presenting a blank gable towards the site. A tall wall (2m+) blocks views at ground level.

#### Receptor Sensitivity

5.4.3 The receptor is considered **High** at ground level and **Moderate** at upper floors

#### Mitigation

5.4.4 The principal mitigation is to back proposed houses onto the boundary with Wayside to maintain a secure enclosure.

### Road Users - RVP 13

#### Baseline Description

5.4.5 The view obtained from Google street (RVP 13) shows a winter view, where the site can be seen set in the foreground of existing dwellings nestled below the treed horizon.

#### Receptor Sensitivity

5.4.6 The receptor is considered **Low** sensitivity

#### Mitigation

5.4.7 The enhanced green corridor of trees and scrub proposed on the eastern boundary will further filter



Figure 17 - RVP's to the South



IVP C- View looking towards south the site.

and block views from the FRR.

- 5.4.8 Recent planting on the northern road embankments of the FRR will also block views in the future.

*Mitigation*

- 5.4.11 The enhanced green corridor and FRR would further block any potential glimpses from the employment area.

**IVP B - View from the Oldlands Farm**

*Baseline Description*

- 5.4.9 Mature trees, the intervening FRR combine to effectively block obliquely oriented views from Oldlands Farm to the southeast.

*Receptor Sensitivity*

- 5.4.10 The receptor is considered **Low** sensitivity



**RVP 13. View looking to the site from FRR (by Google Street View)**



**IVP B. View looking from the site to the Rolls Royce Technology Centre**

## 5.5 Views from the West

5.5.1 Views from the west are restricted to residential receptors and users of Shripney Road [Barnfield Brook, Westside, Vermont, Melrose, Luvia & Greenville].

5.5.2 Views from the Conservation Area are block by existing buildings and garden curtilages.

5.5.3

### Residential receptors IVP D & E

#### Baseline Description

5.5.4 Views from the houses opposite the site (Vermont, Melrose, Luvia & Greenville) are occasionally open from some driveways and front gardens but mainly confined to first floor dormers and upper storeys. The dwellings are set back 45m from the A29 and accessed from a separate roadway.

5.5.5 Barnfield Brook to the south is more heavily filtered and blocked by the tree belt bordering the southwest boundary of the site. The boundary to the garden is defined by a 1.8– 2m high close board fence.

#### Receptor Sensitivity

5.5.6 The receptor is considered **High** at ground level and **Moderate** at upper floors

### Employment receptors IVP D & E

5.5.7 Westside Supplies Limited has the potential for some views from ground floor windows but mainly block by a mature hedge and is considered **Low** sensitivity.

#### Mitigation

5.5.8 The enhancement of the existing vegetation boundary on the south western boundary and the developing of a open green space at the entrance of the development will reduce the glimpses of the buildings through the vegetation .

### Shripney Road receptors.

#### Baseline Description

5.5.9 Open views from passing vehicles become available immediately opposite the site. There is only a highway footpath on the west side of the road and has similarly open views interrupted by passing vehicles.

#### Receptor Sensitivity

5.5.10 Views are already urbanised and considered **Moderate** sensitivity.

#### Mitigation

5.5.11 The proposed hedgerow and tree planting on the west boundary will filter and reduce views. Open space planted with trees within the development will serve to break up massing into smaller parcels to prevent a continuous unbroken line of housing that would be uncharacteristic of the village.

5.5.12 Driveway and potential filtered views from Barn Lane.

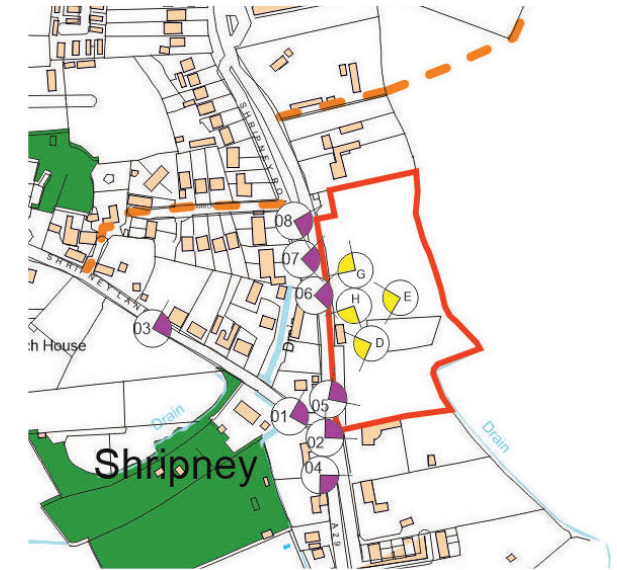


Figure 18 - RVP's to the West

### RVP 3 - View from the conservation area

5.5.13 RVP 3 shows that there are no views from the Shripney conservation areas due to the intervening existing housing. Landscape Constraints, Opportunities and Strategy.



IVP D . View looking to Shripney Road.



IVP E View looking to Shripney Road housing.

Approximate Site Location



*RVP 9- View from Greenville house towards the site.*

Approximate Site Location

Wayside House



*RVP 1- View from Shripney Rd at the southern boundary of the site.*

Approximate Site Location

Wayside House



*RVP 2- View from Shripney Rd at the southern boundary of the site.*



*RVP 5- View from Shripney Rd towards the western boundary of the site*



*RVP 6- View from Shripney Rd towards the western boundary of the site*



*RVP 7- View from Shripney Rd towards the western boundary of the site*



*RVP 3 - View from the conservation area showing the site is screened by existing houses*

## 6 LANDSCAPE CONSTRAINTS, OPPORTUNITIES AND STRATEGY

### 6.1 Constraints

6.1.1 The assessment identified key following landscape and visual constraints that should be carefully considered as part of the initial development framework in addition to other technical/environmental constraints:

- Landscape features of value including trees and ditches to the site perimeters;
- Root protection areas (RPA's) and trees with TPO's on the east boundary;
- Small area of flood zones 2 & 3 to the southeast;
- Existing street character and setback from the road;
- 10m foul and water main easements;
- 2.4m x 120m forward visibility from proposed junction onto A29;
- Bat flight lines along ditch corridors;
- Scale of existing dwellings, which are a mix of 1, 1.5, 2 and 2.5 storeys; and
- Visual amenity from identified receptors.

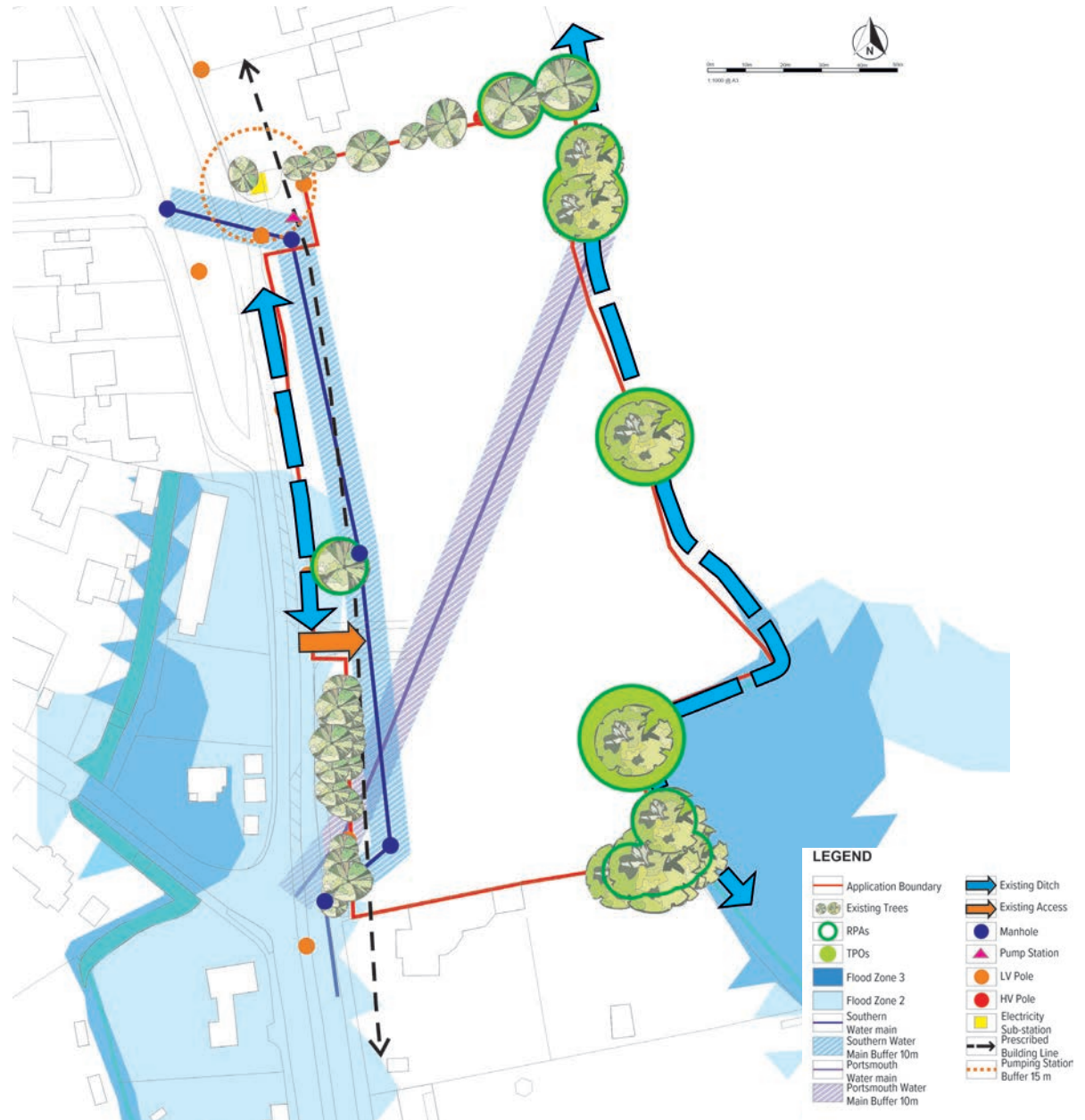


Figure 19- Site Constraints

## 6.2 Opportunities

- Enhance and connect green infrastructure corridors;
- Incorporate key landscape characteristics to enhance the landscape baseline;
- Plant up gaps in existing tree and scrub boundaries;
- Provide a locally equipped childrens play area (LEAP);
- Provide a new pedestrian crossing from the site to the highway footpath on the west side of the A29;
- Provide safe pedestrian and cycle friendly routes through the site;
- Create a well designed distinctive development that respects the character of the existing village;
- Remove or minimise adverse visual impact on sensitive receptors through sensitive design and mitigation;
- Break up massing through well designed and overlooked open spaces; and
- Enhance biodiversity through native tree and scrub planting, habitat creation and management.



Figure 20 - Strategy

## 6.3 Strategy

6.3.1 The landscape and development framework has been shaped and iterated in response to these key constraints and opportunities, notwithstanding the socio and economic aspects identified through the Statement of Community involvement and planning report.

6.3.2 It is recommended that the scale of dwellings around the locations of plots 27-33 is kept to a maximum of 2 storeys.

## 6.4 Illustrative Masterplan

6.4.1 The illustrative masterplan incorporates a well balanced mix of house tenure and sizes that accords with ADC's preferred housing mix, including 30% affordable homes.



Figure 21 - Masterplan

## 7 CONCLUSIONS

7.4.1 The landscape and visual appraisal has identified the site as forming part of a low lying flat landscape that is ordinary and unremarkable with medium to high capacity for housing with appropriate mitigation.

7.4.2 It is isolated from the wider arable landuses, being surrounded by development on its north, west and south boundaries.

7.4.3 It is well vegetated on its north, northwest, southeast and southwest boundaries, but more open and intermittent vegetation to the west. A tall concrete and brick wall borders part of the southern boundary.

7.4.4 The visual envelope is strongly influence by its low lying topography and setting within the existing settlement which limits views from PRoW.

7.4.5 The principal views are from the houses that immediately border and lie opposite the site. Oblique views are also available from footpath FP151 to the north where a gap in the east boundary vegetation affords a view towards the southeast of the site. This will be mitigated by proposed GI and restriction on scale to 2 storeys maximum.

7.4.6 The remaining views from FP152, the FRR and Oldlands Farm are more minor and mostly negligible.

7.4.7 The scheme has been landscape led and shows how the site could be developed to minimise adverse landscape and visual impacts while providing some landscape and biodiversity benefits in the medium and longer term.

7.4.8 The open space amount is over and above that required by ADC open space standards in order to create connected and spacious green infrastructure. This includes a LEAP, that will also provide some benefit to the wider local community.

7.4.9 The open space will afford opportunities for habitat creation with ample space for tree growth and in keeping with the landscape character.