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Landscape & Visual Appraisal

Proposed Employment
Development,
Land at Oldlands Farm Bognor
Regis

DLA/1606/LVIA/RPT/01/Final

Prepared by
Davies Landscape Architects

Date: June 2014



NOTICE

This document has been produced on behalf of Bericote Properties Limited by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title:	Landscape & Visual Appraisal – Proposed Employment Development, Land at Oldlands Farm Bognor Regis
Document Reference:	DLA/1606/LVIA/RPT/01/Final

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1 LANDSCAPE AND VISUAL APPRAISAL (LVA)

1.1 Introduction

- 1.1.1 This Landscape and Visual Appraisal has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Bericote Properties Limited in support of a full application for two industrial/warehouse units on land at Oldlands Farm.
- 1.1.2 The application site is located on the northern fringes of Bognor Regis approximately 0.5km south of the village of Shripney (Ordnance Survey 100m grid reference: SU941 014) (**Fig 01 Location Plan**).
- 1.1.3 Oldlands farm benefits from a recent planning permission for a 12.47ha mixed use development (Ref:BE/61/13/). The proposed developed was submitted in outline and the access road in detail. This application was supported by a full Landscape and Visual Impact Assessment (LVIA) (DLA/1536/LVIA/RPT/01- July 2013) which established the extent of landscape and visual impact based on a number of defined parameters including amount, land use and scale.
- 1.1.4 This assessment has been informed by the findings of the LVIA but is a stand-alone report prepared to support a new full planning application.
- 1.1.5 The application area for the proposed employment development lies within the boundaries of the outline consent but excludes most of the area identified as a Business Hub. The proposed industrial/warehouse units also predominantly lie within the area identified for B1, B2 and B8 uses established in the approved development framework plan with minor modifications to green infrastructure and location of SUDS attenuation.
- 1.1.6 Minor modifications are also proposed to the location of the flood compensation area located to the north of the Bognor Northern Relief Road (BNRR) as shown in **Figure 03**.
- 1.1.7 This document should be read in conjunction with the Planning Statement, Design and Access Statement and MSA Architects drawings.

1.2 Site Location

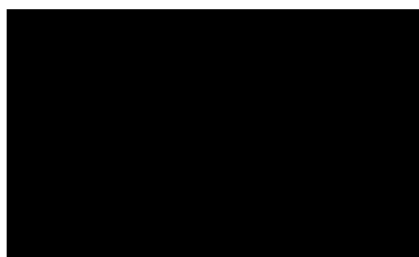
- 1.2.1 Oldlands Farm is located in a prime position on the northern edge of the Bognor Regis built up area. It lies adjacent to the northeast of the A29 Shripney Road/Rowan Way roundabout, and south of the BNRR. The surrounding development immediately adjoining the site is the Southern Cross Industrial Estate, which consists of a number of industrial and retail uses in the northern part of Bognor Regis.
- 1.2.2 The site has good links into Bognor Regis town which is 2.3km to the south via the A29, and will be linked directly to Felpham in the east and North Bersted in the west by the construction of the A259 BNRR.
- 1.2.3 Access will be off the A29 Shripney Road with minor changes to the alignment previously approved in the Hybrid application.
- 1.2.4 The site is located within the South Coast Plain, a broad swathe of low lying land that is crossed by meandering rife.

To the north

- 1.2.5 The open arable fields of Oldlands Farm continue north towards the eastern outskirts of Shripney village located 267m northwest of the site either side of the A29.
- 1.2.6 The strategic employment boundary is currently not defined by landscape features, but will be formed by the A259 BNRR as it arcs northeast and crosses the railway track, segregating the site from the fields to the north. The area to the north of A259 BNRR and south of the village boundary will form part of the Flood Compensation Area.
- 1.2.7 Further north lie the villages of Woodgate (2.3km), Westergate (3.7km), Eastergate (3.8km) and Barnham (3.2km).

To the east

- 1.2.8 The site is defined by the Barnham/Bognor Regis railway line to the east, immediately beyond the railway is open farmland, the former LEC airfield and Lidsey Rife network, which is allocated as a Strategic Employment site and Biodiversity Opportunity Area.
- 1.2.9 The remainder of open land towards the village of Felpham (1.2km) is allocated as 'Gaps between settlements' and includes Bognor Regis Golf Course, smaller fields and school playing fields.

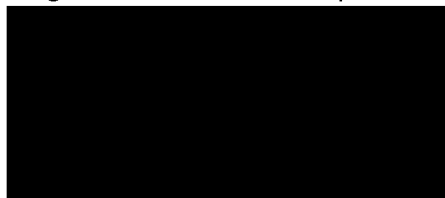


To the west

- 1.2.10 The western perimeter of the site is contained by the A29; beyond this the site is a continuation of arable land allocated for Strategic Employment use that is bounded by the A29 Shripney Road. The northwestern corner of the site is bound by the new A259 BNRR.
- 1.2.11 Beyond the A29 is Rowan Park Caravan Club Site (185m southwest) and existing open space. The field adjacent to the A29 and the caravan site are also allocated for Strategic Employment.

To the south

- 1.2.12 To the south lies a track that serves the Oldlands Farm buildings which are partly derelict, and adjacent No's 1 & 2 Oldlands Farm Cottages, all of which lie within the applicants control.
- 1.2.13 Immediately south of the site's southern boundary is the Southern Cross Industrial Estate containing large industrial warehouses, buildings, offices (use classes B1-B8) and a fast food restaurant.
- 1.2.14 Beyond the Southern Cross Industrial Estate the railway crosses in a diagonal direction northeast to southwest, acting as a definite boundary between the industrial development of Bognor Regis and open farm land to the east.
- 1.2.15 Southwest of the A29/Rowan way roundabout is the Bognor Regis Retail Park (270m), that consists of several retail units, fast food restaurants and car parking.
- 1.2.16 The wider area south of the site comprises South Bersted Industrial Estate (850m), Whitfield Close residential development (920m), and Bognor Regis Railway Station (2km).
- 1.2.17 The eastern extents of the site are delineated by the Bognor to Barnham railway line and to the south by Oldlands Farm Cottages and Southern Cross Trading Estate.
- 1.2.18 The site is currently arable farmland.
- 1.2.19 The BNRR has been constructed from the A29 roundabout as far as the railway line and is due for completion during the latter part of 2014/early 2015. It gradually rises from the roundabout to cross the railway line in a northeasterly direction. The road will be at an elevated level approximately 2.5-3m higher above the sites northwest boundary rising to 8m above the railway line. In combination with planted embankments, the relief road once planted will create a strong feature in the landscape and a defensible boundary to Bognor



Regis.

1.3 Project Description

1.3.1 The Landscape Soft Works drawing (**Fig 02**) is based on the detailed site layout plans provided by Bericote Properties (99603-SS-25) and incorporates the landscape strategy informed by this assessment.

1.3.2 The development will provide:

Table 1- Development Schedule

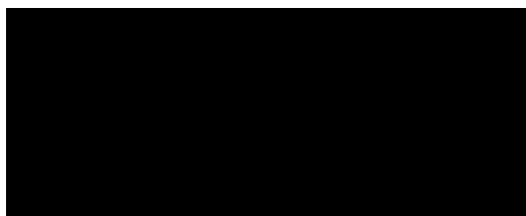
Development Type		Max Height	Area per unit m ₂
WAREHOUSE 1			
A	Warehouse, offices gatehouse and store	13.6m	19, 649 m ₂
	Expansion	13.6m	6,000 m ₂
TOTAL			25, 649 m ₂
WAREHOUSE 2			
B	Warehouse, workshop	13.6m	9,450 m ₂
	Expansion	13.6m	3,000 m ₂
TOTAL			12, 450 m ₂
DEVELOPMENT TOTAL			38, 099 m ₂

1.3.3 The proposals will also include detailed submissions of the following:

- Areas of car parking and service yards;
- Sustainable drainage system to accommodate all increased surface water runoff and increase wetland habitat potential;
- Landscaping proposals appropriate for the type of development and biodiversity enhancement;
- Strengthening and reinforcement of site boundaries to increase habitat connectivity to reinforce landscape character and further contain views.

1.4 Study Area

1.4.1 The study area (**Fig 01 – Location Plan**) has been determined through a combination of desk



study, contour maps, sectional analysis and subsequent field survey and identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area.

- 1.4.2 The assessment identified that the site is located within a low lying area on the outskirts of Bognor Regis. Site visits concluded that although vegetation was minimal, it was sufficient to reduce potential views to the middle distance and that there were no potential views beyond a 1.5km radius of the site. The envelope is reduced to the south as views are screened by the Southern Cross Industrial Estate and Bognor Regis Retail Park.
- 1.4.3 Site visits concluded that due to the distance and wide panoramas available from the elevated South Downs National Park, the site was indistinguishable in the context of panoramic views towards Bognor Regis.

1.5 Scope

- 1.5.1 This assessment has been set out as follows:

Policy and Guidance

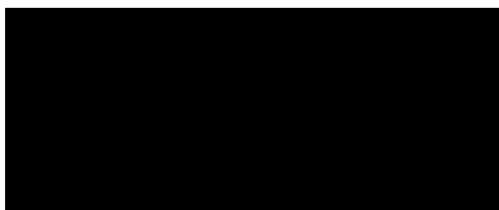
- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

Baseline

- An assessment of the existing baseline through desk top 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 and influence upon the sites character; and
- Identification of the extent and range of potential receptors and views.

Predicted Effects

- Description of the likely effects of the proposals on landscape elements/features;



character; and views into and out of the site from the principal viewpoints.

- 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 OVERVIEW

2.1 Methodology

2.1.1 While intrinsically linked, landscape and visual impact assessments (LVIA's) 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 judgments 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.

2.1.2 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:

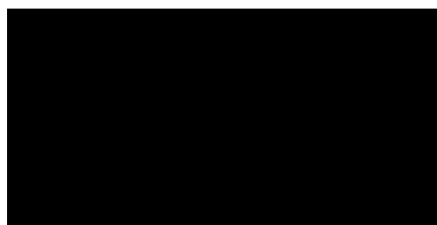
- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish Natural Heritage.

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

2.1.4 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. However, this is limited to public views where access is freely available.

2.1.5 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)



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

Specific Viewpoints (SVP)

- 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;

Illustrative Viewpoints (IVP)

- Chosen to illustrate a particular effect or issue.

2.1.6 The assessment identified that there are no Specific Viewpoints associated with the site.

2.2 Policy Context

2.2.1 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, and that has been considered as part of the landscape parameters. An assessment of the policy implications is included within the Planning Statement, submitted under separate cover.

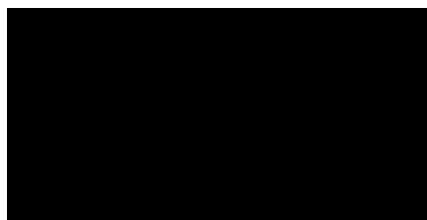
2.2.2 The following table sets out all landscape policies which are specifically relevant to the redevelopment of the site (**Fig 03 Policy & Designations**). Relevant extracts from the regional and local policies are available in **Appendix B** to the rear of this document.

National

National Planning Policy Framework – March 2012

2.2.3 The National Planning Policy Framework (NPPF) provides the overall framework for planning policy in England and is inherent in the preparation of local and neighbourhood plans. The NPPF has been developed to follow the approach of the ‘presumption in favour of sustainable development’ and sets out a series of policies that provide the underlying principles of the Government’s view of sustainable development, based on three factors:

- An economic role – contributing to building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities;
- An environmental role – contributing to protecting and enhancing our natural, built



and historic environment.

- 2.2.4 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

Structure Plan 2001-2016

- 2.2.5 West Sussex developed a Structure Plan for the period 2001-2016. Although it currently has no formal status in the statutory planning system, it remains the strategic policy statement on development.

Local

Arun District Council Local Plan 2003

- 2.2.6 The current adopted version of the Arun District Council Local Plan covers the period up to 2011. The Secretary of State (SoS) granted consent for many of the policies in the Local plan 2003 to be saved under the provisions of the Planning and Compulsory Purchase Act 2004. These saved policies are valid until the Submission Local Plan is fully adopted or the policies are no longer compliant with national planning policy.

Arun District Council Local Plan Publication Version (February 2014)

- 2.2.7 The Publication version of the Local Plan was agreed by Council on February 11th 2014. The Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation of the plan are yet to be agreed. The Publication Version is now considered a material consideration by Arun District Council in assessing planning applications.
- 2.2.8 Within the Local Plan Publication Version, the site is identified as being within the built-up area boundary.

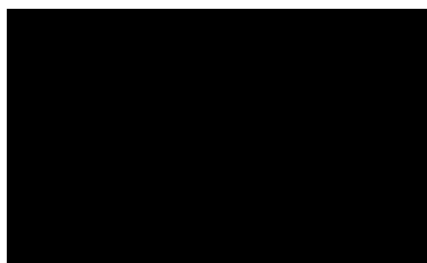


Table 2 - Relevant Landscape Policy

NPPF	Section 7 – Requiring Good Design
	Section 11 – Conserving and Enhancing the Natural Environment
Arun District Council Local Plan 2003 – Saved Policies	Policy GEN7 The Form of New Development
	Policy GEN9 Foul and Surface Water Drainage
	Policy GEN15 Cycling and Walking
	Policy GEN18 Crime Prevention
	Policy GEN33 Light Pollution
Local Plan Publication Version (LPPV) (2014) – Will replace the Local Plan once adopted	Policy SD SP1 Sustainable Development
	Policy SD SP2 Built-up Area Boundary
	Policy D SP1 Design
	Policy D DM1 Aspects of form and design quality
	Policy ECC SP1 Adapting to climate change
	Policy ENV SP1 Natural environment
	Policy ENV DM5 Development and biodiversity
	Policy W DM3 Sustainable Urban Drainage Systems
	Policy QE SP1 Quality of the Environment
	Policy QE DM2 Light pollution

2.2.9 A brief summary of the current policy context is outlined below.

2.3 Policy In Relation To The Site:

2.3.1 The influence and inclusion of the identified policies within the design process have been summarised below. Potential impacts have been described in section 5 Predicted Landscape Effects.

Section 7 - Requiring Good Design

2.3.2 Section 7 of the NPPF requires new development to respond to opportunities to improve the existing quality and character of an area with considerable weight being given to innovative and outstanding design that will raise the existing standards within the locality.

2.3.3 High quality and inclusive design should be a primary consideration, above visual appearance and architectural design; however the proposals should reinforce and reflect local distinctiveness and avoid potential impacts upon sensitive or valued landscapes and features. The layout will be tested against the principles of Local Plan Policies (LPP) GEN7 and GEN15 and Published Local Plan policies (PLPP) SDSP1, DDM1, ECCSP1, WDM3.

2.3.4 The provision of high standards in both the landscaping, layout and quality of these aspects will be further developed as part of the landscape strategy, Landscape Masterplan and Design and Access Statement. These standards will be in accordance with Local Policy and carried through into detailed/reserved matters stages.

2.3.5 The layout will be tested against the principles of Secured by Design Commercial and therefore accord with local plan policy GEN18 and LPPV DDM1.

Section 11 – Conserving and Enhancing the Natural Environment

2.3.6 National Policy states that when determining planning applications local authorities should aim to conserve and enhance biodiversity by:

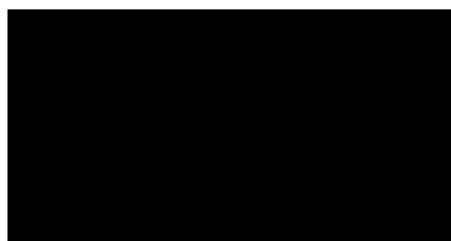
- Refusing permission for development that causes significant harm that cannot be adequately mitigated and, as a last resort, compensated for;
- Providing opportunities to incorporate biodiversity in and around the development;
- Ensuring no loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees, unless the development clearly outweighs the loss.

2.3.7 The design will evolve around the strategy that all sensitive landscape and biodiversity features are retained, and significant enhancement opportunities are provided. Whilst consideration is given towards biodiversity, this assessment will identify the value, quality and condition of these features and their subsequent influence upon the character and visual amenity of the site and wider character. At local level this accords with Local Plan policy GEN7 and LPPV ENVSP1 and ENVDM5.

2.3.8 The potential impacts upon lighting will be considered in accordance with local Plan policy GEN33.

2.4 Supplementary Planning Guidance

2.4.1 There are currently no relevant adopted Supplementary Planning Guidance (SPGs) or Documents (SPDs).



3 BASELINE ASSESSMENT

3.1 Statutory Designations

Landscape

- 3.1.1 There are no national or regional designated landscapes or features within or immediately adjoining the site.
- 3.1.2 The site lies within 6km of the South Downs National Park (formally the Sussex Downs Area of Outstanding Natural Beauty - AONB). The 2008 EIA and 2013 LVIA identified that potential impacts upon the National Park were negligible to the long distance.
- 3.1.3 There are no features within the site that are identified as having any significant landscape, cultural historical or ecological potential. The quality and condition of features within the site is discussed in detail in section 3.6.

Cultural and Historical

- 3.1.4 The site does not contain any international or nationally designated historical or cultural designations. There are no visual, cultural or physical links between the site and designations within the visual envelope.

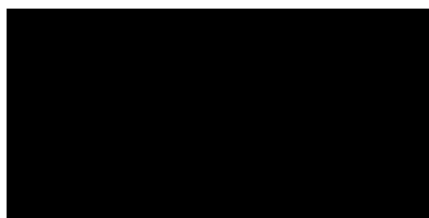
Site Context *(Fig 04 Site Context)*

3.2 Topography

- 3.2.1 The site itself gently slopes from 3m at the southwest corner to 1.5m along the eastern section.

3.3 Access

- 3.3.1 The major transport routes in the area are:
- The A29 Shripney Road, travelling north from Bognor Regis to Westergate;
 - The railway line from Barnham to Bognor Regis; and
 - The proposed A259 BNRR (currently under construction). Once completed the road will link directly to the settlements of Felpham to the east and North Bersted to the



west.

- 3.3.2 To the south of the site, Steyning Way runs eastwards from the A29/Rowan roundabout providing access to the private track to Oldlands Farm and cottages and the Southern Cross Industrial Estate.
- 3.3.3 Within the site a level crossing along the eastern boundary provides field access to the east.

Public Rights of Way and Publicly Accessible Land

- 3.3.4 There is currently no public access to the site.
- 3.3.5 For the purposes of this assessment only routes which are identified within the study area have been described. The numbers and routes have been taken from the interactive map available on West Sussex County Council Website.¹
- 151 – A public footpath that runs from the A29 to Sack Lane north of the site;
 - 152 – A public footpath that adjoins Sack Lane and runs in an east to west direction, then runs southwards along the Barnham/Bognor Regis railway line. It crosses the Railway line 200m north of the site then follows a hedge boundary between an arable field and the air strip south of the site, re-crossing the railway line 530m south into the Southern Cross Industrial Estate.
 - 153 – A public Footpath that runs westwards connecting to footpath 152 then follows the Lidsey Rife running along a hedge boundary through the Bognor Regis Golf club then into Felpham along Golf Links Road;
 - Pedestrian pathway along the A29.

3.4 Landuse

- 3.4.1 Due to the easy links to the strategic transport corridors, this area of Bognor Regis is heavily influenced by large scale industrial buildings such as the Southern Cross Industrial Estate to the south of the site and the Bognor Regis Retail Park to the southwest of the A29/Rowan way roundabout.
- 3.4.2 To the northwest of the roundabout the Rowan Park Caravan Club Site (Tourist) defines the

¹ <http://www2.westsussex.gov.uk/lvmaps/imap.html>

towns' gateway, slightly screening the impact of the Retail Park upon the approach.

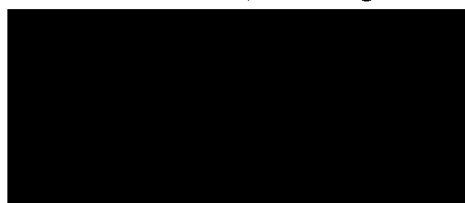
- 3.4.3 To the north and northwest the landuse is predominantly arable with settlements restricted to the A29 corridor. The BNRR and railway line lie to the north and north east respectively.

Settlement

- 3.4.4 The village of Shripney lies 267m northwest of the site and straddles the A29. Further north are the villages of Woodgate (2.3km), Westergate (3.7km), Eastergate (3.8km) and Barnham (3.2km).
- 3.4.5 The individual settlements of Hoe Farm and Hoe Barn lie 920m east, directly north of Felpham.
- 3.4.6 No's 1 & 2 Oldland Cottages abut the southern boundary.

Landcover

- 3.4.7 The current arable landscape to the north and northwest is typically made up of low lying large shaped arable fields bounded by weak and gappy hedgerows interspersed with occasional hedgerow trees. The boundary between the arable landscape and Shripney is heavily defined by a mature treebelt.
- 3.4.8 A series of rife, including along the sites north and east boundary, run towards the Lidsey Rife east of the railway track and often delineate field boundaries where there are no hedgerows present.
- 3.4.9 Open land to the east, between the railway track and the village of Felpham (1.2km east/southeast) includes Bognor Regis golf club, smaller pasture and arable fields and school playing fields. The golf club landscaping provides a significant increase in tree cover within the landscape context, the remaining tree and hedgerow planting defining various tributaries of the Lidsey Rife.
- 3.4.10 To the south of the site, the access track to Oldlands Farm is bordered either side by ruderal and hedgerow planting with groups of mature trees along its southern boundary within the Estate.
- 3.4.11 To the southwest, the A29 boundary is predominantly open with occasional hawthorn close to the A29/Rowan Way roundabout. On the opposite side of the road a 10-15m high mature tree belt defines the boundary to Rowan Park Caravan Club Site (185m southwest). To the west of the A29, north of the roundabout, the hedgerow disappears and is replaced by a



post and wire fence with occasional small scrub trees allowing open views into the arable fields beyond.

3.5 Landscape Character

3.5.1 Landscape character is defined as the distinct pattern or combination of elements that occurs consistently in a particular landscape and makes 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.

3.5.2 A desk study revealed that the following Character Assessments were applicable to the site and the surroundings:

Table 3 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Areas (NCA) Natural England	NCA 126: South Coast Plain	2013
County		
The West Sussex Landscape Character Assessment (WSLCA)	SC9 Chichester to Yapton Coastal Plain	2003
A Strategy for the West Sussex Landscape		October 2005
District		
	N/A	
Village Design Statements/Other		
	N/A	

3.5.3 The 2003 West Sussex Landscape Character Assessment (WSLCA) provides greater detail to the immediate character, whereas the NCA provides an overview of the wider context. The WSLCA has been used as a basis for the development of Land Management Guidelines and overall strategy and has been referred to as part of the landscape strategy development.

NCA 126 South Coast Plain

3.5.4 The NCA 126 – South Coast Plain covers a linear swathe along the coast from Southampton to Brighton and is defined to the north by the South Downs National Park.

3.5.5 The relevant key qualities for the area are re-iterated within the WSLCA, a copy of the NCA is included within the Appendix. The character area is considered **moderate** in sensitivity.

The West Sussex Landscape Character Assessment - 2003

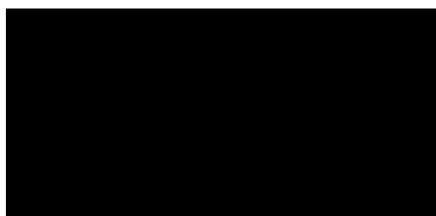
3.5.6 The assessment further refines NCA126 into fourteen character areas. The site lies within the 'SC9 Chichester to Yapton Coastal Plain' Landscape Character Area. The area covers a broad swathe from the urban boundary of Bognor to Chichester to the northwest and just south of Arundel to the northeast.

3.5.7 The key aspects of this LCA relevant to the site and surrounding area are:

- Low lying flat open landscape; with meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds;
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views;
- Frequent urban fringe influences of light industry with busy minor and major roads;
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton and Westergate;
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987.

3.5.8 The assessment and identified key landscape and visual sensitivities have resulted in a series of Land Management Guidelines, those which are relevant to the site and its allocation are :

- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors;
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements;
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more



satisfactorily;

- Enhance the visual prominence of rife through the establishment of waterside vegetation features.

3.5.9 The assessment does not give an evaluation to the sensitivity of the landscape but using the criteria set out within the assessment methodology, the landscape character area is assessed as **moderate** sensitivity.

A Strategy for the West Sussex Landscape (October 2005) - South Coast Plain

3.5.10 The Landscape Strategy was undertaken on behalf of West Sussex County Council in partnership with the adjoining councils and statutory members to provide a countywide Landscape Strategy based on the five NCA character assessments covering the West Sussex landscape. The document outlines 5 strategic objectives and translates these into a series of County-wide Landscape Guidelines for dealing with the likely changes. In terms of the development these relate to:

- Conserving and increasing hedgerows and shaws² ;
- Conserving river environments, ponds and other waterbodies, wetlands and coastal habitats; and
- Improving the rural fringe.

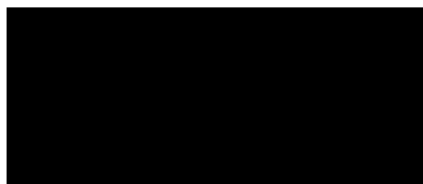
3.5.11 The site visits concluded that overall the surrounding landscape contained typical elements of the WSLCA 'SC9 Chichester to Yapton Coastal Plain' Landscape Character Area. The higher quality views are long distance views looking northward past the site towards the South Downs National Park, however there are no available views towards Chichester due to the low lying landscape and intermittent vegetation. Views will also be greatly reduced by the construction of the BNRR and its associated landscape.

Site Assessment

Site Character

3.5.12 The influence of the site upon the wider character area is restricted through the low lying topography and limited intervening vegetation and will be further isolated once the BNRR is

² Narrow line of woodland (approximately 5-15m width) usually forming a field boundary or along lining a road – distinctive from a hedgerow.



fully constructed and planting matures. It is typical of an urban rural fringe site whereby key characteristic features are missing or poorly managed.

- 3.5.13 The agricultural use of the site has resulted in minimal landscape features that positively contribute to the site and local character. The features within the site have been described in detail in Table 4 - Site Features.
- 3.5.14 The A29 and rail track are notable detractors to the sensory perceptions within the site.
- 3.5.15 The site is not designated or perceived locally as a valuable landscape resource and has no known historical or cultural associations.
- 3.5.16 The site does not form or positively contribute to the setting of Bognor Regis, both on the close approaches or long distance views.
- 3.5.17 In summary, the site and the immediate area is low quality with a **minor** sensitivity to change and is capable of accommodating significant development without impacting on the wider character area.

3.6 Existing Landscape Features (*Fig 05 Site Features*)

- 3.6.1 Due to the landuse of the site and the surrounding fields for agriculture, many of the original boundary features have been lost. The southern boundary is defined in part by the derelict barns at Oldlands Farm, the adjacent Oldlands Cottages (No's 1 & 2) and partly by the access track, all of which lie within the applicants control.
- 3.6.2 The levels within the site fall gradually in an eastward direction from the western corner, 3.8m AOD (the highest section of the site) fall to 1.1m AOD in the southeastern corner.
- 3.6.3 The site is predominantly intensively farmed arable land with landscape features restricted to the boundaries and the overgrown drain which splits the site from the northern boundary to Oldlands Farm. The majority of the field boundaries are indicated as lying outside of the redline boundary but are immediately adjacent so have been included.
- 3.6.4 The following target notes relate to specific landscape features shown on ***Fig 05***.

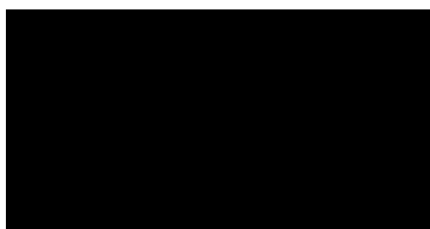


Table 4 - Site Features

Target Note	Location	Description	Sensitivity
1	Northern boundary	A wet water course running eastwards towards Lidsey Rife. Small amount of Common Reed (<i>Phragmites australis</i>) and Bramble scrub.	Moderate-high
2	Eastern Boundary	Offsite - a wet ditch running northwards between the boundary and the rail track towards target Note 1. Small amount of Common Reed (<i>Phragmites australis</i>) and Bramble scrub.	Moderate-high
3	Running north to south dividing site	Dry gully with overgrown bramble scrub and nettle with occasional hawthorn – lacks aquatic vegetation - mostly dry – runs towards the watercourse to the north of site.	Low
4	Eastern boundary	Barnham/Bognor Regis Railway line with shrub planting.	Low

- 3.6.5 Overall the quality and sensitivity of the features have been assessed as **low to moderate**. The central ditch that runs through the site is dry and dominated by brambles which have recently been cleared. The ditch within the site will not be retained as part of the proposals. All sensitive boundary features (Target No's 1 and 2) will be retained.

4 VISUAL BASELINE

4.1 Visual Envelope

- 4.1.1 Desk study and subsequent site visits identified further features that might screen views such as local hedgerows, buildings and wooded lanes were noted and are described in
- 4.1.2 Table 5 - Potential Visual Receptors.
- 4.1.3 The study area was then refined to define the Visual Envelope and identify specific receptors such as Public Rights of Way and residential properties that would potentially be impacted by the proposals (**Fig 06 Visual Analysis**).
- 4.1.4 The impacts of works within the flood compensation area (FCA) consist of ground works and restoration of the site to agricultural land. The impacts will be short term and temporary and have negligible landscape or visual impact in the longer term following restoration.

4.2 Potential Receptors

4.2.1 Representative Viewpoints (RVP's) considered typical of a given location are included within this assessment and appended to the rear of this report. Additional photographs have been included to provide further information; for example, where the viewpoints are not publically accessible and photographs have been taken from within the site to give some idea of the potential extent of views or to show how topography or vegetation screens important receptors.

Table 5 - Potential Visual Receptors

Location	Receptor	Factors influencing view	Potential For Views
Residential			
316m N	'Gares Wood,' Shripney Road (3)	Dense hedgerow and tree boundary screens any views to the site. Views towards the development site from the remainder of the properties in Shripney are screened by the vegetation along this property's boundary. There are potential views towards the FCA from adjacent properties	✓
757m N PRV 01	Properties on Sack Lane (2)	Middle distance views across flat topography towards site and FCA. Views restricted to upper storeys by intervening garden boundary/treatments.	✓
631m NE PRV 01	Sack Lane Cottages, Lidsey Cottage, Hope Cottage (2)		✓
1.1km E	Properties along Hoe Lane located on western boundary of Flansham	Longer views towards site and FCA are restricted by intervening vegetation and raised railway line.	x
1km E	Hoe Farm off Hoe Lane, Flansham	Longer views towards site and FCA are restricted by intervening vegetation and raised railway line.	x
Southern boundary PRV 05	No's 1 & 2 Oldland Cottages (4)	Located adjacent to the site with close immediate views of the site from the garden.	✓
Public Rights of Way and Publicly Accessible Areas			
660m NW	FP 150	Views are restricted by existing residential properties, hedgerows and mature trees.	x
640m N PRV 01	FP 151	The flat topography provides middle distance views towards the existing Southern Cross Trading Estate which along with the treed railway line forms the horizon. The views are open due to the lack of intervening hedgerows and trees between the footpath and the site.	✓

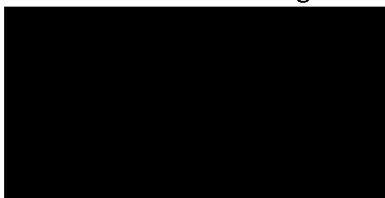
Location	Receptor	Factors influencing view	Potential For Views
		Closer open views are available towards the FCA.	
255m N/NE PRV 02&03	FP 152	Views are currently restricted to limited glimpses of the roof lines of Southern Cross Industrial Estate by intervening hedgerows and the vegetation along the railway track in the foreground. The section of FP to the north is temporarily closed until the construction of the BNRR is complete - it will then pass beneath the road which will screen any potential views.	✓
310m E/SE PRV 03&04	FP 153	Views are restricted to limited glimpses of the roof lines of Southern Cross Industrial Estate by intervening hedgerows and the vegetation along the railway track.	✓
115m W	Local Nature Reserve	Views towards the site are screened by the intervening dense hedgerow and mature trees.	x
940m N	FP 296/1	No views from this footpath, due to sloping topography.	x
1.5km N	FP 200/1	No views from this footpath, due to sloping topography.	x
Roads/Transport Routes			
70m W PRV 06&07	A29 (Section between Shripney and A29/Rowan Way roundabout)	Open view for many motorists on one of the principal approach roads into Bognor Regis. Views either open or glimpsed due to intermittent hedgerow boundary.	✓
W 275m PRV 06	Rowan Way	Local framed view of south-west corner of site. Views further west restricted by intervening trees and development.	✓
0m S PRV 05	Oldlands Farm track	Open view from access track. Few users.	✓
45m S	Steyning Way	Glimpsed and some open views afforded on entering the Southern Cross Trading Estate. Views within the estate however are largely screened due to built form and existing landscape buffer planting.	✓
850m N PRV 01	Sack Lane	Medium distance views towards site with upper part of buildings at Southern Cross Trading Estate visible. Hedgerow along Sack Lane screens majority of views.	✓
0m N PRV 08	A259 Proposed Northern Relief Road	Open view for many motorists and few pedestrians.	✓
0m E	Railway	Open views into the site from the elevated track.	✓
Industrial/Leisure			
10m S PRV 05&06	Southern Cross Trading Estate	The boundary with the site is defined by a hedgerow and mature trees. There is the potential for glimpsed views through the landscape buffer; however majority of views would be screened.	✓

Location	Receptor	Factors influencing view	Potential For Views
		Potential upper storey views towards the site.	
300m W	Bognor Regis Retail Park	Framed views across A29/Rowan Way roundabout towards site are afforded.	✓
185m W	Rowan Park Caravan Club Site	Views towards the site are screened by the intervening dense hedgerow and mature trees	x
450m SW	Riverside Holiday Park	Views towards the site are screened by the intervening Bognor Regis Retail Park and tree belts running alongside the road. Some heavily filtered winter views towards the western boundary of the site across the A29 – Closed November – April.	x

5 PREDICTED EFFECTS

5.1 Introduction

- 5.1.1 The outline consent (ref: BE/61/13) established heights parameters for two broad areas lying both north and south of the site access road that related both to the predicted type of landuse and visual sensitivity of the site.
- 5.1.2 The least visually sensitive area and proposed location of this development lies south of the access road near the Southern Cross Industrial Estate. The two buildings proposed and their extensions will both be 13.6m high (measured from floor to ridge) which is a negligible increase compared to the previously approved height parameter of 13.5m.
- 5.1.3 Impacts within LVIA documents can either be adverse or beneficial and schemes which are proposed within sites that are currently landscape dominated, such as an arable field, will always result in some degree of adverse impact. This however does not necessarily mean that it would cause significant harm as some effects can be effectively mitigated in the long term, or the context is such that the change in character is localised and has minimal impact on the wider area and/or the site is not sensitive to landscape or visual change. Oldlands Farm fits into this latter category as it is a Greenfield site which is predominantly surrounded by development and major roads on all of its boundaries and contains no sensitive landscape features.
- 5.1.4 Furthermore, it is already allocated as an employment site within a strategic employment area and assessed as being capable of accommodating large industrial/warehouse buildings without causing significant harm to the surrounding landscape.



5.2 Predicted Landscape Impacts

Landscape Features

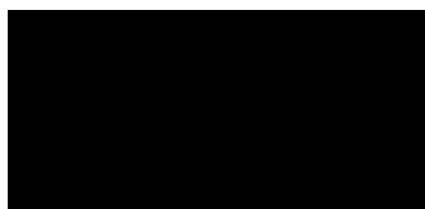
- 5.2.1 There will be no significant impacts upon existing landscape features. Overall the quality and sensitivity of the features have been assessed as **low**.
- 5.2.2 The mitigation measures will provide a net addition of native scrub planting with improved connectivity to hedgerows and habitats both within and around the perimeter of the site. This will provide some **minor** benefit to biodiversity and enhancement of key characteristic features.

Character

- 5.2.3 The site lies within an area influenced by existing large scale development and major transport corridors which has been allocated as a strategic employment zone. The BNRR will form a defensible boundary to the edge of the settlement creating further enclosure of the site. Planting proposals associated with the BNRR will add to the strategic landscape being proposed and will help integrate the site into the wider character area.
- 5.2.4 There will be **negligible** impact upon the wider character area (SC9 Chichester to Yapton Coastal Plain). At a local level there will be a distinct change in landuse.

5.3 Predicted Visual Impacts

- 5.3.1 The assessment concluded that with the exception of views from the south, all of the potential views are currently affected by either the large scale Industrial development along the northern fringe of Bognor Regis, existing transport corridors or the construction and operation (2014) of the BNRR.
- 5.3.2 The BNRR screens the majority of views from the north; glimpsed views could become available looking over the top the road at parts of the upper elevations and roof until the proposed highway mitigation matures.
- 5.3.3 Views from the east are already heavily screened by intervening hedgerows, trees and scrub along the railway corridor.
- 5.3.4 The most significant close views are from Oldlands Farm Cottages to the south. These cottages are already affected by the adjacent industrial estate. The proposed development will include scrub planting and fencing along the boundary with these cottages to screen and



filter views in the medium to longer term. The service yards and lorry parking are all screened by the proposed warehouses, which will mitigate against noise and lorry movement.

- 5.3.5 Views from the west are limited to the A29/Rowan Way roundabout and the section of the A29 heading north to Shripney. These views will remain open towards the development but will not appear inconsistent with development immediately south. These views will likely be screened by the land in Asda control to the west of the proposed site.

5.4 Landscape Strategy *(Fig 07)*

- 5.4.1 The landscape strategy associated with this proposal has been tailored to the nature of the the uses proposed. The landscape strategy associated with the extant consent on the site was aimed at encouraging B1 uses as well as B2/B8 uses and the indicative masterplans indicated a higher quality landscape than is required for this development.

- The proposals include:
- Avenue trees adjacent to the site entrance road;
- Native scrub and hedgerow planting around the site perimeters;
- Meadow grassland.

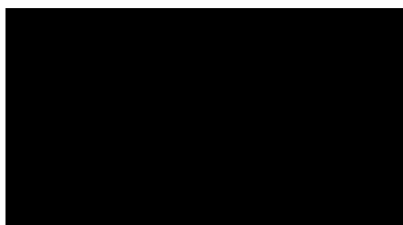
- 5.4.2 The planting has been chosen to reflect species found within the site which reflect the local characteristics. The following native species mix has been informed by the Sussex Biodiversity Record Centre and Sussex Hedgerow Inventory as being appropriate for the site.

Table 6 - Proposed Native Hedgerow and Scrub Species Mix

Species	Latin Name	% of Mix
Hawthorn	Crataegus monogyna	60%
Hazel	Corylus avellana	15%
Holly	Ilex aquifolium	10%
Blackthorn	Prunus spinosa	10%
Dog Rose	Rosa spp.	5%

Table 7 - Formal/Ornamental Avenue Trees

Species	Latin Name
Field Maple var.	Acer campestre 'Elsrijk'



Fastigate Hornbeam	Carpinus betula 'Fastigiata'
Sycamore var.	Acer pseudoplatanus 'Negenia'
Lime Var.	Tilia cordata 'Green Spire'

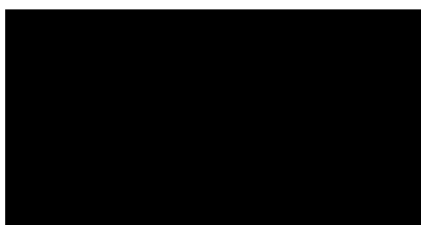
Table 8 - Aquatic Planting within the SUDS ponds

Species	Latin Name	% of MBP
Sweet Flag	Acorus calamus	10%
Flowering Rush	Butomus umbellatus	10%
Hairs Tail Cottongrass	Eriophorum vaginatum	10%
Yellow Flag	Iris pseudacorus	20%
Pickerel Weed	Pontederia cordata	5%
Bulrush	Typha latifolia	30%
Dwarf Bulrush	Typha minima	15%

- 5.4.3 The grass mixes to be used around the habitat areas and swales will be chosen to reflect the soil types and drainage.

6 SUMMARY AND CONCLUSIONS

- 6.1.1 The site lies within an area that benefits from an existing outline planning permission for a mix of commercial uses including those proposed as part of this full application (B1(c)/B2/B8).
- 6.1.2 Oldlands Farm is an arable field surrounded by major road infrastructure, railway line and industrial development to the south. It also lies within a wider strategic employment area and is not considered sensitive to either landscape or visual change.
- 6.1.3 The site contains no sensitive landscape features that are characteristic of the area and is visually contained from the wider setting.
- 6.1.4 The proposed buildings and associated extensions will be 13.6m high to ridge and to all intents and purposes compliant with the heights parameters plan approved under the recent outline permission.
- 6.1.5 The layout has been organised to visually and acoustically contain the service yards and lorry parking away from the Oldlands Farm Cottages to the south and will be further mitigated by native scrub planting adjacent to the southern boundary.
- 6.1.6 Biodiversity will be enhanced through native scrub planting and the proposed SUDS areas.



Low maintenance grass areas will be created to encourage a diverse ground flora and increase invertebrate activity.

Methodology

Landscape Institute & the Institute of Environmental Management and Assessment, 2013, "Guidelines for Landscape and Visual Assessment", 3rd Edition, London, Spon Press

Morris, P. & Therivel, R. eds., 2001, "Methods of Environmental Impact Assessment", 2nd Edition, London, Spon Press

Countryside Agency and Scottish Natural Heritage, 2002, 'Landscape Character Assessment Natural England and English Heritage, 2005, 'The Character of England Landscape, Wildlife and Cultural Features Map –
<http://www.naturalengland.org.uk/ourwork/landscape/englands/character>

Information Sources

Footpath Numbers: <http://www2.westsussex.gov.uk/lvmaps/imap.html>

Arun District Local Plan: <http://www.arun.gov.uk/>

Landscape Character

https://www.westsussex.gov.uk/living/planning/the_county_plan/west_sussex_character_project/landscape_character_assessment.aspx

Listed Buildings: <http://www.britishlistedbuildings.co.uk/>

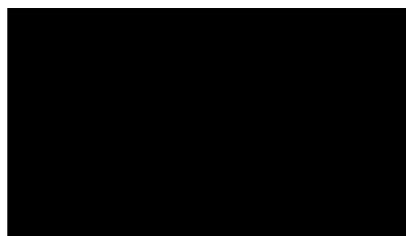
Monuments and heritage: <http://list.english-heritage.org.uk/mapsearch.aspx>

Landscape designations: <http://magic.defra.gov.uk/website/magic/>

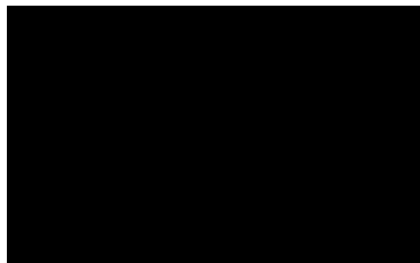
Relevant Species Information: <http://www.hedgelink.org.uk/hedgerow-biodiversity-action-plan.htm> & <http://www.biodiversitysussex.org.uk/habitats/>

Glossary

AONB	Area of Outstanding Natural Beauty
D&A	Design & Access Statement
FP	Public Footpath
LP	Local Plan (adopted)

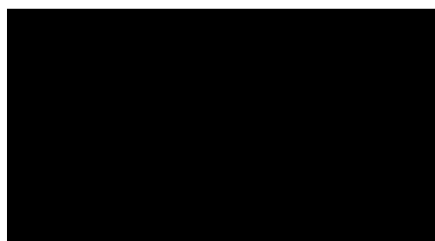


<i>LVIA</i>	<i>Landscape and Visual Impact Assessments</i>
<i>NCA</i>	<i>National Character Areas</i>
<i>NPPF</i>	<i>National Planning Policy Framework</i>
<i>PRoW</i>	<i>Public Rights of Way</i>
<i>PRV</i>	<i>Principal Representative Viewpoints</i>
<i>SLP</i>	<i>Submitted Local Plan</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SSSI</i>	<i>Site of Special Scientific Interest</i>
<i>ZTV</i>	<i>Zone of Theoretical Visibility</i>



Appendix A

Methodology and Assessment Criteria



Methodology

The assessment has been carried out in three key stages:

- Desk study;
- Field and photographic surveys; and
- Analysis and evaluation.

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

Baseline Data Collection

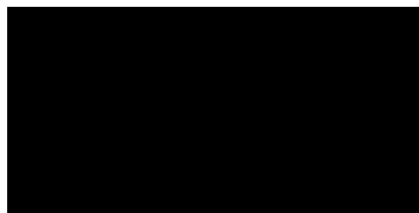
A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For this project a Pre-planning BS5837 Tree Survey was not required as there are no trees on site, the Phase 1 Ecology Survey was used to provide an understanding of potential landscape constraints. This is used, along with site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

Visual Envelope

The desk-based analysis cannot normally take full account of the effects of intervening vegetation; subtle changes in topography and influence of existing and recently built development.

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



It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site and cross checking the view through section analysis. This process can be limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgment are crucial and where doubts exist, are checked by cross sectional analysis.

Field and Photographic surveys

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

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

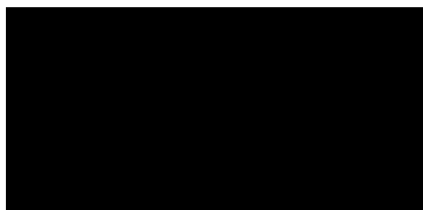
Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then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

Analysis and Evaluation

The assessment evaluates the possible effects on the existing landscape and visual resources of the area. Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed. For the purposes of the assessment the following assumption have been made:

For human receptors, views are assessed at 1.8m, assuming adult standing height.

For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.



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

Table 7 - Tree planting heights and growth rates

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

Impacts

Construction Impacts

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

Operation and Management Impacts

The operation period is defined as the completion of the built proposals. The impacts are assessed at 0 years without mitigation to analyze the 'worse case' scenario' with planting being assumed completed by the end of the first planting season unless otherwise stated. The impacts thereafter are assessed using the predicted growth heights shown in the table above.

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

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

assessment tables)

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

Landscape impacts

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

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

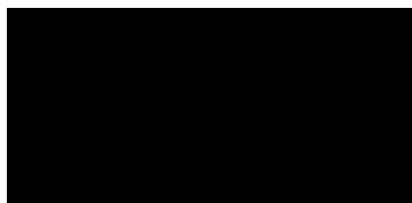
Indirect effects include:

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

Visual Impacts

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

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



ASSESSMENT CRITERIA

Introduction

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

Landscape Value

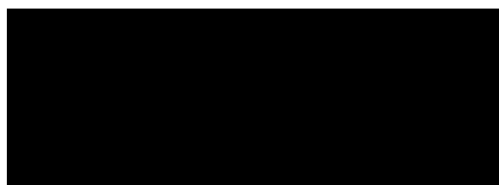
This relates to the perceived value that is afforded to landscape by society. The value can apply to individual elements or the overall aesthetic and perception elements which form the character. The value can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level such as:

- Quality, condition and intactness of both individual features and overall;
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquility;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations
- Recreational Value

Landscape Quality

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

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



components.

Using the LI/IEEM³ guidelines the following criteria have been used:

Table 8- Landscape Value Criteria

	Criteria Definition
High	Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees).
Moderate	Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management however also evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees).
Low	Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees).

Sensitivity

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

4

Visual sensitivity relates to:

- The location and context of the viewpoint;

³ Guidelines for Landscape and Visual Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013

⁴ Guidelines for Landscape and Visual Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2002 – Glossary, Page 120.

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

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

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

Table 9 - Landscape Sensitivity Criteria

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

Table 10 - Visual Sensitivity Criteria

Receptor		View Type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards views that are of moderate or unexceptional quality and contain urban elements or detracting features	Moderate
		Windows that are overlooking low quality or degraded landscapes, or are dominated by large scale urban structures	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
	Places of Work	External areas	Outdoor seating areas
Ground & Upper Floors		Windows overlooking development	Low
Recreational Routes	PROW, CRoWs& Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape.	Low
		Includes routes that appear to not be in use.	
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate

Receptor		View Type	Sensitivity
	Designated Cultural/Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low

Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect,'⁵ The criteria for levels of magnitude are outlined below:

Table 11 Landscape Magnitude Criteria

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

Table 12 - Visual Magnitude Criteria

⁵ Guidelines for Landscape and Visual Assessment' - Landscape Institute & The Institute of Environmental Management and Assessment, 2002

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

Significance

Significance has been determined by assessing the magnitude of the impact in the context of its sensitivity taking account of its duration and the degree to which the impact is reversible. The matrix in Table 6 provides a valuable basis for determining the significance levels on each receptor; however professional judgment is sometimes required to adjust the significance value based on sound reasoning. These can be either adverse or beneficial.

Table 13 - Significance Matrix

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

Table 14 - Landscape Impact Significance Definitions

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

Table 15 - Visual Impact Significance Definitions

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

1.

Appendix B

Policy Extracts

Arun District Council Local Plan 2013

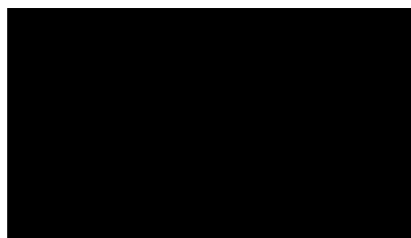
POLICY GEN7 The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in



scale, external appearance, hard and soft landscaping and materials.

POLICY GEN9 Foul and Surface Water Drainage

Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.

POLICY GEN15 Cycling and Walking

The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area. The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route.

POLICY GEN18 Crime Prevention

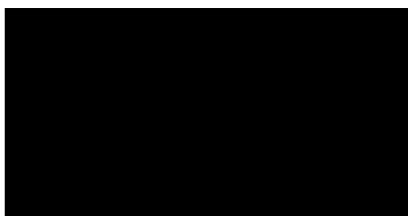
Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Local Planning Authority is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout.

Reason

To reduce the risk of crime.

Explanation

1.63 The design, layout, landscaping and lighting of new development can help reduce the risk of crime. Appropriately designed features can provide people with a safer, more secure environment. Sussex Police have a crime prevention strategy entitled "Secured by Design" and "Secured by Design Commercial" in which guidelines are set for crime prevention.



POLICY GEN33 Light Pollution

Planning permission will be permitted for proposals which involve outdoor lighting schemes subject to:-

- (i) no adverse impact on neighbouring uses or the wider landscape;
- (ii) light levels being the minimum required for security and working purposes; and
- (iii) minimising the potential glare and spillage.

Where appropriate, the Local Planning Authority will seek to control the times of illumination.

Local Plan Publication Version (February 2014) – Will replace the Local Plan once adopted

Policy SD SP1 Sustainable development

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

Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/ or adopted Neighbourhood Development Plan will be approved, unless material considerations indicate otherwise.

Where there are no relevant policies in this Local Plan (and where relevant, with policies in Neighbourhood Development Plans) development proposed will be approved without delay unless material considerations indicate otherwise - taking into account whether:

- a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy

Framework taken as a whole; or

b. Specific policies in that Framework indicate that development should be restricted.

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

Policy SD SP2 Built-up Area Boundary

Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

The boundaries can be altered by a development plan document or a Neighbourhood Development Plan - providing these do not reduce the coverage of a Built-Up Area Boundary

Policy D SP1 Design

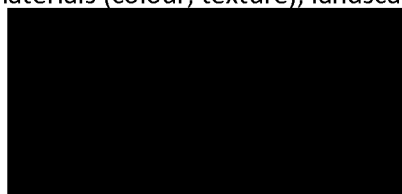
All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.

Policy D DM1 Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.



2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

4. Innovation

Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.



9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well.

11. Layout - legibility

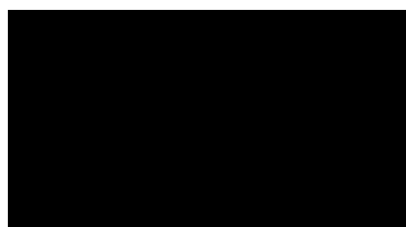
Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density



of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies.

Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions.

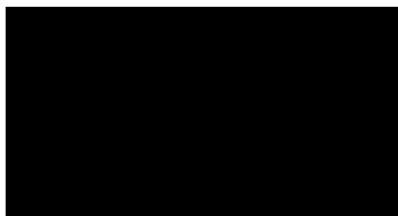
Developments with respect to all of the above shall also be consistent with all other Local Plan policies

Policy ECC SP1 Adapting to climate change

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

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

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



Policy ENV SP1 Natural environment

Arun District Council will encourage and promote the conservation and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.

Policy ENV DM5 Development and biodiversity

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

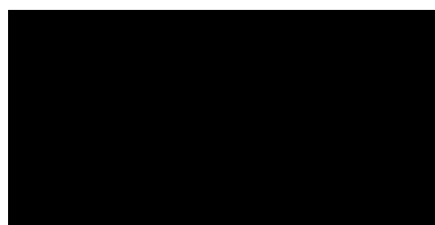
Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts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

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

Developments shall also be consistent with all other Local Plan policies.

Policy W DM3 Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality, all



development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

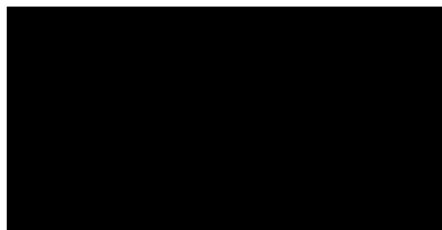
- Green roofs
- Permeable driveways and parking
- Soakaways
- Water harvesting and storage features including water butts.

Proposals for major development must also integrate SUDS within public open spaces and roads, in liaison with West Sussex County Council, (the SUDS Approval Body) or its agent. SUDS must therefore be integrated into the overall design of a development and must:

- a. Contribute positively to the appearance of the area
- b. Effectively manage water (including its quality)
- c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- d. Provide amenity for local residents (ensuring a safe environment) and
- e. Retain existing open drainage ditches in their current form.

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

- f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.
- g. Undertake up to six months groundwater monitoring within the winter period.
- h. Undertake winter percolation testing in accordance with BRE365.
- i. The proposed drainage system must be designed to ensure that there is no flooding on a 1



in 30 year storm event.

j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

Policy QE SP1 Quality of the environment

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

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

Policy QE DM2 Light pollution

Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

- a. No adverse impact on neighbouring uses or the wider landscape;
- b. Light levels being the minimum required for security and working purposes;
- c. Minimising the potential glare and spillage; and
- d. The degree to which outdoor lighting can be powered by on-site renewable sources.

Where appropriate, the Local Planning Authority will seek to control the times of illumination.

Developments shall also be consistent with all other Local Plan policies.

