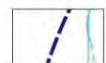




LEGEND



Application Boundary



1.5km Study Area

0m 250m 1km



Landscape & Visual Appraisal

On behalf of:

Bericote Properties Limited

Produced by:

Suite 1, Fern House,
Bath Road, Stroud,
Gloucestershire, GL5 3TJ
t: 01453 780380
e: info@d-la.co.uk
w: www.d-la.co.uk

PROJECT:

**Proposed employment development
on land at Oldlands Farm
BOGNOR REGIS**

DRAWING TITLE:

Fig 01 - Site Location

DATE: June 2014

SCALE: 1:25,000 @ A3

REPORT REFERENCE: DLA/1606/LVIA/RPT/01



KEY

- Trees
(Typically 3-5m tall when planted)
- Acer campestre 'Variegata'
 - Tilia cordata 'Green Spire'
- Native scrub mix
(transplants)
- | | |
|--------------------|-----|
| Cornus avellana | 60% |
| Crataegus monogyna | 15% |
| Ilex aquifolium | 10% |
| Prunus spinosa | 10% |
| Rosa spp. | 5% |

- Aquatic planting within the SUDS ponds
- Sweet Flag
 - Flowering rush
 - Hairy Tail Cottongrass
 - Yellow Flag
 - Pinkroot Reed
 - Bulrush
 - Dwarf Bulrush

- Wildflower Grass mix WFG4 from
Germinal Seeds Amenity

Refer to drawing L02-02 for hard landscape layout

LEGEND

0m 20m 100m

Landscape & Visual Appraisal

On behalf of:

**Bericote Properties
Ltd**

Produced by:

Suite 1, Fern House,
Bath Road, Stroud,
Gloucestershire, GL5 3TJ
t: 01453 760380
e: info@d-la.co.uk
w: www.d-la.co.uk

Davies
Landscape
Architects

PROJECT:

**Proposed employment development
on land at Oldlands Farm
BOGNOR REGIS**

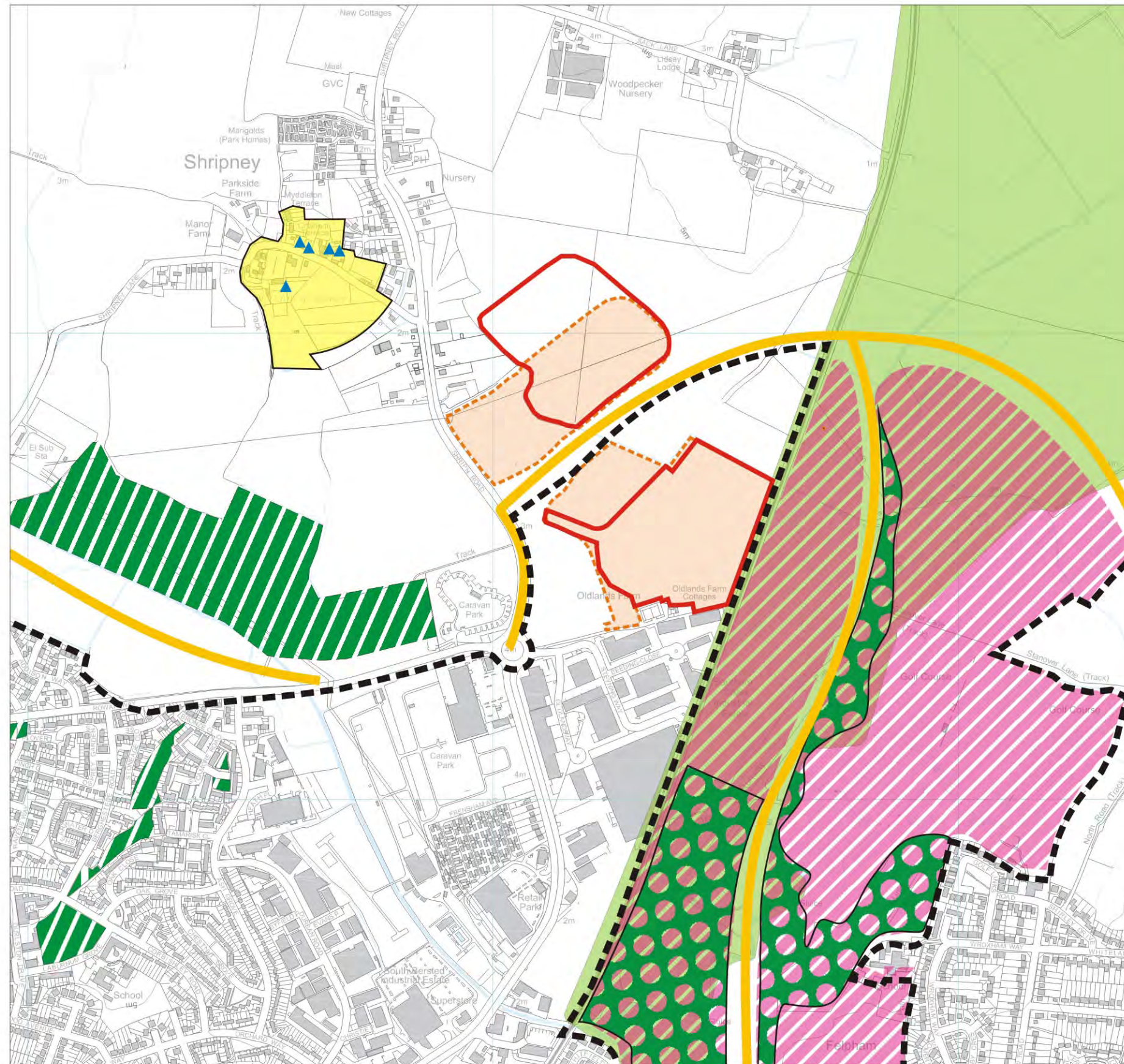
DRAWING TITLE:

Fig 02 - Landscape Soft Works

DATE: June 2014

SCALE: 1:2000 @ A3

REPORT REFERENCE: DLA/1606/LVIA/RPT/01



0m 100m 500m

Information taken from:
Arun District Council Local Plan,
<http://magic.defra.gov.uk/>
The National Heritage List for England

2003 Local Plan - Adopted

- Application Boundary
- Existing planning permission
Ref: BE/61/13 - Validated 25/07/13
- Existing Open Spaces & Allotments

- Proposed Open Spaces
- Strategic & Local Gaps - Policy 10 & 12
- Safeguarding the Main Road Network - Policy Dev 15
- Conservation Area

2014 February Publication Version of Local Plan

- Built-up Area Boundary
- Biodiversity Opportunity Area (BOA)

Additional Designations

- Listed Buildings

Landscape & Visual Appraisal

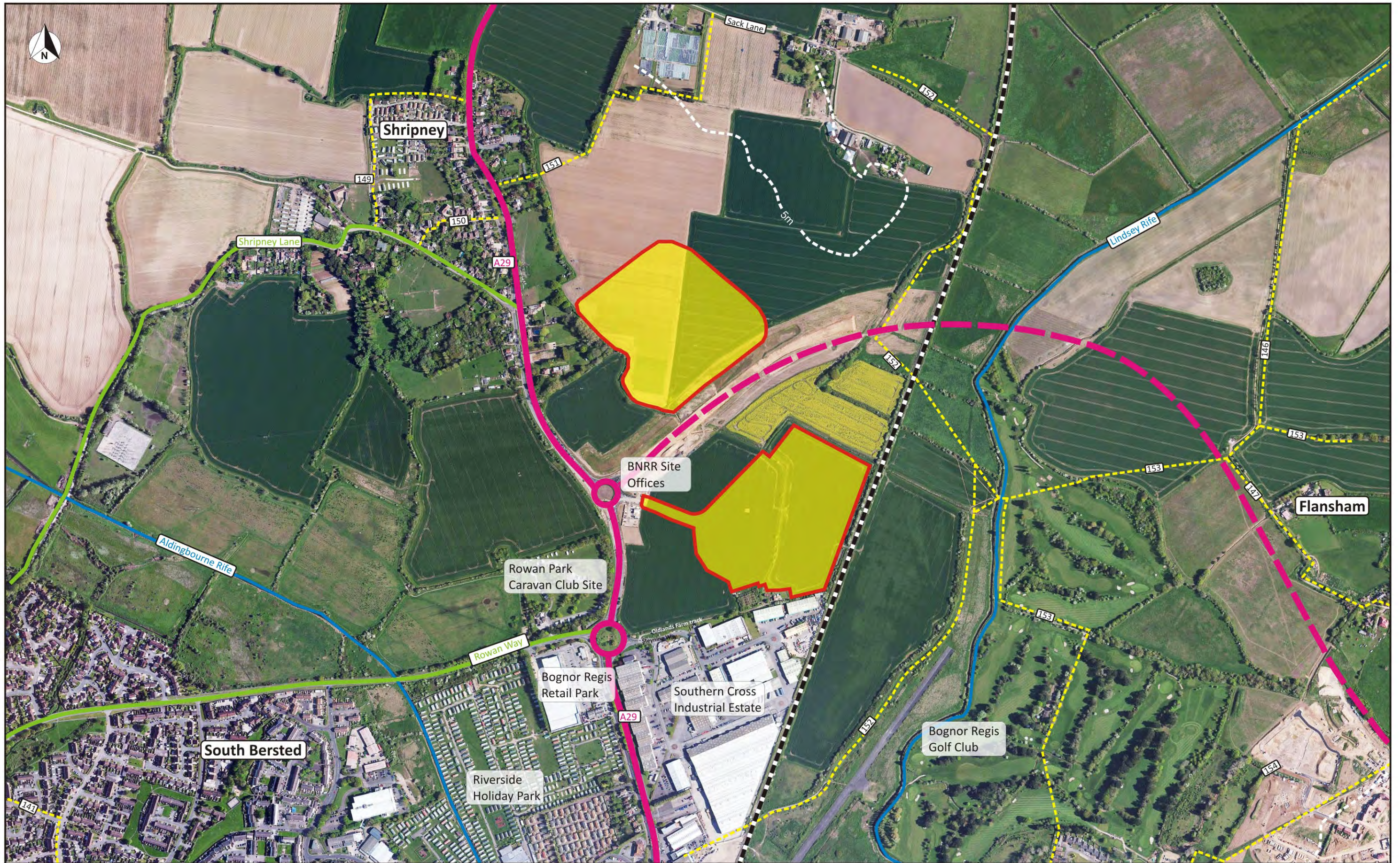
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Produced by:
Suite 1, Fern House,
Bath Road, Stroud,
Gloucestershire, GL5 3TJ
t: 01453 780380
e: info@d-la.co.uk
w: www.d-la.co.uk

PROJECT:
**Proposed employment development
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BOGNOR REGIS**

DRAWING TITLE:
Fig 03 - Policy & Designations

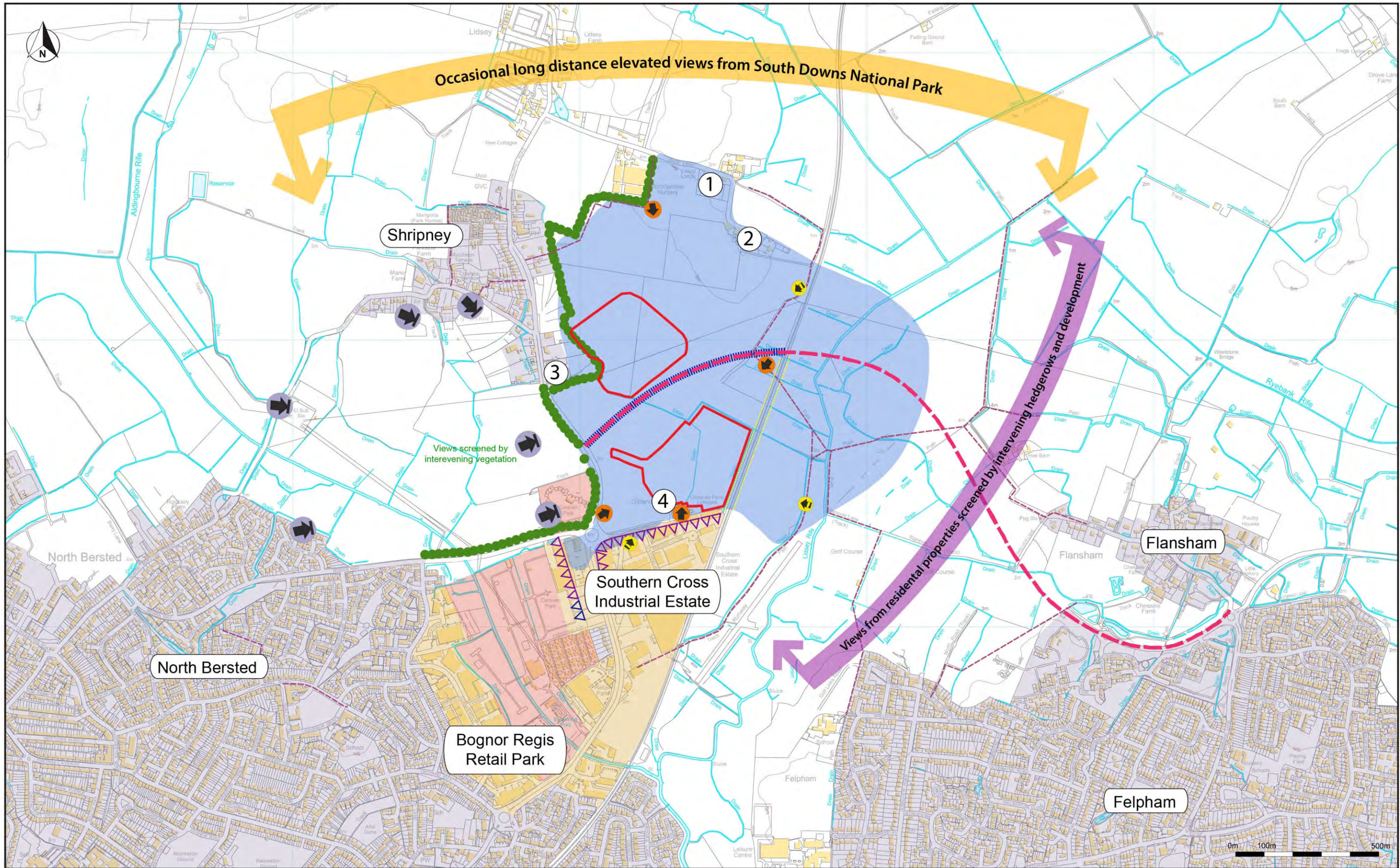
DATE: June 2014 SCALE: 1:10,000 @ A3
REPORT REFERENCE: DLA/1606/LVIA/RPT/01



LEGEND Application Boundary Bognor Northern Relief Road (BNRR) proposed route Rivers Public Footpaths 5m Contours Secondary Roads A29			0m 100m 500m	
PROJECT: Proposed employment development on land at Oldlands Farm BOGNOR REGIS			DRAWING TITLE: Fig 04 - Site Context	
On behalf of: Bericote Properties Ltd			DATE: June 2014 SCALE: 1:7500 @ A3	
Produced by: Davies Landscape Architects Suite 1, Fern House, Bath Road, Stroud, Gloucestershire, GL5 3TJ t: 01453 780380 e: info@d-la.co.uk w: www.d-la.co.uk			REPORT REFERENCE: DLA/1606/LVIA/RPT/01	



LEGEND  Application Boundary  Existing Trees To be read in conjunction with Table 4 of the LVIA (DLA/1606/LVIA/RPT/01)	0m 20m 100m PROJECT: Proposed employment development on land at Oldlands Farm BOGNOR REGIS On behalf of: Bericote Properties Ltd Produced by: Suite 1, Fern House, Bath Road, Stroud, Gloucestershire, GL5 3TJ t: 01453 780380 e: info@d-la.co.uk w: www.d-la.co.uk Drawing Title: Fig 05 - Site Features DATE: June 2014 SCALE: 1:2000 @ A3 REPORT REFERENCE: DLA/1606/LVIA/RPT/01
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LEGEND					
	Site Boundary		Tourism/Recreational Development		Heavily Filtered Views
	Local Visual Envelope		Industrial/Commercial Development		Open Views
	Settlements		Potential for Views from Elevated Ridges		Blocked Views
	Screened Long Distance Views		Significant Landscape Screen		Dominant Urban Edge/Screening
	Bognor Northern Relief Road (BNRR)		Elevated Railway Line		Proposed Elevated BNRR (Currently Under Construction)

1. Lidsey Lodge & The Bungalow

2. Hope Cottage, Lidsey Cottage & Sack Lane Cottage

3. Gares Wood

4. Oldlands Cottages

Landscape & Visual Appraisal

On behalf of:

Bericote Properties Ltd

Produced by:

Davies Landscape Architects

Suite 1, Fern House, Bath Road, Stroud, Gloucestershire, GL5 3TJ

t: 01453 780380

e: info@d-la.co.uk

w: www.d-la.co.uk

PROJECT:

Proposed employment development on land at Oldlands Farm BOGNOR REGIS

DRAWING TITLE:

Fig 06 - Visual Analysis

DATE: June 2014

SCALE: 1:12,500 @ A3

REPORT REFERENCE: DLA/1606/LVIA/RPT/01



LEGEND

	Site Boundary		Formal Tree Avenue		SUDS Ditches		Existing Vegetation
	Development Areas		Native Scrub Planting		Native Hedge		BNRR Landscape Planting
	Main Vehicular Route		Grass		Existing Watercourses		

0m 20m 100m

Landscape & Visual Appraisal

On behalf of:
Bericote Properties Ltd

Produced by:
Davies Landscape Architects
Suite 1, Fern House,
Bath Road, Stroud,
Gloucestershire, GL5 3TJ
t: 01453 760380
e: info@d-la.co.uk
w: www.d-la.co.uk

PROJECT:
Proposed employment development on land at Oldlands Farm BOGNOR REGIS

DRAWING TITLE:
Fig 07 - Landscape Strategy

DATE: June 2014 SCALE: 1:2000 @ A3

REPORT REFERENCE: DLA/1606/LVIA/RPT/01