

Appendix 11.1

Landscape Impact Table

Appendix 11.1: Landscape Impact Table

Landscape Character Area or Type	Baseline Description	Description of Change	Magnitude of Impact (all periods)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
Landscape Character Areas						
Note: An assessment has only been made from those character areas from which typical views from publicly accessible viewpoints have been identified.						
Countryside Agency National Character Area 126: South Coast Plain	Open, intensively farmed, flat coastal plain. Trees are not a dominant feature - there are some small woods. A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouses. The coastal plain is dominated by disordered seaside towns.	Development will replace open, agricultural field with new retail and employment buildings up to three storeys high and infrastructure, extending the urban area. New tree and shrub planting on currently unvegetated site. Enhanced boundary hedgerows.	Slight	Medium	Adverse Long term	Minor
West Sussex County Council: Chichester to Shoreham Coastal Plain, C1 (the site lies within this landscape character area)	Low-lying flat, open landscape, meandering small streams and straight drainage ditches. A low density of hedgerows and hedgerow trees with occasional shelterbelts. Large-scale arable farming and market gardening. Clusters of glasshouses. Long views to the Downs. Frequent urban fringe influences of light industry with busy minor and major roads.	Development will replace open, agricultural field with new retail and employment buildings up to three storeys high and infrastructure, extending the urban area. New tree and shrub planting on currently unvegetated site. Enhanced boundary hedgerows.	Slight	Medium	Adverse	Minor
West Sussex County Council: Western Downs, E1	Rolling chalk uplands with a combination of woodland, farmland and commercial plantations often connected by copses and dense hedgerows.	No physical change to this character area and indirect effects and change to coastal plain character area largely indistinguishable.	No Change	High	N/A	N/A
Site or Local Features						
Landform	Flat, low-lying landform at less than 5m AOD.	As the site is outside the fluvial flood plain it will remain predominantly at existing ground levels.	Slight	Medium	Adverse Long term	Minor
Landscape Pattern	Large arable fields with hedgerows, including that defining the southern site boundary, situated on the urban fringe of Bognor Regis.	Change of open agricultural field to new development, and limited hedgerow removal for access/infrastructure. Some new tree and shrub planting, and enhanced boundary hedgerows.	Moderate	Medium	Adverse	Moderate - Minor
Tranquillity	Tranquillity is compromised by the adjacent A29 traffic and trading estate, and the proximity of the railway.	Development would result in some further reduction in the tranquillity of the surrounding landscape as a result of new urban activity on the site.	Moderate	Medium	Adverse	Moderate - Minor
Settlement Pattern/Built Form	Site adjoins Southern Cross Trading Estate on the existing urban area of Bognor Regis.	Development would result in urban fringe extension onto agricultural land.	Moderate	Medium	Adverse	Moderate - Minor
Trees, Hedgerows	A low hedgerow forms the southern boundary. There are no trees on the site.	Existing boundary hedgerow predominantly retained. Substantial new tree and shrub planting.	Moderate	Medium	Benefit (from completion)	Moderate - Minor
Public Rights of Way	None within the site.	No new footpaths/cyclepaths.	No Change	Medium	N/A	Negligible
Landscape Features	None within the site.	No new landscape features.	No Change	Medium	N/A	Negligible
Land Use	Arable field.	Change of use from agriculture to retail and employment.	Moderate	Medium	Adverse	Moderate - Minor
Local Landscape Character	Low-lying, flat, open landscape, with little visually significant vegetation. Long views to the South Downs. Urban fringe influence of adjacent trading estate.	Open landscape replaced by retail and employment buildings and associated infrastructure, with substantial new tree and shrub planting.	Moderate	Medium	Adverse	Moderate - Minor

Terminology for Landscape Impact:

Magnitude of Impact:
Nature of Impact:
Impact Type:

Major: Moderate, Slight, Negligible, Neutral, No Change
Long term, Medium term, Short term, Direct, Cumulative
Adverse, Benefit, Neutral, No Impact

Sensitivity of Landscape Receptors:
Significance:

High, Medium, Low
Major - Moderate (Significant), Moderate - Minor (Moderately Significant), Minor/Negligible (Not Significant)

**COOPER
PARTNERSHIP**

Oldlands Farm, Bognor Regis
Chapter 11 of Environmental Statement
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