

11. Landscape and Visual Issues

Introduction

- 11.1 This chapter provides a landscape and visual assessment of the Proposed Development, Bognor Regis.
- 11.2 This assessment follows the Institute of Environmental Management and Assessment (IEMA)/Landscape Institute Guidelines on Landscape and Visual Assessment, 2002. In order to allow time for planting to mature, 20 years has been used for this assessment.
- 11.3 The findings of this assessment are set out within separate Landscape and Visual Impact Tables (see Appendices 11.1 and 11.2).

The Proposals

- 11.4 Those elements of the Proposals with particular relevance to this assessment include:
 - (i) construction of new employment and retail buildings up to three-storeys high, with the tallest proposed buildings 16m high;
 - (ii) associated new highway infrastructure; and
 - (iii) creation of a new landscape structure.
- 11.5 A detailed site description and details of the proposals are set out in Chapter 1 of the ES.

Policy Context

Overarching Policy and Guidelines

- 11.6 The main policy and guidance documents used in the assessment are:
 - Reference 1: Institute of Environmental Management and Assessment/Landscape Institute Guidelines on Landscape and Visual Assessment, 2002.
 - Reference 2: Landscape Character Assessment, Countryside Agency and Scottish Natural Heritage 2002, Guidelines for England and Scotland, CAX 84.
 - Reference 3: DoE Preparation of Environmental Statements for Planning Projects that require Environmental Assessment: A Good Practice Guide on Environmental Assessment, 1995.
 - Reference 4: Countryside Agency and Scottish Natural Heritage, Landscape Character Assessment, Topic Paper 6, 2004.
 - Reference 5: Countryside Agency, Countryside Character Volume 7: South East and London.
 - Reference 6: A Landscape Character Assessment and Strategy for West Sussex, West Sussex County Council, 2003.
 - Reference 7: The Arun District Local Plan, as amended December 2003.

Landscape Planning Designations

- 11.7 The Adopted Arun District Council Local Plan, December 2003, identifies the Site as an employment site (Policy Site 5 - see Figure 11.1) to:
- 'encourage the provision of adequate job opportunities for the resident workforce.'*
- 11.8 The Oldlands Farm site has no specific landscape planning designation. However, other landscape planning designations applying to the surrounding area are illustrated on Figure 11.1. These include the Strategic/Local Gap to the east of the railway line, and existing open space to the west of the A29. There are three Conservation Areas at Barnham, Shripney and North Bersted.
- 11.9 The Sussex Downs Area of Outstanding Natural Beauty (AONB) lies 6km to the north.
- 11.10 There are nine Grade II listed buildings on Shripney Road and Shripney Lane to the north-west of the Site, and five Grade II listed buildings on Hoe Lane to the east of the railway. There are numerous listed buildings in Bersted to the south-west and in Barnham to the north; the only Grade I listed buildings in the vicinity are the Parish Church of St. Mary and Barnham Court (adjacent to Viewpoint 7) (see Figure 11.3).

Assessment Methodology & Significance Criteria

Breadth of Topic

- 11.11 The assessment considers landscape and visual matters as separate, but linked, issues. Landscape impact relates to physical changes to the landscape, that is, changes to landform, watercourses, footpaths, trees, hedgerows, other vegetation and land use, and changes to landscape character. Visual impacts relate to changes in views.
- 11.12 This landscape and visual assessment considers:
- (i) the impact on the landscape resource;
 - (ii) landscape character; and
 - (iii) the impact on views.
- 11.13 A Scoping Report for the Environmental Statement was submitted for consultation, and in response the local authority provided a Scoping Opinion and individual responses from other consultees. A list of the consultations is set out Table 11.1 below, together with a summary of the comments and the response in this assessment:

Table 11.1 - Consultations

Consultees	Context	Comment of Consultee	Assessment Response
<u>Natural England</u> 22 November 2007	Landscape character, methodology	Consideration to be given to potential impact of the scheme on landscape character and visual amenity of the surrounding area.	This forms part of the assessment.

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Table 11.1 - Consultations

Consultees	Context	Comment of Consultee	Assessment Response
		Detailed design to respect and enhance local character and distinctiveness.	Existing hedgerows to be retained. Principally locally indigenous species to be used for new structure planting.
		Show local landscape character areas mapped at an appropriate scale and any relevant management plans or strategies.	The assessment has regard to the existing West Sussex Landscape Character Assessment.
		Justify selected layout option in terms of landscape impact and benefit.	Alternatives considered are discussed at Chapter 2.
		Incorporate measures to encourage access to the countryside.	Layout of development allows for links through the Phase 2 site to existing public rights of way.
		Identify and evaluate cumulative effects of other projects.	This forms part of the assessment.
<u>Arun District Council</u> 19 November 2007	Landscape character, viewpoints, methodology	Consideration to be given to: • Landscape character • Landform • Landcover • Landscape pattern • Public Rights of Way • Visual amenity • Important view corridors • Skyline • Obtrusive light	All issues form part of the assessment. Visual amenity, important views and skyline are considered as part of the visual impact assessment.
<u>Environment Agency</u> 21 November 2007		No landscape related comments.	Not applicable.

- 11.14 Chartered landscape architects carried out a landscape and visual survey, including views, topography and vegetation. Together with desktop information and published documents, this information then provided the basis to assess the baseline character of the landscape, as well as the impact of the proposals.

Study Area

- 11.15 The spatial scope of this assessment was determined by the geographical spread of the area from where the existing site can be seen at the baseline. This is called the visual envelope. Allowance was also made for views of the proposals, which in some cases will extend to greater distances than those of the Site. This wider spread is called the Zone of Visual Influence,

or ZVI.

- 11.16 A limit of 8km was set for the initial survey, beyond which, our professional experience on other comparable assessments has shown, it is difficult to judge any changes in the landscape within any degree of accuracy. However, in practice, the Site can only be discerned in views up to 2km distant within the generally flat landscape.

Temporal Scope

- 11.17 This assessment considers adverse and beneficial impacts (the latter hereafter termed benefits, for brevity), as follows:
- (i) Construction: a worst case period, in winter, during construction; this will be of approximately 15 years duration and will include temporary compounds, the storage of materials, vehicles movements and the erection of buildings;
 - (ii) On Completion: in winter, on completion of new buildings and roads without the benefit of effective mitigation; and
 - (iii) After 20 Years: twenty years after completion, in summer, with the benefit of effective mitigation.

- 11.18 In all cases, the assessment of impacts makes comparison with the baseline year 2007, during which the assessments were carried out.

Assessment Method

- 11.19 The methodology, including the proposed impact criteria, was submitted to the Local Planning Authority, prior to the preparation of this Environmental Statement, as part of the scoping exercise. There was no comment given or changes made as a result.
- 11.20 A three-stage process has been adopted. First, the sensitivity of the landscape resource and of visual receptors were assessed. This was followed by an assessment of the magnitude of the landscape and visual impacts. Using these, the significance of landscape and visual impacts was then assessed.
- 11.21 To provide information for the landscape and visual assessment process, the following figures have been prepared:
- (i) the existing landscape planning context and landscape context, as shown on Figures 11.1 and 11.2; and
 - (ii) viewpoints from the surrounding area, as shown on Figure 11.3: Visual Appraisal.
- 11.22 The magnitude, sensitivity and significance of landscape and visual impacts are set out at Appendices 11.1 and 11.2 (the methodology for which is set out later in Tables 11.3 and 11.5-11.8).
- 11.23 A written description of the significant and moderately significant impacts are provided for each of the assessment periods.
- 11.24 The assessment seeks to be as objective as possible. However, the evaluation of landscape and visual impacts is based upon the experience and knowledge of a chartered landscape architect, using a methodology based on the Guidelines for Landscape and Visual Impact Assessment:

'Landscape impact assessment, in common with any

assessment of environmental impacts, includes a combination of objective and subjective judgements, and it is therefore important that a structured and consistent approach is used. It is necessary to differentiate between judgements that involve a degree of subjective opinion (as in the assessment of landscape value) from those that are normally more objective and quantifiable (as in the determination of magnitude of change).' (Paragraph 2.11 of Reference 1)

11.25 The area surrounding the Site was surveyed and photographed to assess the visibility of the Site and the proposals. Viewpoints were those to which the public has access, including footpaths and bridleways. No private viewpoints were assessed. The purpose of this field work was to:

- (i) determine the extent of visibility of the existing site;
- (ii) determine the visibility of the proposals, the extent of which is partly determined by existing landform, vegetation and built development;
- (iii) gain further understanding of the landscape character; and
- (iv) carry out an assessment of landscape and visual impacts.

Criteria for Landscape Impacts

Landscape Sensitivity

11.26 The term landscape receptor means a group of elements which will be affected by the Proposals. Landscape receptors are physical elements of the landscape that could be affected by the development, such as landscape character, landform, drainage, woodland or hedgerows, land uses and field boundaries, with consequent impacts on landscape character.

11.27 Table 11.2 sets out typical landscape and visual designations:

Table 11.2 - Landscape Designations

Typical Scale	Typical Designation	Description	Actual Designation for this Site
International	World Heritage Site	Unique sites, features or areas of international importance with views or settings that are of especially high quality.	None.
National	National Park, AONBs, Grade I listed buildings, most important scheduled monuments	Unique sites, features or areas of nationally high visual quality landscape with views or settings which are also of high quality; Grade I listed buildings; valued areas of intact landscape character; important viewpoints; important routes; all with little or no degradation.	Sussex Downs AONB, 6km to the north of the Site. Grade I Listed Buildings in Barnham: Parish Church of St. Mary and Barnham Court.

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Table 11.2 - Landscape Designations

Typical Scale	Typical Designation	Description	Actual Designation for this Site
Regional	Special Landscape Areas, Areas of Great Landscape Value, Areas of Landscape Importance, other Scheduled Monuments, Grade II* listed buildings	Areas of high visual quality surrounding National Parks, and elsewhere; Conservation Areas; other listed buildings; long distance footpaths; other landscape character areas with intact character and good views, landscapes whose value is exceptional through publications or artwork.	None (14No. Grade II listed buildings within area of Landscape Context Plan, Figure 11.2).
District or Local	District, local or no designation	General countryside area.	Site and adjoining rural landscape.
Local	Probably no designation	Other countryside, urban or industrial areas, local footpaths, areas with some degraded views.	Applicable to the area to the south of the Site.
Local	No designation	Degraded areas in need of improvement.	Applicable to the area to the south of the Site.

11.28 The sensitivity of landscape receptors is defined in Table 11.3, below:

Table 11.3 - Sensitivity of Landscape Receptors by Reference to Users

Sensitivity	Landscape
High	An area possessing a particularly distinctive sense of place, in good condition, or highly valued for its scenic quality and/or landscape character, a landscape with low tolerance to change of the type identified, for example National Parks, AONBs, Heritage Coasts, Grade I listed buildings.
Medium	An area with a clearly defined sense of place and/or character in moderate condition; an area valued at a local or regional level, a landscape which is partially tolerant of change of the type identified.
Low	An area with a weak sense of place, and/or landscape character in poor condition, often not valued for its scenic quality, an area that is tolerant of substantial change of the type identified.

Tree and Hedgerow Surveys

11.29 The overall landscape importance of the hedgerows was graded as follows:

Table 11.4 - Landscape Importance of Hedgerows

Sensitivity	Landscape
High	A principal landscape feature within the Site, of high visual quality, visually prominent, or intrinsic to an area of landscape designation, (such as SSSI or historic parkland), or previously formed an historic parish boundary.
Medium	Contributes to character of site, pattern of field vegetation or screening of views.

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Table 11.4 - Landscape Importance of Hedgerows

Sensitivity	Landscape
Low	Of no special quality, forms part of general vegetation pattern.

Magnitude

- 11.30 The criteria to assess the magnitude of landscape impacts (including those on landscape character) are based upon the amount of physical change that will occur as a result of the proposals, as described in Table 11.5, below. These are based on best practice examples and experience:

Table 11.5 - Landscape Impact Magnitude

Category	Description
Major adverse landscape impact	The proposals will be at total variance with the landscape character, landform, scale, pattern and features of the landscape.
Moderate adverse landscape impact	The proposals will be clearly at odds with the landscape character, landform, scale, pattern and features of the landscape.
Slight adverse landscape impact	The proposals will not quite fit into the landscape character, landform, scale, pattern or features of the landscape.
Negligible adverse landscape impact	The proposals will create a just discernible change to the landscape character, landform, scale, pattern or features of the landscape.
No change	The proposals will not cause any change to the landscape character, landform, scale, pattern or features of the landscape.
Negligible landscape benefit	The proposals will provide a just discernible improvement to the landscape character, landform, scale, pattern or features of the landscape.
Slight landscape benefit	The proposals will achieve a degree of fit with the landscape character, landform, scale, pattern or features of the landscape and go some way towards improving the condition or character of the landscape.
Moderate landscape benefit	The proposals will fit well into the landscape character, landform, scale, pattern or features of the landscape or would noticeably improve the condition or character of the landscape.
Major landscape benefit	The proposals will totally accord with the landscape character, landform, scale, pattern or features of the landscape or would restore, recreate or permanently benefit the condition or character of the landscape.

Criteria for Visual Impacts

Sensitivity of Visual Receptors

- 11.31 Views may be glimpsed, open, oblique, framed, or filtered. Impacts are described as short, medium or long-term, permanent or temporary, adverse or beneficial.
- 11.32 The term visual receptor means an element or group of elements that will be affected by the proposals. Visual receptors have been drawn from publicly accessible viewpoints, the sensitivity of which would be dependent on the location, the activity of the viewer and the importance of the view. These would include viewpoints available to users of outdoor facilities and

users of rights of way, viewpoints from landscape features and beauty spots, and viewpoints available to people travelling through the landscape.

- 11.33 The determination of the sensitivity of visual receptors is a matter of professional judgement. The guidelines (Reference 1, paragraph 11.6) recommend that the assessment of sensitivity should have regard to many factors such as:

- (i) the location and context of a viewpoint;
- (ii) the expectations and activity of the viewer and the number of people affected;
- (iii) the nature of a particular view;
- (iv) the popularity of the viewpoint, its appearance in guidebooks, on tourist maps, in the facilities provided for its enjoyment, references in literature or art;
- (v) the capacity for change, with regard to factors such as landform, land use, the pattern and scale of the landscape;
- (vi) the sense of enclosure;
- (vii) the sense of remoteness;
- (viii) the nature of the settlement pattern;
- (ix) impacts on the skyline;
- (x) intervisibility; and
- (xi) the rareness of any landscape features.

- 11.34 This assessment of the sensitivity of visual receptors is simplified below by reference to the nature of the viewer:

Table 11.6 - Sensitivity of Visual Receptors

Sensitivity	Visual Receptor
High	Viewers with proprietary interest and/or prolonged viewing opportunities and/or who have a particular interest in their visual environment, for example residents, or visitors to National Parks, AONBs or Heritage Coasts.
Medium	Viewers with moderate interest in their visual environment, for example users of local open space facilities and walkers on footpaths.
Low	Viewers with passing or momentary interest in their everyday surroundings, for example motorists or people at their place of work whose attention is focussed on other activities and are therefore less susceptible to change.

Visual Impact Magnitude

- 11.35 The magnitude of visual impacts depends on factors such as distance, elevation and aspect, as well as the context of the view. The following scale has been adopted for the magnitude of visual impact, based on the degree of change to the view, or to the composition. This is based on best practice examples and experience:

Table 11.7 - Visual Impact Magnitude

Visual Impact Magnitude	Description
Major adverse visual impact or benefit	The proposals will cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view.
Moderate adverse visual impact or benefit	The proposals will cause a clearly noticeable change to the view, which would affect the composition, the appreciation of landscape character or the ability to take or enjoy the view.
Slight adverse visual impact or benefit	The proposals will cause a perceptible change to the view, but which would not materially affect the composition, the appreciation of landscape character or the ability to take or enjoy the view.
Negligible adverse visual impact or benefit	The proposals will cause a barely perceptible change to the view, which would not affect the composition, the appreciation of landscape character, or the ability to take or enjoy the view.
No change	The proposals will cause no change to the view.
Neutral	There will be a change to the view, but it is not possible to judge whether this change is an adverse or beneficial impact.

Duration

11.36 The following terminology is used to describe the duration of the proposals:

- (i) short-term: under 1 year
- (ii) medium-term: 1-20 years
- (iii) long-term: over 20 years

Distance of Views

11.37 The following terminology is used to describe the approximate distance between the viewer and the proposals:

- (i) local: under 1km
- (ii) medium: 1-2km
- (iii) distant: over 2km

Type of the View and Numbers of Viewers

11.38 The type of the view and the number of viewers, or users, who experience the view are factors in making a judgement of significance. The terminology used is:

- (i) Glimpsed/Open/Oblique/Framed/ Filtered Views; and
- (ii) Few/Moderate/Many Viewers.

Significance

11.39 The scale shown in Table 11.8, below, has been adopted to assess the significance of both landscape and visual impacts (the details of which are set out in the Landscape and Visual Impact Tables):

Table 11.8 - Impact Significance Matrix

Magnitude	Sensitivity		
	High	Medium	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Slight	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Baseline Conditions

Sources of Desk-top Baseline Information

- 11.40 The sources of baseline data are summarised in Table 11.9 below:

Table 11.9 - Data Sources

Baseline Topic	Data Source
Public Rights of Way	OS Explorer Maps and Arun District Council.
Scheduled Monuments	Arun District Council
Listed Buildings	Arun District Council
Landscape Planning Designations	Arun District Local Plan, December 2003
Landscape Character	Countryside Agency (Natural England) and Wessex Sussex County Council.

Landscape Character

- 11.41 Landscape character is what makes an area distinctive, what gives it a sense of place, and what makes it different from another landscape. The topography, woodland and field patterns of the study area are shown on the aerial photograph, Figure 11.3.
- 11.42 The Countryside Agency (now Natural England) identifies the Site area as National Character Area 126: South Coast Plain, a description of which appears in Appendix 11.4.
- 11.43 The key characteristics of this National Character Area applicable to the vicinity of the Site are summarised below in Table 11.10. Photographs are included within Appendix 11.3:

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Table 11.10 - Countryside Agency National Character Area 126: South Coast Plain

Description	Typical Photographs
Open, intensively farmed, flat coastal plain.	3, 4, 7, A and B
Trees are not a dominant feature - there are some small woods.	4, 5, B and C
A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse estates.	2-5 and A

- 11.44 The character assessment also considers:

*...the intensively-farmed plain... [to be] dominated by
disordered seaside towns...'*

- 11.45 The site lies within the Chichester and Shoreham Coastal Plain Landscape Character Area, as defined by West Sussex County Council. The relevant characteristics of this landscape character area are summarised below:

Table 11.11 - County Council Landscape Character Areas

Character Area	Key Characteristics	Typical Photographs
West Sussex County Council: Chichester to Shoreham Coastal Plain (C1)	Low-lying flat, open landscape.	3 and 4
	Meandering small streams (rifes) and straight drainage ditches.	B and C
	A low density of hedgerows and hedgerow trees with occasional shelterbelts.	4, 5 and 7
	Large-scale arable farming and market gardening. Clusters of glasshouses.	2-5 and A
	Long views to the Downs.	2-4, A and B
	Frequent urban fringe influences of... light industry... with busy minor and major roads.	1, 2 and 4

Existing Landscape Features

- 11.46 The principal areas of woodland in the vicinity of the Site are shown on Figures 11.2 and 11.3. The landform and typical photograph viewpoint locations are illustrated on Figure 11.3.
- 11.47 The site lies on the northern edge of Bognor Regis, bounded by the Southern Cross Trading Estate to the south, with agricultural land to the north and east. The A29 Shripney Road forms the western boundary, beyond which is a caravan park. To the east of the Site, a railway line runs northward between Bognor to Barnham.
- 11.48 The low-lying landscape is mainly open and flat, with some mature trees and hedgerows. It is intensively farmed and the large arable fields are defined by hedgerows, with tall reeds along drainage ditches, and in medium distant views these appear to coalesce. The South Downs can be

seen 6km to the north. The site itself has a poor quality boundary hedgerow to the south.

Public Rights of Way

- 11.49 Public rights of way in the vicinity of the Site are shown on Figure 11.1. Viewpoints 6 and 7 are from Old Canal Footpath 200/1.
- 11.50 There are no public rights of way across the Oldlands Farm site. The closest footpaths are:
- (i) from the northern corner of the Reserve Employment Site to Sack Lane (situated at approximately 0.4km to the north-east of the Site); and
 - (ii) to the east of the railway (approximately 0.4km to the south-east of the Site).

Visual Appraisal

- 11.51 The visual appraisal is illustrated on Figure 11.3, with typical photograph viewpoints included at Appendix 11.3.
- 11.52 Local views from the west are screened by mature trees and hedgerows along the A29 and within the caravan site.
- 11.53 Local views from the east are predominantly screened by hedgerows and extensive tree planting on the golf course.
- 11.54 From the existing urban edge of Bognor Regis to the south, local views are restricted to limited views from the adjacent trading estates.
- 11.55 The nearby village of Shripney is screened by mature trees and hedgerows along its southern edge.
- 11.56 Medium distant views across the flat, low-lying landscape from public rights of way to the north are partially screened by intervening hedgerows and a slight rise in ground level.
- 11.57 In long distance views from the edge of the South Downs, the Site is barely discernible.

Lighting at the Baseline

- 11.58 The area adjacent to the Site is already substantially lit, including lighting columns and traffic on the A29, and the roundabout junction on the Southern Cross Trading Estate.

Identification & Evaluation of Key Impacts

- 11.59 For the purpose of the landscape and visual impact assessment, the Impact Significance Matrix (Table 11.7) scores of Major and Major - Moderate are considered to be significant, Moderate - Minor are considered to be moderately significant, and Minor and Minor - Negligible are not considered significant in terms of the EU Directive, which requires the assessment of 'Significant' impacts.

Landscape Impacts for Construction, On Completion and After 20 Years

- 11.60 Details of the landscape impacts are set out in Appendix 11.1. The following provides a summary of the significant and moderately significant impacts, together with the reasons for those impacts.

- 11.61 There will be no significant impact on the landform, landscape pattern, woodland or public rights of way as a result of the proposals. The key contributing elements of the national or county landscape character area will not be significantly adversely affected, nor will those of the surrounding landscape character areas.
- 11.62 There will be no significant impact on the AONB landscape, due in the main to the distance of this designated area 6km to the north of the Site.
- 11.63 There will, however, be a moderately significant impact on the local landscape character of the Site and surrounding area due to the change from agricultural landscape to built development.
- 11.64 There will be a moderately significant adverse impact on the landscape pattern, tranquillity and land use of the Site, due to the introduction of built development and associated activity.
- 11.65 There will be no trees lost, and a little loss of hedgerow, with a moderately significant beneficial impact overall resulting from proposed planting.

Assessment of Visual Impact

- 11.66 Details of the visual impacts are set out in Appendix 11.2. The following provides a summary of the significant and moderately significant impacts, together with the reasons for those impacts.

Visual Impacts During Construction

- 11.67 Construction activities include groundworks, construction of roads and car parks, erection of buildings and associated plant equipment and site compound areas, phased over an approximate period of 15 years. Stage 1 will comprise the retail store and speculative business units and will be constructed over a 12 month period; Stage 2, the remainder of the business park, will be phased over a 14 year period.
- 11.68 No significant visual impacts have been identified during construction.
- 11.69 Moderately significant visual impacts during construction have been identified from nearby locations, when new buildings and construction plant will be visible from:
 - (i) Rowan Way, west of the A29 roundabout (Photograph 1);
 - (ii) the western end of Oldlands Farm access (Photograph 2);
 - (iii) Oldlands Farm access (Photograph 3);
 - (iv) A29 Shripney Road (Photograph 4);
 - (v) public footpath across the golf course (Photograph 9); and
 - (vi) public footpaths east of the railway (Photographs 11 and 12).

Visual Impacts on Completion

- 11.70 At completion, the building, roads, car parks, flood attenuation measures and planting works will all be finished. The planting however will not yet be fully effective in visual terms.
- 11.71 Visual impacts on completion are set out in the Visual Impacts Table 11.1.
- 11.72 There are no significant visual impacts arising on completion.
- 11.73 Moderately significant visual impacts on completion have been identified from nearby locations, as a result of the new buildings and associated

infrastructure in the landscape, at:

- (i) Rowan Way, west of the A29 roundabout (Photograph 1);
- (ii) the western end of Oldlands Farm access (Photograph 2);
- (iii) Oldlands Farm access (Photograph 3);
- (iv) A29 Shripney Road (Photograph 4);
- (v) public footpath across the golf course (Photograph 9); and
- (vi) public footpaths east of the railway (Photographs 11 and 12).

Mitigation Measures

- 11.74 The proposed landscape mitigation is an integral part of the overall design, as outlined below.
- 11.75 The landscape infrastructure has been designed to respond to site constraints and opportunities through:
 - (i) retention of existing hedgerow along the southern boundary;
 - (ii) a visually strong structure of new tree and shrub planting within the Site, designed to provide a strong green framework and setting for the new development, integrate the Proposed Development within the surrounding countryside to reduce its visual impact on local views, and contrast with and enhance the proposed building form;
 - (iii) gentle ground modelling, where appropriate, to add height to new planting; and
 - (iv) careful selection of colour for roofscapes, to minimise visual impact in distant views from high ground to the north.
- 11.76 Detailed proposals will include the following:
 - (i) enhancement of existing hedgerows, where appropriate;
 - (ii) use of principally indigenous species for new structure planting with some ornamental species in proximity to buildings; and
 - (iii) a long-term landscape management plan to be agreed with the local authority as part of detailed landscape design.

Cumulative Effects

- 11.77 Other significant development proposals within the vicinity of the Site, potentially giving rise to cumulative impacts, comprise:
 - (i) land between Felpham and Flansham, Bognor Regis; and
 - (ii) Policy Site 6: North Bersted.
- 11.78 Separate ESs have been submitted to Arun District Council by others for the above proposals.

Land Between Felpham and Flansham

- 11.79 The planning application for land between Felpham and Flansham seeks consent for part of the Bognor Regis Relief Road (BRRR), between the A29 to the west and the A259 at Felpham to the east, together with proposed

residential development north of Felpham, broadly as shown on Figure 11.1, Landscape Planning Context.

- 11.80 Intervisibility between Oldlands Farm Business Park (the subject of this ES), and the separately proposed housing site is largely prevented by intervening vegetation alongside the railway and on the golf course. Cumulative visual effects will therefore only relate to the proposed BRRR.
- 11.81 Any potential cumulative landscape impacts relate to landscape character, although at the national level (Countryside Agency character areas) and county level (West Sussex County Council character areas), the degree of impact will not be significant. At the local level, the Felpham/Flansham ES identifies a different landscape character area for the housing site, compared to that of Oldlands Farm Business Park, and there will therefore only be potential cumulative impacts arising from the proposed BRRR.
- 11.82 The proposed BRRR adjoins the Site to the north-west on low embankment, continuing north-eastwards to cross the railway line at around 8.2m above existing ground level. The related ES ascribes a substantial adverse visual impact on the view from the adjacent public right of way to the north.
- 11.83 There are few other publicly accessible views of the Site from the north. However, where such views do exist, views of the BRRR on embankment and the railway crossing with associated traffic and lighting would tend to dominate, or obscure, views of the proposed Oldlands Farm Business Park, rather than result in cumulative impacts. Furthermore, tree and shrub planting proposed as mitigation for the BRRR would after 20 years provide a substantial visual screen to views from the north, up to 10m high above embankment levels.
- 11.84 There would, however, be some cumulative visual impacts from the A29, where views of the proposed BRRR roundabout junction would be seen in the context of the Oldlands Farm Business Park. The cumulative impact would be relatively minor and is not considered to be significant in the context of the business park as a whole.
- 11.85 In views from the east, there would be views from some local footpaths and from the golf course of the proposed business park and BRRR, which would result in some cumulative visual impacts.
- 11.86 The impact on local landscape character of the proposed BRRR, adjacent to the Site, has been assessed as substantial adverse in the Felpham/Flansham ES, in part due to the railway crossing in the relatively open landscape. The effect of the Oldlands Farm Business Park would substantially alter the existing local landscape character of the Site itself. However, the business park would generally be seen in the context of existing industrial development on the edge of the town, and the impact on local landscape character would therefore only be moderate. Since the impact of the BRRR has been assessed as substantial, the cumulative impacts of the combined developments would not worsen.

Policy Site 6: North Bersted

- 11.87 The planning application for Policy site 6 seeks consent for proposed residential development at North Bersted, approximately 1.5km west of the Oldlands Farm site, together with the western section of the BRRR and associated public open space, as indicated on Landscape Planning Context, Figure 11.1.
- 11.88 Intervisibility between the Policy Site 6: North Bersted and Oldlands Farm

Business Park is prevented by intervening vegetation. There may be some very distant views of parts of both developments from elevated ground to the north, but from these distances in excess of 6km, visual impacts would not be significant. Any views of lighting in night-time views would be seen in the context of the existing urban area. There would therefore be no significant cumulative visual impacts as a result of the combined effects of the two schemes.

- 11.89 In terms of landscape character, Policy Site 6 is remote from the Oldlands Farm site, and therefore cumulative impacts would not be apparent.

Combined Cumulative Impacts of Three Development Proposals

- 11.90 There would, however, be a cumulative impact on the urban fringe landscape character on the northern edge of Bognor Regis. The overall effect of the three schemes will have a significant impact, in that a strong new urban edge will be defined incorporating substantial new tree and shrub planting on the periphery of the BRRR and associated developments. This will in time become a positive landscape feature in views from the north back towards the new urban edge. Therefore, the inevitable adverse cumulative impacts on local landscape character arising from building on greenfield sites is to some extent counterbalanced by the proposed landscape mitigation for the three development proposals.

- 11.91 There would also be potential cumulative impacts on the landscape resource as a result of the three combined schemes, in terms of impact on existing vegetation and land use.

Residual Effects

- 11.92 Residual landscape and visual impacts are those remaining 20 years after completion. This allows for establishment of proposed planting, which it has been assumed in the assessment will have had the benefit of over 20 years growth and that tree planting will be up to 15m in height, depending on the species.

Landscape and Visual Impacts 20 Years After Completion

Landscape Impacts

- 11.93 Details of landscape impacts after 20 years are set out in the Landscape Impact Table, at Appendix 11.1.
- 11.94 There are no significant adverse landscape impacts 20 years after completion.
- 11.95 Moderately significant landscape impacts will remain on landscape and settlement pattern, land use, local landscape character and tranquillity.
- 11.96 There will be moderately significant benefits to trees and hedgerows.

Visual Impacts

- 11.97 Details of visual impacts after 20 years are set out in the Visual Impact Table, at Appendix 11.2.
- 11.98 There are no significant or moderately significant adverse visual impacts 20 years after completion.

Summary

Landscape and Landscape Character Impacts

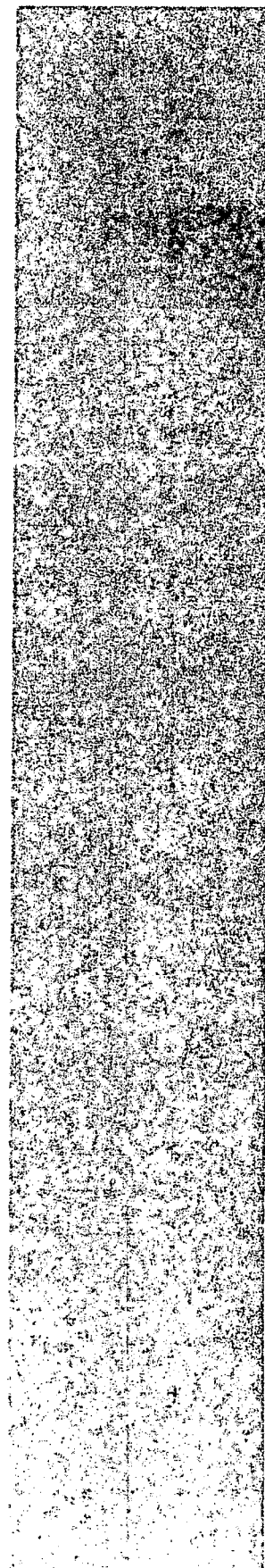
- 11.99 There will be no significant impact on national or county landscape

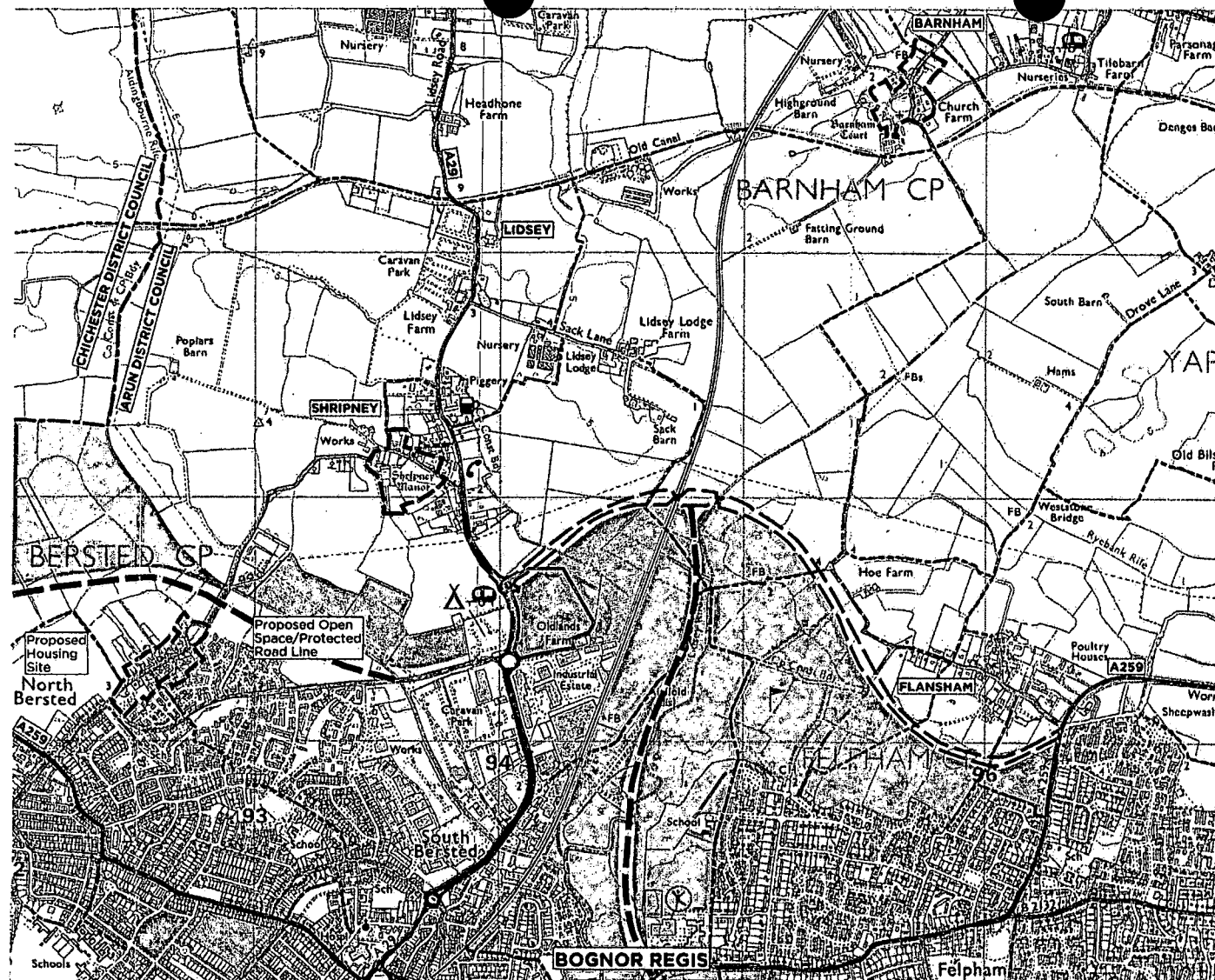
character, or that of the South Downs AONB as a result of the proposals. There will be a moderately significant impact on the local landscape character of the Site, due to extension of the existing urban area. However, this will be mitigated by high quality building and landscape design, including substantial new tree and hedgerow planting.

- 11.100 There will be a moderately significant impact on the landscape pattern, land use and tranquillity of the Site, however, there will be no loss of trees, and very little loss of hedgerow, with proposed planting bringing about a moderately significant landscape benefit.

Visual Impacts

- 11.101 There will be no significant adverse visual impacts arising as a result of the construction works or on completion of the development.
- 11.102 Some moderately significant adverse visual impacts have been identified during construction and at completion. However, as a result of the proposed landscape mitigation measures, none will remain 20 years after completion.





LEGEND

- Application Site
- Local Authority Boundary
- Conservation Area (Policy area 2)
- Public Rights of Way
- South Coast Cycle Route
- Relief Road (Note 2)
- Protected lines of new roads, Policy Dev 15 (Note 3)
- Strategic and Local Gaps, Policy Area 10 and 11
- Existing Open Spaces and Allotments Policy Area 5 and 6, (Note 3 and 4)
- Employment Policy Site 5, (Note 3)
- Reserve Employment Policy Site 6, (Note 3)
- Housing Policy Site 6

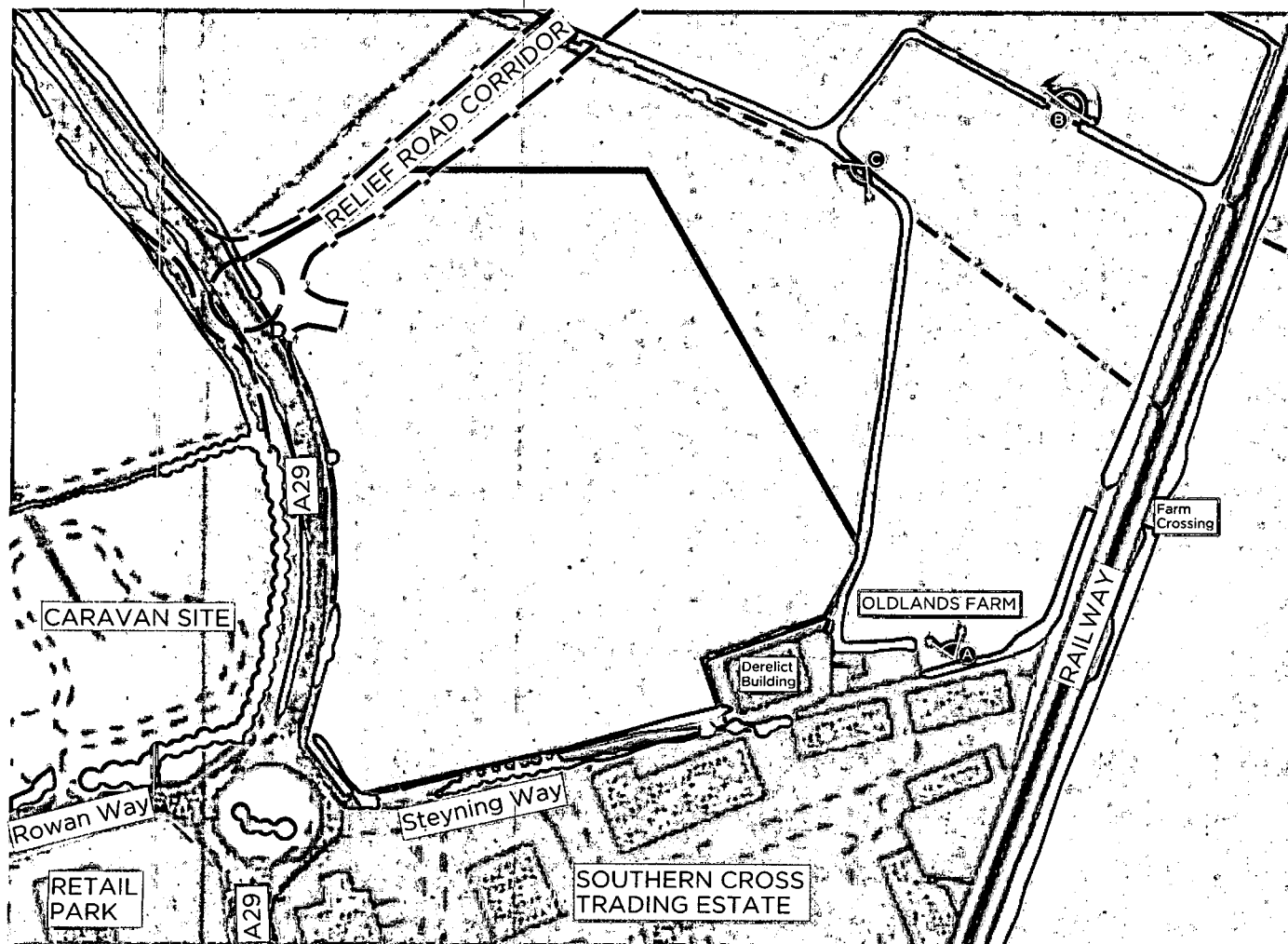
Note:
 1) Information shown only within Arun District Council Area.
 2) Planning application submitted.
 3) Arun District Local Plan, 2003
 4) Principal open spaces shown only.

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Scale
 0 0.5 1.0 1.5 2.0



Figure:	11.1
Title:	Landscape Planning Context
Project:	Oldlands Farm Business Park
Date:	January 2008
Scale:	As Shown



LEGEND

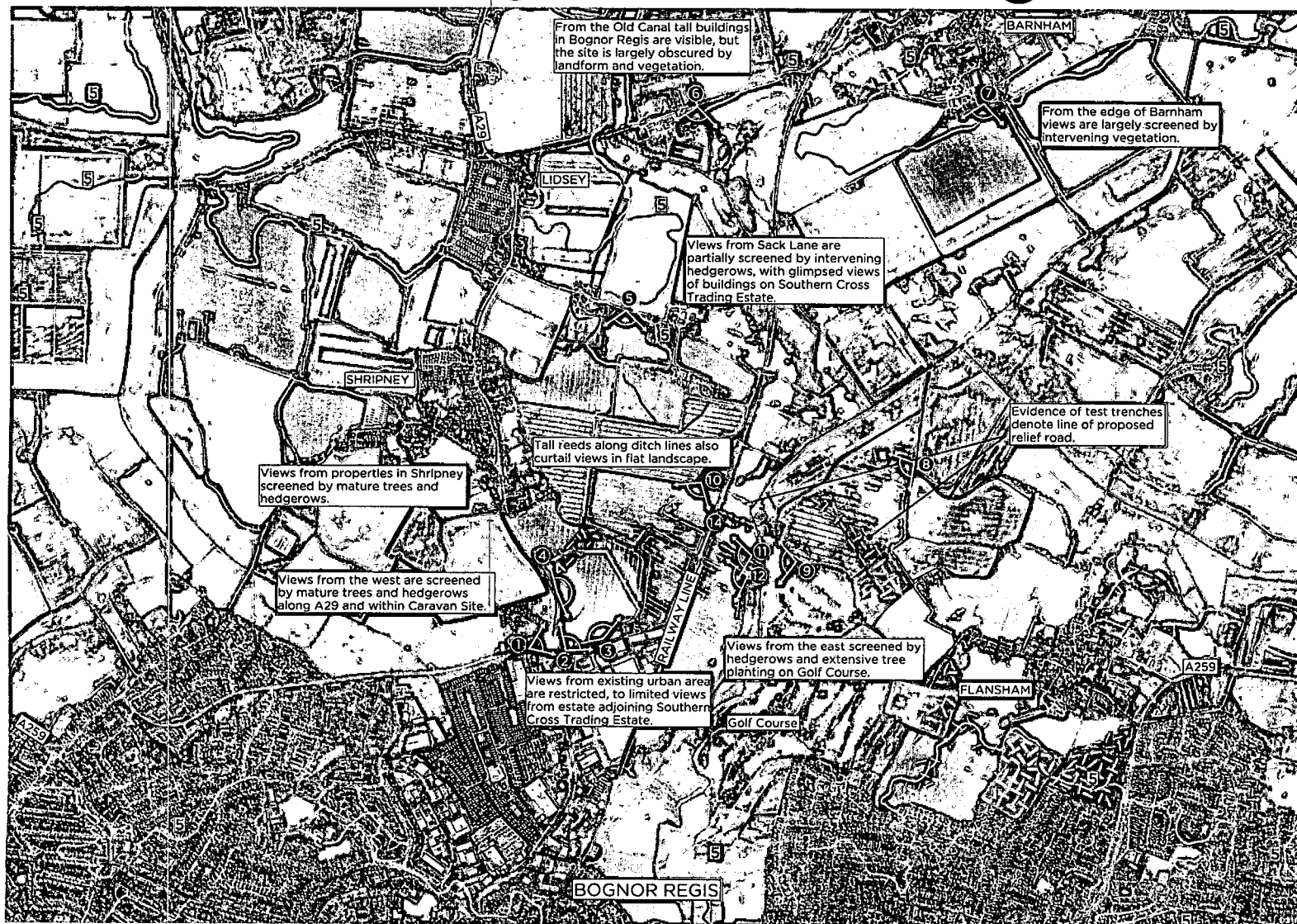
- Application Site
- Existing Agricultural Land
- Existing Built Development
- Proposed Relief Road (Approximate footprint)
- Existing Drainage Ditches
- Existing Scrub / Hedgerows / Ditchside Vegetation
- Existing Trees
- Character Photograph Viewpoints

Note:
For typical viewpoints used for visual impact assessment, refer to Figure 11.3

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Figure:	11.2
Title:	Landscape Context
Project:	Oldlands Farm Business Park
Date:	January 2008
Scale:	As Shown



LEGEND

-  Application Site
-  Contours (metres)
-  Photo Viewpoint

Imagery supplied by Bluesky International Limited & Geoperspectives

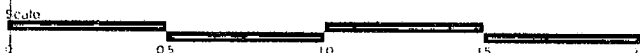


Figure:	11.3		
Title:	Visual Appraisal		
Project:	Oldlands Farm Business Park		
Date:	January 2008	Scale:	As Shown



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LEGEND

-  Application Site
-  Photo Viewpoint

Figure:	11.4		
Title:	Distant Viewpoint from South Downs		
Project:	Oldlands Farm Business Park		
Date:	January 2008	Scale:	As Shown