

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) Environmental Statement

Chapter E: Landscape and Visual Impact Assessment

January 2022

fabrik Ltd
Lenten House, 16 Lenten Street, Alton,
Hampshire, GU34 1HG



14677/01/SSL/NSt
20482441v2 20482441v2

Contents

E1.0	Introduction	1
	About the Author	1
E2.0	Policy Context	3
	National Policy	4
	Local Policy	4
	Technical Guidance	7
E3.0	Assessment Methodology & Significance Criteria	8
	Assessment Methodology	8
	Significance Criteria	9
	Consultation	10
	Assumptions and Limitations	11
E4.0	Baseline Conditions	13
	Existing Conditions	13
	Future Baseline	36
E5.0	Potential Effects	38
	During Construction	38
	During Operation	55
E6.0	Mitigation and Monitoring	73
	During Construction	73
	During Operation	73
E7.0	Residual Effects	74
	During Construction	74
	During Operation	74
E8.0	Summary & Conclusions	75
E9.0	Abbreviations & Definitions	80
E10.0	References	81

E1.0 Introduction

- E1.1 This Chapter forms part of an Environmental Statement ('ES') which sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed residential led mixed use development of land near the villages of Barnham, Eastergate and Westergate ('BEW') in West Sussex. The proposals also include the realignment of the A29 strategic route south of Barnham Road.
- E1.2 The Proposed Development forms a first phase of the wider strategic allocation of land for development, for the purposes of this ES the application site is known as 'BEW Parcel SC1'. A description of the background to the proposal, including its role as part of the strategic allocation; the relationship of this chapter to the wider ES; and a description of the site and the development is provided at Chapters A to C of this ES.
- E1.3 Chapter O considers cumulative effects including a review of the potential for effects associated with the development of the wider strategic allocation at BEW.
- E1.4 This chapter should be read in conjunction with Chapters A, B, C and O.
- E1.5 This Chapter reports the assessment of the potential for likely significant environmental effects arising from the Proposed Development in relation to landscape and visual resources.
- E1.6 The focus is on the likely significant environmental effects arising on the district, local and site level landscape character; site level topography, land use and vegetation; changes to the skyline; the historic and cultural landscape; changes to the character and amenity of the range of visual receptors (as identified through a selection of a range of key representative views shown on Figures E2.20-E2.22 of Appendix E2) during the construction (including site enabling works) and operational stages.
- E1.7 This Chapter summarises the assessment methodology, describes the baseline conditions at the application site and in the surrounding area, provides a summary of the likely significant effects, sets out the further secondary and tertiary mitigation measures required to prevent, reduce or offset any significant negative effects, and the likely residual effects after these measures have been employed.
- E1.8 The chapter should be read in conjunction with the following technical appendices provided at Volume 2 to this ES:-
- **Appendix E1 – LVIA Methodology**
 - **Appendix E2 – Plans and Photos**
 - **Appendix E3 – Verified Visual Montages**
 - **Appendix E4 – A3 photos**
- E1.9 At the end of each section of the baseline assessment is a table setting out the value attributed to each of the landscape and visual receptors. A summary table setting out the significance of effect on the range of landscape and visual receptors at the site enabling, construction and operational stages are included at the end of the document.

About the Author

- E1.10 The author of the LVIA Chapter (Liz Simes) is a Chartered Landscape Architect and the Director of Landscape Planning at fabrik Ltd, with over 20 years of experience on a range of complex EIA projects including mixed commercial and residential; mineral schemes; and tall buildings on either brownfield or green field sites.
- E1.11 Liz recently prepared the LVIA ES Chapter associated with the outline application for the re-development of Fawley Power Station in Hampshire for a mixed-use scheme, including 1500

dwellings, retail, commercial, public open space and SANG land. The application site which straddles two administrative areas, has been subject to independent EIA scrutiny by Hampshire County Council. The project was granted consent in the summer 2020.

E2.0 Policy Context

- E2.1 The application site lies wholly in Arun District Council (ADC) administrative area.
- E2.2 The application site forms the larger, central section of a wider strategic allocation at Barnham Eastergate and Westergate (SD5 on the Proposals Plan) of the Arun Local Plan 2011-2031 (under Policy H SP2c). The whole allocation (which includes land beyond the application site to the north, south and west) is for up to 3000 dwellings, with a further 700 dwellings to be delivered beyond 2031. In addition, the Local Plan requires the delivery of key infrastructure requirements, which will comprise a local centre with connections to the train centre at Barnham; new retail, commercial and community facilities; a new Tier 7 library, healthcare facilities, a new A29 Strategic Road Corridor (Policy T-SP3i) with an east-west route north of the railway line, a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places; two new sports pitches and changing rooms and new employment provision.
- E2.3 There are no landscape designations that cover the application site. The land beyond the application site and the existing Barnham settlement edge to the north-east is designated as a Gap Between Settlements relating to the physical landscape gap between Barnham and Walberton; land abutting the northern site boundary is a Conservation Area around Church Lane associated with the southern edge of Eastergate and the St George's Church; an area of existing open space (which is also designated as a Local Open Space in the Barnham and Eastergate Neighbourhood Plan) abuts the eastern boundary associated with the Sir Philip Howard Catholic School, with Local Green Spaces designated as 'Land East of Ivy Lane' and the 'Ormiston Academy School Playing Fields' (in both the Local and Neighbourhood Plans) beyond the north-eastern edge of the application site. An 'Area of Character' associated with dwellings either side of the B2233 Barnham Road in Barnham abuts the north-eastern corner of the application site. A number of Listed Buildings are present within the immediate townscape area around the application site. The Churchyard of St George's Church and the school playing fields at Eastergate Primary School abut the application site to the north are both are designated as a Local Open Space in the Barnham and Eastergate Neighbourhood Plan (Refer to Figure E2.2). A total of five blanket Tree Preservation Orders (reference: TPO/BN/2/19, TPO/BN/7/20, TPO/EG/1/04, TPO/BN/5/20 and TPO/AL3/20) cover a number of individual and groups of trees present within the application site to the north of the railway line, predominantly relating to the hedgerow trees.
- E2.4 At the parish level, land to the west of the application site forming the east facing valley side and valley floor associated with the Lidsey Rife, together with land south of the railway line are identified as a 'Green Infrastructure Corridor' by Arun District Council (refer to Figures E2.3A and E2.3B); with land south of the railway line the Lidsey Rife to the western edge of the application site is designated as a Biodiversity Opportunity Area (refer to Figure E2.4). A number of Local Green Spaces have been identified by the parish, which lie outside the application site, but both within and beyond the Green Infrastructure Corridor defined by Arun District Council, as shown on Figure E2.5.
- E2.5 The South Downs National Park lies approximately 5.5km to the north of the application site.
- E2.6 Conservation Areas are located primarily within the settled areas of the towns and villages, with a number of Listed Buildings scattered in the landscape beyond the application site.
- E2.7 Refer to Figure E2.1 in Appendix E2 which shows the application site, the wider allocations and landscape related designations

National Policy

The National Planning Policy Framework (NPPF)

E2.8 The NPPF (July 2021) contains a presumption in favour of sustainable development. The following sections are key considerations for the LVIA:

- 1 Section 2: Achieving sustainable development;
- 2 Section 8: Promoting healthy and safe communities;
- 3 Section 12: Achieving well-designed places;
- 4 Section 15: Conserving and enhancing the natural environment;
- 5 Section 14: Meeting the challenge of climate change, flooding and coastal change; and
- 6 Section 16: Conserving and the enhancing the historic environment.

Local Policy

Arun District Council, Local Plan, 2001 -2031, Adopted July 2018

E2.9 As set out above, the application site forms part of a Strategic Housing Allocation and is therefore subject to Policy SD5 and H SP2c. In particular, the topics of sub-sections a, b, d and f are pertinent to this LVIA relative to coalescence, continuity between the existing landscape setting and villages, the provision of a linear park which follows the Lidsey Rife; and the incorporation of significant views to and from the South Downs National Park.

E2.10 In addition to the specific Strategic Allocation, the following policies are also pertinent to landscape and visual issues:

- 1 SD SP2 Built-up Area Boundary
- 2 C SP1 Countryside
- 3 GI SP1 Green infrastructure and development
- 4 SD SP3 Gaps Between Settlements (and in particular the Gap between Barnham and Walberton)
- 5 LAN DM1 Protection of landscape character
- 6 D SP1 Design
- 7 D DM1 Aspect of form and design quality
- 8 HWB SP1 Health and Wellbeing
- 9 OSR DM1 Open Space, sport and recreation
- 10 OSR SP1 Allotments
- 11 HER SP1 The historic environment
- 12 HER DM1 Listed buildings
- 13 HER DM2 Locally Listed Buildings or Structures of Character
- 14 HER DM3 Conservation Areas
- 15 HER DM4 Areas of Character
- 16 ENV DM4 Protection of trees
- 17 W DM3 Sustainable Urban Drainage Systems
- 18 QE SP1 Quality of the environment
- 19 QE DM2 Light pollution

Arun District Council Local Plan Evidence Base Documents

E2.11 In addition, the following documents form the evidence base to the Local Plan and are also pertinent to landscape and visual issues:

- 1 Green Infrastructure Maps, November 2012
- 2 Arun's Green Infrastructure Study, June 2012
- 3 Arun Landscape Study, 2017
- 4 Landscape and Visual Amenity Aspects of Development Choices in Arun District, 2006

Barnham and Eastergate Neighbourhood Plan 2014-2029, Submission Plan, December 2013

E2.12 The central and eastern sections of the application site lie within Barnham and Eastergate Parish.

E2.13 The following policies of the above (which at the time of writing is not a 'made' document) are pertinent to this LVIA:

- 1 ES2 Watercourses
- 2 ES3 The Local Gap / Green Infrastructure Corridor
- 3 ES4 Protection of Open Views
- 4 ES5 Quality of Design
- 5 ES6 Contribution to Local Character
- 6 ES7 Development Affecting Heritage Assets
- 7 ES10 Trees and Hedgerows
- 8 CLW4 Provision of Allotments
- 9 CLW5 Protection of Assets of Community Value
- 10 CLW6 Designation of Local Green Space
- 11 CLW7 Protection of Open Spaces
- 12 H4 Integration of New Housing into Surroundings
- 13 H5 Outdoor Space

Aldingbourne Neighbourhood Development Plan 2019-2031, Post Examination Plan 2021, June 2021

E2.14 The western areas of the application site, including Westergate, lie within Aldingbourne Parish. The following policies of the above are pertinent to this LVIA (and were adopted by Arun District Council on 14 July 2021):

- 1 H8 Outdoor Space
- 2 EH 1 Built Up Area Boundary (BUAB)
- 3 EH2 Green Infrastructure and Ecosystem Services
- 4 EH6 Protection of Trees and Hedgerows
- 5 EH9 Conservation Areas
- 6 EH10 'Unlit Village' Status
- 7 LC4 Provision of Allotments
- 8 LC6 Designation of Local Green Space
- 9 LC7 Local Open Space

E2.15 For weighting of these Neighbourhood Plan policies refer to the Planning Statement.

Guidance Documents

E2.16 The NPPF is augmented by the on-line resource Planning Practice Guidance (PPG). There are a number of sections that relate to this LVIA as set out below.

- 1 Design: process and tools - Paragraph: 001, Reference ID: 26-001-20191001 (01 October 2019) which is also linked to para 130 of Section 12: Achieving well-designed places;
- 2 Natural Environment – Green Infrastructure: Paragraph: 006, Reference ID: 8-006-20190721 (21 July 2019) regarding the planning goals that GI can help to achieve;
- 3 Natural Environment – Green Infrastructure: Paragraph: 029, Reference ID: 8-029-20190721 (21 July 2019) regarding trees and woodland;
- 4 Natural Environment – Green Infrastructure: Paragraph: 034 Reference, ID: 8-034-20190721 (21 July 2019) regarding compensation for tree loss in ancient woodland, or ancient or veteran trees;
- 5 Natural Environment - Landscape: Paragraph: 036 Reference, ID: 8-036-20190721 (21 July 2019) regarding conservation and enhancement of landscapes;
- 6 Natural Environment – Landscape: Paragraph: 042, Reference ID: 8-042-20190721 (21 July 2019) regarding the setting of National Parks;
- 7 Open space, sports and recreation facilities: Paragraph: 001 Reference ID: 37-001-20140306 (06 March 2014) regarding taking account of open space in new development;
- 8 Tree Preservation Orders and trees in conservation areas: Paragraph: 154 Reference ID: 36-154-20140306 (06 March 2014) regarding duty to replace protected trees;

E2.17 The National Design Guide (2019) sets out 10 characteristics that are important for large scale development. These are listed as: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.

E2.18 Whilst the application site lies wholly outside of the South Downs National Park (SDNP) due to the rising topography of the Downs there is intervisibility with the Park. The following documents and policies are therefore key considerations for the LVIA in terms of the setting to the SDNP:

- 1 South Downs Local Plan, Adopted 2 July 2019 (2104-33) and in particular Strategic Policy SD6: Safeguarding Views;
- 2 Viewshed Characterisation and Analysis Study, November 2015;
- 3 Partnership Management Plan 2014-2019; and
- 4 Landscape Background Paper, September 2017

E2.19 At the local level, the following prepared by Arun District Council:

- 1 Arun District Design Guide, Supplementary Planning Document (SPD) Consultation Draft, January 2020;
- 2 Open Space, Playing Pitches, Indoor and Built Sports Facilities, Supplementary Planning Document, January 2020;
- 3 Open Space and Play Calculator;
- 4 Health and Fitness Calculator; and
- 5 Areas of Special Character – Description Review, Adopted September 2005.

Technical Guidance

- E2.20 The following technical guidance documents have been used during the preparation of this Volume:
- 1 Guidelines for Landscape and Visual Impact Assessment (GLVIA) by the Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013;
 - 2 Landscape Character Assessment: Guidance for Scotland and England, 2002;
 - 3 An Approach to Landscape Character Assessment, 2014;
 - 4 Visual Representation of Development Proposals, Technical guidance note 06/19, 17 September 2019 by the Landscape Institute; and
 - 5 The Setting of Heritage Assets, 2017.

E3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

- E3.1 The LVIA has been undertaken in accordance with the principles set by the Landscape Institute and Institute of Environmental Management and Assessment in the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013); and guidance on Landscape Character Assessment produced by the Countryside Agency (now Natural England) and Scottish Natural Heritage (2002). The photography, alongside any Verified Visual Montages (VVMs) have been prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019). Viewpoint photographs have been prepared in accordance with the Landscape Institute's Advice Note 01/11 Photography and photomontage in landscape and visual impact assessment (2011). The detailed methodology adopted for this project is set out at Appendix E1, which includes method of baseline data collection.
- E3.2 The LVIA involved a combination of desk and field based studies. The value of the landscape and visual receptor has been assessed at the baseline stage. The susceptibility to the proposed change and therefore the sensitivity of each of the landscape and visual receptors has been attributed at the impact assessment stage. Again, refer to Appendix E1 for detail of the LVIA methodology and associated criteria tables. A summary of the key steps in the methodology for the LVIA are as follows:
- 1 The landscape of the study area was analysed (through both desk-based and field survey work) and landscape receptors identified;
 - 2 The visual baseline was recorded in terms of the different groups of people who may experience views of the proposed development and the nature of their existing views and visual amenity;
 - 3 Representative viewpoints were selected based on a range of views of the existing site (and agreed with the Landscape Officer at Arun District Council) and the likelihood of significant effects;
 - 4 Verified Visual Montages (VVMs) were produced showing the block massing using the architectural model which sits behind the building height parameter plans. They therefore show the building heights to ridgeline. It has not been possible to fully show tree removals as the detail of this is not available at this outline stage;
 - 5 Likely significant effects on landscape and visual resources were identified;
 - 6 Each of the representative viewpoints have been assessed to determine the construction stage effects and the operational stage effects; and
 - 7 The significance of landscape and visual effects were judged with reference to the sensitivity of the resource / receptor (its value and susceptibility) and magnitude of effect (a combination of the scale / size of effect, geographical extent and duration / reversibility). The operational stage of the proposed development assesses the effects of the maximum parameters of the proposed development, as defined by the Parameter Plans combined with the Scheme Information Schedule. The cumulative effects are addressed in Chapter N – Cumulative Impact Assessment.
- E3.3 The duration of the effect, for the purposes of assessment (relative to the proposed development specifics) have been defined as:
- Short-term – 1-5 years. For this project this would include the enabling works / infrastructure and part of the first phase of residential development, part of the A29

Strategic Road Corridor, the Barnham station car parking, green link and potentially the commencement of the local centre, primary school and community centre;

- Medium term – 6-11 years. For this project, this would include the continued construction of dwellings and the completion of the local centre and primary school in Phase 1. By the end of year 11 the final elements of the proposed development will have been implemented and therefore spans Phases 1-3. This comprises the east to west link roads, the A29 Strategic Road Corridor both north and south of railway line, the Hanbury Spur, the linear park and cricket pitch. It is predicted that the construction phase of the proposed development will take approximately 11 years to complete); and
- Long term – 11 years plus. Effectively at this stage, all construction works will be complete and the site being fully operational. The assessment of effects considers the operational effects on the completion of the whole of the proposed development

Site Visits / Surveys

- E3.4 The landscape and visual surveys of the baseline situation were undertaken on 18 May, 26 August and 12 September 2020 (when trees and hedgerows were in full leaf). The weather conditions were dry and overcast or sunny on the days of the survey. This survey was carried out to understand the application site and its immediate setting; the local topography; existing land uses; landscape structure and elements and vegetation structure; the Zone of Visual Influence; and to confirm the magnitude of visibility (based on the agreed set of key representative viewpoints). A further survey was carried out in March 2021 to record the winter views accordingly.
- E3.5 The field study was then used to confirm the physical components and structure of the wider landscape of the study area and to verify the preliminary range of landscape character areas identified in the desk study that immediately surrounds and makes up the application site.

Significance Criteria

- E3.6 For this assessment, the following descriptive thresholds are used with regard to the significance of landscape and visual effects (which are assessed separately):
- 1 Substantial: A significant change to the landscape elements, key characteristic features and perceptual qualities. Major change to a static open or partial view.
 - 2 Moderate: Some change to the landscape elements, key characteristic features and perceptual qualities. Moderate or major change to static or kinetic, partial view.
 - 3 Minor: Some change to the landscape elements, key characteristic features and perceptual qualities. Minor change to a static or kinetic partial or glimpsed view.
 - 4 Negligible: Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.
 - 5 Neutral: Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).
- E3.7 A judgement is reached based on the assessment whether an effect is significant (i.e. those effects which are assessed as being moderate - substantial) and beneficial or adverse. For the assessment of effects of the proposed development at this allocated site, the second bullet point of para 5.37 of GLVIA has been engaged. This states that decisions on whether effects are beneficial or adverse may consider: *“the contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character.”* This is a key consideration in the assessment of effects at the operational stage.
- E3.8 The landscape and visual effects have been considered alongside the effects described in the Historic Built Environment and Archaeological Chapters I and J respectively.

Consultation

E3.9 Arun District Council have been consulted on the location of proposed photo representative key viewpoints (refer to Figures E2.20-E2.22 Appendix E2), that form the basis of the visual impact assessment. A total of 21 viewpoints were identified from a range of locations and distances from the application site and have been agreed with ADC, along with the location of Verified Visual Montages (VVMs). Furthermore, ADC have been consulted on the local level landscape character assessment as prepared for the wider Site Allocation (as requested by Natural England in their response to the Scoping Report). There have been some minor modifications to this character assessment, due to the changes in the red line associated with the planning application boundary, however, the broad principles remain unchanged.

E3.10 In summary, the Scoping Opinion from Arun District Council (dated 11 November 2020) set out the following relative to the LVIA:

- 1 That the viewpoints have been agreed with ADC (as set out in the above para and in Scoping Opinion para 4.4) and are therefore included in this Chapter;
- 2 That the South Downs National Park Authority (SDNPA) agree with the selection of viewpoints and in particular viewpoint 17 from Halnaker Windmill (Scoping Opinion para 4.5) and are therefore included in this Chapter;
- 3 That the SDNPA requested the exploration, using evidence, as to how much the proposed development will impact the setting of the National Park, both in visual and landscape character terms. The consultation response cited that this is a fundamental element of the Baseline Studies as it will help to determine the significance of any effect upon the National Park and its Purposes. It requires a synthesis of multiple strands of evidence to produce a holistic understanding of the application site (Scoping Opinion para 4.5). This has been considered in the baseline assessment and a separate section providing an assessment on the impact on the setting of the SDNP is included in this Chapter.
- 4 That the LVIA should include assessments of visual effects on the surrounding area and landscape together with any physical effects of the development, such as changes in topography (Scoping Opinion para 4.6). This is included in this assessment relative to effects on the contextual environment, together with an assessment of effects on the landscape receptors present within the application site.
- 5 That a cumulative impact assessment for existing and proposed development is required, including those projects at the scoping stage (Scoping Opinion para 4.6). The assessment of cumulative effects is contained in Chapter N – Cumulative Impact Assessment;
- 6 That the LVIA methodology included at Appendix E1 has been agreed with ADC (Scoping Opinion para 4.7);
- 7 That the LVIA should include a night-time character assessment to fully consider the impact which the development will have on the quality of the dark skies of the Dark Night Skies Reserve (Scoping Opinion para 4.8) alongside the visual impact on the setting and tranquillity of the SDNP (Scoping Opinion para 4.14). The baseline section includes an assessment of the night-time character. The effects section includes an assessment of changes to this night-time character arising from the proposed development. This is linked to the acknowledgement that a lighting assessment will be appended to the ES which is to be considered in this LVIA Chapter (Scoping Opinion para 4.13);
- 8 That the LVIA should consider the effects on a wider area than the red line area to ‘fully consider the wider landscape and visual impact’. This is included both in the assessment of effects on the contextual environment;
- 9 That the other land within the strategic allocation outside of the control of the applicant is to be given consideration in the LVIA, subject to information being available (Scoping Opinion para 4.15). This is included in the section titled ‘Consideration of Strategic Allocation’.

E3.11 The Scoping Opinion also sets out that the assessment is to be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) and the guidance on Landscape Character Assessment produced by the Countryside Agency (now Natural England) and Scottish Natural Heritage (2002); and that Verified Visual Montages are to be prepared in accordance with the Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019). These documents are referenced in the LVIA methodology at Appendix E1.

E3.12 Further discussions were had with ADC regarding the inclusion of Verified Visual Montages. Three locations were agreed, from representative viewpoints 3 from within the northern section of the Conservation Area of Barnham to the east; 17 from Halnaker Windmill to the north; and 19 from The Folly to the north-west of Slindon to the north.

Assumptions and Limitations

E3.13 The baseline section of the LVIA includes web-based information and published documents available at the time of writing. The impact assessment is based on the suite of Parameter Plans included at Appendix C1.

E3.14 The LVIA shows and describes the baseline situation as at May, August and September 2020 and with winter views in March 2021.

E3.15 Whilst background information has been gathered relative to heritage assets and the cultural landscape to understand the historic landscape, the assessment of effects on the setting to heritage assets is set out in Chapter I – Historic and Built Environment. This LVIA does include an assessment of change to the landscape setting to these assets.

E3.16 Distances to the nearest site boundary were calculated using Google Earth Pro and are therefore approximate.

E3.17 The assessment of effects will be based on the worst-case scenario and likely significance of effect throughout. However, through the application of the matrix this often shows a range of effects with some considered in balance through the application of professional judgement.

E3.18 It is assumed during the construction stage (which includes the site enabling works) that:

- 1 whilst the existing soil would be stripped from the application site to form the proposed development platforms and localised amendments to the landform would occur to accommodate the proposed ponds, but that overall the topographic profile across the application site would be retained, i.e. one of a gently sloping site;
- 2 all the existing boundary vegetation will be retained and protected where it is proposed to remain in place at the operational stage;
- 3 the existing glasshouses and polytunnels and any temporary structures within the application site will be removed;
- 4 the above ground reservoir would be wholly removed;
- 5 the existing PRoW that cross the application site will remain open for the duration of the site enabling and construction stage (routes 321, 323 and 200);
- 6 a build out rate of 75 dwellings per annum from 2023 up to the end of 2025 and 150 dwellings per annum from 2026-2033 will be achieved;
- 7 following the initial enabling infrastructure phase (during 2022-2023), the scheme will be built out in 3 phases broadly on a north to south build out, with the last residential phase being completed in the western section of the application site;
- 8 a number of contractor's compounds will be created to build out the scheme, the location of which is yet to be determined;

- 9 the cabins would be stacked a maximum of 2 cabins high and are to be as visually recessive as possible;
 - 10 any temporary contractor's accommodation provided will be on site, the location and extent of which is yet to be determined;
 - 11 the solid security hoarding would be implemented and removed on a phased basis, and is located on the edge of that phase; and
 - 12 the road corridor is implemented broadly at grade, with the exception of the embankment to the bridge over the railway line (at 17.74m AOD and therefore will be approximately 8m above the existing level of the railway line); the removal of the bunds to the raised reservoir whereby the road will sit approximately 3.5m lower than the top of the existing bunds; and the embankment associated with the Lidsey Rife Bridge Crossing at the southern end of the Rife within the application site over the northern section of the Lidsey Rife corridor which will be at approximately 8.5m AOD and therefore 8.5m above the Lidsey Rife.
- E3.19 The assessment of visual effects on temporary construction workers has not been included, as they are not included in the baseline scenario and the character and amenity of their view wholly relates to the activities that they are involved in.
- E3.20 The Landscape and Green Infrastructure Parameter Plan (PPO4) shows the location of areas of green space that will accommodate retained field boundary and TPO vegetation together with new planting. The precise location of planting is yet to be defined, however the planting along the A29 Strategic Road Corridor is included as part of the detailed element of the application. As such planting is only shown on the VVMs relative to the road corridor only.
- E3.21 The assessment of effects at the operational phase, considers the whole scheme implemented (Phases 1-3) and completed by the end of 2033.
- E3.22 It is assumed that the proposed built form and green spaces at the operational stage will be high quality, of good design, reflect local vernacular and will comply with the Arun District Design Guide, Supplementary Planning Document (SPD) January 2021, the Design Principles Document and Design and Access Statement prepared by the applicant; and that both the built and green environments will be distinctive and well connected with the surrounding townscape and landscape..
- E3.23 It is assumed that the proposed development will be lit during the construction and operational phases. The design and specification of the lighting is that it is to be as low level as possible, inward facing, directional, minimise upward light spill and backwards glare. Care will be taken to ensure the correct luminaire is selected and it is installed correctly, in line with the lighting design / strategy / specification and is appropriate for its use. The proposed lighting is to have due regard to the West Sussex County Council highways specifications, but also being sensitive to the countryside edges of the application site. All lighting installations will be designed to best practice guidance which includes the requirement to minimise contribution towards sky glow.
- E3.27 During the detailed site layout design stage, care will be taken to locate lighting installations associated with recreational facilities / areas proposed away from sensitive receptors, where possible.

E4.0 **Baseline Conditions**

Existing Conditions

- E4.1 This section describes the existing landscape and heritage designations; the baseline landscape conditions; and the baseline visual assessment. The key landscape receptors include those elements both beyond and within the application site and therefore comprise topography, land cover, vegetation, open space, settlement pattern / built form, movement corridors, skyline, landscape and built features, detracting elements, the cultural and historic landscape, the landscape setting to heritage assets, the setting to the South Downs National Park, landscape character (at national, county, district level and site level) and night-time character. Those with views of the application site include residential receptors, those moving through the landscape on foot, bike or in vehicles (on roads, on the train, pavements and on the Public Rights of Way network), those using open spaces, those visiting scenic viewpoints and those at their workplace.
- E4.2 The extent of the baseline is broadly defined by the Zone of Visual Influence (ZVI) associated with the existing site as determined by desk studies and verified in the field. The main study area relevant to the baseline contextual landscape is shown on Figure E2.1 and therefore extends to the northern edge of Bognor Regis to the south, up to the A27 around Fontwell to the north, to the western edge of Yapton to the east, and therefore between 2-2.5km from the boundaries of the application site. Due to the ridgeline of the South Downs to the north, a wider study area to the north is included relative to its setting and the views to and from the South Downs. This extended study area is shown on Figure E2.22 in Appendix E2.
- E4.3 The location of the key representative viewpoints (as shown on Figures E2.20-E2.22 in Appendix E2) were discussed and agreed with the Landscape Officer of ADC and reflect the extent of the study area for the visual receptors and extent of the wider landscape setting to the application site (albeit that the numbers of the representative viewpoints have been modified subsequently).
- E4.4 The assessment of effects on visual receptors therefore is predominantly focused on those receptors within a 3km radius from the centre of the application site where effects will be more readily perceived. However, visual receptors have been identified beyond this zone to the north within the South Downs National Park.

Landscape, Ecological and Heritage Designations

- E4.5 Details of the relevant planning and guidance context is set out in the Planning Statement contained in Chapter A of this ES, with reference to key landscape related policies and guidance documents provided earlier in this Chapter.
- E4.6 The landscape and heritage designations and features relevant to the study area are shown on Figure E2.1, 2.3A and 2.3B in Appendix E2. There are no landscape designations at the national and regional level which cover the application site, nor does the application site lie within a strategic viewing corridor. However, the land beyond the western and within the southern sections of the application site is identified as 'green infrastructure corridor' by Arun District Council. to Figure 2.3A and 2.3B of Appendix E2.
- E4.7 In terms of heritage designations, again, these are fully described in Chapter I – Historic Built Environment. There are no heritage designations present within the application site. Conservation Areas (with additional Listed Buildings beyond the Conservation Areas) are associated with the settled areas of Eastergate (to the north of the application site) and include, amongst others, the Grade II* Listed Building of the Parish Church of St George; and a series of Grade II Listed Buildings within the Conservation Area of Eastergate, in particular those at Manor Farm (the Farmhouse, Granary and Cart Shed) Eastergate House and the Wilkes Head Inn, which all lie immediately north of the site boundary; Milliards Manor Farmhouse, 'Timbers'

and the Old Manor House, within the settlement area of Westergate to the west of the application site and outside the Conservation Area; and Thimbles to the south-east of the Sir Philip Howard Catholic School in Barnham to the east of the Site. To the south-east of the Site, the historic core of Barnham is covered by a Conservation Area and includes Grade I and II Listed Buildings. The Grade I buildings include Barnham Court and the neighbouring Parish Church of St Mary which lies to the east of Barnham Court.

Baseline Landscape Assessment

- E4.8 The wider site contextual landscape receptors and elements, providing the immediate and wider landscape setting to the application site are described below. The figures and photographs are contained in Appendix E2. A summary table of the value attributed to the landscape receptors is set out at the end of each section accordingly.

Overview of The Contextual Landscape

Topographic Setting (Refer to Figure E2.9 in Appendix E2)

- E4.9 The landform of the study area falls from the South Downs ridgeline to the north (at 206m AOD at The Trundle) to the coast in the south. There are minor variations in the landform due to a series of minor streams / rife which flow southwards. These minor variations result in a gently undulating landscape west to east.
- E4.10 The landscape also contains occasional ponds and artificial waterbodies either created following mineral extraction or as reservoirs to provide irrigation to the farmland or horticultural industries.
- E4.11 The former route of the Chichester to Arundel Canal is still evident in places crossing the landscape east to west.
- E4.12 The landscape value of this receptor is judged to range between medium (relative to the flat coastal plain) and high (relative to the ridgeline of the SDNP).

Land Cover Setting (Refer to Figure E2.10 in Appendix E2)

- E4.13 The settlement of Bognor and its outlying northern outskirts occupy the south-western section of the study area. Beyond the settled areas of Barnham, Eastergate, Westergate, Fontwell and Yapton, the landscape is predominantly arable, interspersed with hamlets such as Lidsey and Shripney, farmsteads or estates such as Barnham Court, caravan parks, and horticultural industries (including extensive areas of poly tunnels and glasshouses), solar farms, areas of restored former mineral works, a water treatment works, small scale industrial areas and Fontwell racecourse (the latter of which is located between the application site and the A27 to the north).
- E4.14 The landscape value of this receptor is judged to be medium to low.

Public / Communal Open Space (Refer to Figure E2.2-E2.5 and E2.10 in Appendix E2)

- E4.15 A range of public open and green spaces intersperse the settled areas. These comprise formal parks, play areas, school grounds and areas of informal green space. Some of these spaces are designated green spaces and local green spaces.
- E4.16 Land to the west of the Lidsey Rife and north of the former Chichester to Arundel Canal corridor are defined as a Green Infrastructure Corridor by Arun District Council (refer to Figures E2.3A and E2.3B).
- E4.17 The landscape value of this receptor is judged to be medium.

Settlement Pattern and Built Form (Refer to Figure E2.1 and E2.10 in Appendix E2)

- E4.18 The settled area of Bognor has developed from its historic core to the north, along the movement corridors with its northern edge defined by the A259 road corridor. Large industrial sheds are characteristic of the north-eastern edge of the town, clustered around the primary transport network.
- E4.19 The villages of Westergate and Woodgate, together with the smaller hamlets of Lidsey and Shripney to the south have developed along the transport corridors of the A29 and the B2233 as ribbon development with backlands associated with Westergate and Woodgate. Eastergate has expanded from its former centre around Church Lane to the north to and along the B2233. The historic core of Barnham lies to the south of the B2233, but has expanded further north and with the arrival of the train line, its village centre is now concentrated around the station and the village now, similar to Westergate, lies predominantly either side of the B2233. These three settlements broadly merge together, with the green space associated with Barnham Nurseries forming a gap between the settlements. Similarly, Yapton to the east has developed along the B2233 and B2132. As such the grain and pattern of the settlement broadly follows a north to south and north-west to south-east orientation.
- E4.20 Fontwell to the north has a more organic layout, but nevertheless follows this same pattern of extending along the minor local road network.
- E4.21 Building heights are predominantly two storey.
- E4.22 The landscape value of this receptor is judged to be medium overall.

Movement Corridors (Refer to Figure E2.11 in Appendix E2)

- E4.23 The Chichester to Worthing and Arundel railway line crosses the centre of the study area on a west to east alignment and connects with Bognor railway station on a branch line from Barnham. Both routes dissect the landscape.
- E4.24 The A29, A259 and the A27 are the principal movement corridors in the study area, with the broadly north to south route of the A29 connecting Bognor with Fontwell and the A27 to the north and Arundel to the north-east; and with the B2233 providing a north-west to south-east link with the A27 to the north-west
- E4.25 A number of C roads cross the landscape connecting the hamlets and the single track lanes leading to individual farmstead with the B and A road corridors.
- E4.26 The landscape value of these receptors is judged to be low.
- E4.27 The landscape is crossed predominantly by footpaths. The route of the Chichester to Arundel Canal is marked by an east to west footpath.
- E4.28 The landscape value of these receptors is judged to be medium.

Contextual Skyline and Visual Setting to the Application Site

- E4.29 The contextual skyline to the study area is formed by the ridgeline of the South Downs to the north, visible over and between the intervening built form and vegetation.
- E4.30 The barns to the south of the railway line are built feature of the application site due to their location on the local ridgeline and due to their isolation and set against a treed horizon to the south.
- E4.31 The landscape value of the northern setting is judged to be high; and the southern setting, low.

Landscape and Built Features Within the Study Area

- E4.32 The principal landscape features of the study area are:
- 1 the ridgeline of the South Downs to the north;
 - 2 Halnaker Windmill to the north;
 - 3 the historic route of the Chichester to Arundel Canal which is evident crossing the landscape as a green corridor and where, in places, the brick walls, base and former locks of the disused canal are still apparent but are becoming overgrown with vegetation;
 - 4 the Parish Church of St George in Eastergate which forms an historical landmark in the local landscape;
 - 5 the courtyard of barns of New Barn set on rising ground within the application site are an isolated feature in the landscape. New Barn provides a reference point in the landscape and in views looking back to the application site, in particular from Halnaker Windmill visitor attraction within the South Downs National Park; and
 - 6 the distinctive rife valleys, such as the Lidsey Rife running north to south east of Westergate.
- E4.33 The landscape value of these receptors is judged to range between medium to high.

Detracting Features Within the Study Area

- E4.34 The detracting features within the study area include the glass houses and solar farms, due to the reflective nature of the materials; the poly tunnels; the caravan parks; the large scale commercial business parks on the eastern edge of Bognor; the railway lines; the water treatment works, and whilst well enclosed, the small scale industrial works north of the Chichester to Arundel Canal.
- E4.35 Whilst the former mineral workings to the west of Woodgate have now been restored, the natural levels have been raised and are enclosed by security fencing. These landscapes appear to have little active management and appear neglected.
- E4.36 The landscape value of these receptors is judged to be low.

Historic and Cultural Landscape

- E4.37 Bognor, in the south-west of the study area was developed from its origins as a fishing and smuggling village on the Aldingbourne Rife in the late 18th century as a seaside resort. It has been claimed that this new resort (renamed as Hothamton after its creator) was portrayed in Jane Austin's unfinished novel 'Sanditon'. The resort expanded rapidly following the introduction of the railway line in 1864. Its regal suffix addition was formed by royal consent in 1929, following King George's stay at Craigweil House (demolished in 1939) in Aldwick during his convalesce following surgery.
- E4.38 Butlin's has been present in the town since the early 1930s associated with the opening of an entertainment venue (Recreation Shelter) and zoo. A holiday camp followed in 1960, which has subsequently evolved into hotel accommodation with more modern amenities.
- E4.39 On the beach between Bognor Regis and Aldwick lies the wreck of a floating pontoon, which was once part of the Mulberry floating harbours used by the Allies to invade the French coast on D-Day (6 June 1944). This particular part of the floating harbour broke free prior to D-Day and was therefore abandoned and left to wash up on to the shore. It is visible at low tide throughout the year.
- E4.40 The international annual event of the 'Bognor Birdman' is held each summer on the Bognor Pier, a competition for human-powered 'flying machines' and has included competitors such as Richard Branson.

- E4.41 Bognor hosts the Rox music and arts festival and is home to the Bognor Regis Concert Band who have performed at 'Proms in the Park'.
- E4.42 The film 'The Punch and Judy Man' (1963) which starred Tony Hancock was partly shot at Bognor; along with scenes of 'Wish You Were Here' (1987); and the BBC series 'Don't Forget the Driver' (2019).
- E4.43 In addition to the visit by King George V, a number of notable people are connected to Bognor, including Frederick Albert Bridge (photographer); Sir Richard Hotham (developer); Edward Morris (historian); Cynthia Payne (brothel keeper); David Purley (formula one driver); Dante Gabriel Rossetti (one of the founders of the Pre-Raphaelite Brotherhood); Eric Coates (composer); James Joyce (novelist); Robert Smith (rock musician).
- E4.44 The settlement of Berneham (now Barnham) was recorded in the Domesday Book with a mill and the Church of St Mary the Virgin. Until the Middle Ages, a tidal creek ran to within a few yards of the church and fishing, not farming, was the main occupation of the villages, as was smuggling. With the arrival of the railway in the C19th and the introduction of glasshouses, the settlement expanded around these hubs away from the Church.
- E4.45 The land between Barnham and the coast has been drained for farming use and these drains remain in place today (such as the Lidsey Rife) along the western edge of the application site.
- E4.46 The first record of Eastergate Parish is believed to be that mentioned as 'Gate' in the Domesday Book.
- E4.47 The Black Plague of 1348 forced the population of Chichester to move eastwards to the next rife, creating the new settlements of Westergate and Eastergate. Small crofts and farms began to appear in a linear form following the rife southwards towards Lidsey after the plague of the C17th.
- E4.48 The collective landscape value of the historical and cultural landscape is judged to be medium overall.

Landscape Setting to Heritage Assets

- E4.49 The setting to range of Listed Buildings in the study area are either that of neighbouring dwellings in the village or hamlet, associated with the Conservation Area; that of the associated collection of buildings within a wider estate, such as that at Barnham Court and Parish Church of St Mary to the south-east or Manor Farm to the north; or that of the farmed coastal plain.
- E4.50 The immediate setting to the Grade II* Listed Building of the Parish Church of St George is its churchyard, however, the northern part of the application site forms the southern, agricultural landscape setting to the Church.
- E4.51 The value of this setting is judged to be medium.

Landscape Setting to the South Downs National Park

- E4.52 The southern landscape setting to the South Downs is informed principally by its geology, its soils and its coastal location. The setting to the South Downs, relative to the study area, therefore comprises the gently sloping and predominantly flat coastal plain. This coastal plain comprises a mosaic of farmland and dispersed settlement, both inland and associated with the coastline.
- E4.53 The character of the setting to the South Downs is illustrated in key representative viewpoints 16-21 in Appendix E2, taken from The Trundle, Halnaker Windmill, Long Down, near the Folly at Slindon and on elevated ground north of Slindon respectively.
- E4.54 The South Downs View Characterisation and Analysis (November 2015) report characterises 'views from the high downs looking south out to sea' and refers to the view from The Trundle

being representative of this view type. The special qualities are defined as where: *“The elevated position of these viewpoints on the downs above the coastal plain means this view type represents the ‘breathtaking views’ that are noted in the first of the Park’s special qualities. It also reveals a rich variety of wildlife and habitats including some of the iconic habitats of the South Downs such as the downland and yew woodland (at Kingley Vale), the tranquillity of the downs compared to the settled coastal plain, the way that farming has shaped the landscape in the form of distinctive field patterns, and the rich cultural heritage as a result of heritage assets in the view.”* The threats to this view are identified as those which: *“... could result from changes that affect the iconic chalkland habitats of the downs, or form intrusive new developments within the view either by day or night that affect the sense of tranquillity within the National Park. Many of these views are across the developed coast and therefore development forms an existing part of these views (often in the background).”*

(Emphasis added).

E4.55 The aim and management guidance for these views and therefore the southern setting to the South Downs is to: *“ensure that there remain opportunities to access and appreciate these panoramic views, and to ensure the special qualities recorded above are retained. In particular, it will be important to:*

- *Maintain the undeveloped character of the downs within the National Park which contrasts with the developed coastal plain, and ensure that development outside the National Park does not block, or adversely affect the quality of, views towards the sea.*
- *Ensure that any built development outside the park is integrated into its context in terms of scale, form and materials – consider using native vegetation to enhance existing views that contain development, and minimise visibility of new development from the Park...”*

(Emphasis added).

E4.56 The application site lies approximately 2km from the South Downs National Park boundary and lies adjacent to the settled areas of Westergate, Eastergate and Barnham.

E4.57 The value of this receptor is judged to be low overall.

Landscape Character Context

E4.58 The term ‘landscape’ commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban, peri-urban areas, inland water and seascape areas.

E4.59 Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the ‘sense of place’. The landscape is not therefore simply a visual phenomenon.

E4.60 Individual landscape receptors and elements all influence landscape character. The following sections set out the landscape character framework of the study area from the national and regional level through to county and district scale based upon existing character assessments undertaken by Natural England, West Sussex County Council and Arun District Council. The descriptions provide information on the characteristics of the contextual landscape to the application site.

National Level Landscape Character - Natural England

E4.61 The application site and the main study area lie wholly within National Character Area (NCA) 126 South Coast Plain. Refer to Figure E2.12. This NCA forms: *“... a narrow strip running along the Hampshire and Sussex coast from the edge of Southampton in the west to Brighton and Hove in the east... The Arun, Adur... rivers drain south from higher ground of the Downs,*

through this NCA to the coast, along with other smaller streams and rifes...” The key characteristics pertinent to the study area include the following:

- *“The plain slopes gently southwards towards the coast...*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *The area has significant urban development, with settlements along the coastline dominated by... suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.”*

E4.62

The Statements of Environmental Opportunity (SEO) relevant to the study area includes the following objectives: *“SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment. For example by:*

- *Developing a comprehensive framework of green infrastructure throughout the NCA and the creation/improvement of other green spaces that link into the heart of the urban areas and contribute to urban greening, meeting Accessible Natural Green Space Standards (ANGSt) where possible.*
- *Creating new areas of multi-functional greenspace within and surrounding identified growth areas, including community food gardens and significant areas of new saline and freshwater wetlands forming sustainable urban drainage systems to improve water quality, provide a local recreational resource, enhance landscape setting and aid flood alleviation.*
- *Seeking to maintain and enhance areas of open countryside in this heavily urbanised NCA, to preserve the distinct settlement pattern and ensure that local communities have access to greenspace for their wellbeing and enjoyment.*
- *Ensuring that development and its associated infrastructure... does not intrude on the special qualities of ... the South Downs National Park; and ensuring that the landscape character within these areas and their settings is conserved, restored, reinforced or created as appropriate to reflect the ambitions of their respective management plans.*
- *Promoting and enhancing the rights of way network through the area, especially along the coast and linking to the South Downs, while developing new permissive access that links towns and settlements to quality greenspace and other areas of interest as part of a cohesive network of inspiring access provision for all.”*

E4.63

SEO 3 states: *“Manage and significantly enhance the area’s rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality... for the benefit of local communities and wildlife. For example by:*

- *Restoring hedgerow boundaries, where they will help to impede cross-land flows within the catchments of the Arun and Meon. This will aid improvements in water quality and provide food sources for pollinating insects, as well as restoring the character of native hedgerows and traditional field patterns – especially where lost in peri-urban areas.”*

E4.64

SEO 4, states to: *“Manage the rich archaeological and historic resource and geological exposures within the farmed, coastal and peri-urban landscape, including the longstanding*

associations of horticultural and maritime industries and the military, enhancing a strong sense of place.”

E4.65 In terms of the South Coast today, the NCA: “... is broadly divided into the coastal margins which are heavily influenced by the sea; the expansive lower coastal plain which occupies most of the area; and the upper coastal plain which forms the transition between the lower plain and the chalk dip slopes of the South Downs... Superficial deposits have given rise to a range of fertile soils which combine with the flat terrain and favourable climatic conditions to result in high-quality agricultural land... the Downs form a strong backdrop to the whole plain...”

The lower coastal plain is heavily urbanised. In between development and transport links is a farmed landscape of large open fields with few trees or hedgerows. Drainage ditches, wire fences or low banks are more usual as field boundaries.

To the north and east of the area, the upper coastal plain comprises flat, regular patterns of large fields with gentle forms and patterns, blending into the openness of the lower dip slope of the South Downs with a small part of the South Downs National Park falling within the NCA. Here the landscape is varied, incorporating both open arable farmland and low-density settlements, with a more wooded and semi-enclosed (somewhat suburban) character locally... Along the north of the area there is a network of small-and medium-sized broadleaved woodlands, including ancient and semi-natural, well linked by hedgerows and garden exotics providing an enclosed field framework. Elsewhere tree cover varies. This is a fertile area that supports intensive arable farming and horticulture, particularly soft fruit. There are concentrations of glasshouses in some areas and increasing use of polytunnels. Areas where soils are shallow, stony and poorly drained – such as the Arun flood plain – often support good-quality permanent grassland...

Generally the impression is of an overwhelmingly urban landscape... East along the coast, extensive seaside towns form one of the most concentrated stretches of shoreline ribbon development in Britain. Each coastal town or village has developed almost to the high water mark and there are also caravan parks between some settlements.”

E4.66 In terms of sense of history, the following is stated: “The area is rich in historical evidence from all ages... Further east, a string of fishing villages grew into popular seaside towns from the Georgian period and include Bognor Regis, Littlehampton and Worthing.”

E4.67 In relation to tranquillity, it states that this: “... is a scarce but greatly prized resource within this heavily urbanised NCA. Only 7 per cent of area is classed as undisturbed, while 35 per cent of the area is classified as urban. Pockets of tranquillity are associated with the central rural areas...”

E4.68 In relation to recent changes and trends, the following are relevant to the study area:

- “An increase in Woodland Grant Schemes suggests that the character of the area’s woodlands is probably being maintained. Both the restoration of existing woodlands and coppice management have been identified as being of high priority within the area, as well as the high potential for the creation of new woodlands.
- Dutch elm disease and storm events have also had a significant visual impact, with the loss of many of the characteristic, wind-shaped trees and woodlands.
- Many hedgerows are in need of restoration.
- The area has a high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into peri-urban. However, extent of new development beyond the peri-urban is limited and so overall character has probably been maintained.
- The South East Plan originally identified significant areas of growth throughout and surrounding the NCA.”

- E4.69 In terms of the Drivers of Change, these have been identified as follows for the NCA relevant to the study area and this LVIA:
- *“Flooding due to increased autumn/winter rainfall and more frequent, more intense storm events could also potentially affect stretches of the area’s rivers... while hotter, drier summers could lead to summer drought, exacerbated by increased demand for irrigation with a resulting deterioration of semi-natural wetland habitats along the flood plain, including species-rich meadows and field ponds, as well as remnant areas of heath along the coast.*
 - *A longer growing season with increasing temperatures may encourage the introduction of novel crops such as sunflowers, navy beans and soya and different crop timings into the arable-dominated landscape, altering its character.*
 - *The composition of the semi-natural woodlands of the upper coastal plain may be affected by increased storminess, periods of drought and the prevalence of pests and diseases. Rising sea levels and coastal erosion may also lead to the loss of coastal oaks.*
 - *An urban extension is planned at Chichester, with over 7,000 new dwellings to be accommodated...*
 - *Most of the NCA is densely populated and includes what amounts to a linear conurbation which is under constant pressure for further development.*
 - *There is likely to be further pressure for solar arrays in this area due to its geographical location.”*

E4.70 The landscape value of this receptor is judged to be medium.

Regional Level Landscape Character – West Sussex County Council

E4.71 The West Sussex County Council Landscape Character Area map (2003) divides the county into a series of landscape character areas (LCA). The application site lies within LCA SC9 Chichester to Yapton Coastal Plain. Refer to Figure E2.13.

E4.72 The Sussex Historic Landscape Characterisation Project (2010) has been used as a tool to prepare the West Sussex Landscape Character Guidelines on Local Distinctiveness (date not documented) relative to the South Coastal Plain Character Area pertinent to the study area is described as: *“The South Coast Plain is predominantly a flat and open landscape which provides a diverse range of habitats... The fertile soils in this character area have given rise to a dense pattern of large productive arable fields, market gardening and a predominance of glasshouses set around expanding settlements which enjoy the benign climate. The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems. Although woodland is not a dominant feature in the landscape there is localised remnant seminatural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which where once common features in the landscape have now been lost to Dutch Elm Disease. To the east the area becomes increasingly dominated by sprawling seaside towns and leisure developments and as the line of the Downs narrows the coastal strip rural/urban fringe issues have an increasing impact. Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.”*

E4.73 The overall strategy is to ‘protect, conserve and enhance’ the key landscape characteristics relevant to the study area which include:

- *“The tranquil and open character of the landscape*
- *Qualities of the fine long views from the slopes of the Downs to the coast and vice versa*
- *Woodlands and copses*

- *The hedgerow framework, restoring where necessary, and retaining oak standards and other hedgerow tree*
- *Re-establish large trees to replace the Elm trees lost due to Dutch elm disease and storms*
- *Reedbeds, streams and deep drainage ditches (rifes)*
- *Mill sites and mill ponds, recreation lakes, ponds and coastal lagoons*
- *The network and character of narrow winding lanes and minor roads*
- *Narrow field entrances and traditional gates”*

E4.74 In terms of the historic landscape, the following are identified:

- *“Veteran trees*
- *Remains of the Chichester to Arundel Canal*
- *Windmills, watermills and piers”*

E4.75 In terms of the key settlement characteristics, the following is pertinent:

- *“Overall existing pattern: The South Coast Plain’s wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities. During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market villages were predominantly sited along trading routes, the coastline and coastal inlets.”*

E4.76 The assessment recommends to maintain, protect and enhance where possible:

- *“The existing pattern of dispersed farmsteads and associated agricultural land and woodland*
- *The sense of remoteness of small coastal and coastal inlet settlements*
- *The scale, vernacular style, massing and materials of rural and village buildings*
- *Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape*
- *Conservation areas, listed buildings and their settings*
- *The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows*
- *Green gaps between the coastal towns and village*
- *Rural character of the local road network through sensitive and appropriate design and signage”*

E4.77 The assessment goes on to describe the typical patterns of towns, villages and hamlets, farmsteads and dwellings and sets out some precedents in terms of materials palette both for the built form, boundary treatments and the public realm. In terms of villages and hamlets these are described as:

- **“Location:** *predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours*
- **Distribution:** *dispersed and common*
- **Origin:** *early medieval/medieval*
- **Circulation pattern:** *both linear and nucleated occur*

- **Pattern:** hierarchy of buildings with church or farm as the largest
- **Open spaces:** private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds
- **Edge character:** soft edges formed by gardens, usually complex and indented lacking long straight lines”

E4.78 A series of Landscape Management Guidelines (2003) have also been prepared by West Sussex County Council. The application site lies wholly within LCA SC9 the Chichester to Yapton Coastal Plain (refer to Figures E2.14A) with LCA SC8 Fontwell Upper Coastal Plain beyond to the north, abutting the northern edge of Eastergate and therefore forming the northern contextual landscape character setting to the application site (refer to Figure E2.14B).

E4.79 In these management guidelines, SC9 LCA is described as where: “Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern.... Rows of large light reflecting glasshouses... Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.” The key characteristics of this character area, pertinent to the application site and the study area are described as:

- “Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to... the Downs...
- 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 horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious...
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features...”

E4.80 In terms of historic features, these are identified as

- “Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Large regular fields, mostly the product of Parliamentary enclosure.

- *Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route...*

E4.81 The key issues of change are identified as including:

- *“Urban development pressures, especially in the gaps between settlements...*
- *Major road improvements.*
- *Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.*
- *Loss of floodplain and wet woodland due to changes in agricultural drainage practices.*
- *Loss of tree and hedgerow cover from agricultural intensification since World War II.*
- *Conversion of agricultural buildings to light industrial uses.*
- *Farm diversification and garden centres leading to introduction of signs and fencing.*
- *Introduction of large scale industrial buildings and glasshouses with distribution sheds.*
- *Derelict glasshouses.*
- *Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.”*

E4.82 Under the sub-title of ‘Landscape and Visual Sensitivities’, the following are pertinent:

- *“Key views to the South Downs...*
- *Fragmentation and loss of hedgerows and connections between hedgerow and woodland.*
- *Replacement of mature treescape.*
- *Changes in drainage patterns.*
- *Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.*
- *Loss of archaeological remains to ploughing.*
- *Development on settlement edges of... suburban settlements of Tangmere, Barnham, Yapton and Westergate.*
- *Loss of distinction between different settlements due to urban expansion.*
- *Changes in transport infrastructure due to urban development pressures.”*

E4.83 The overarching Management Guideline is to: *“Conserve the significant views to... the South Downs.”* The guidelines then go on to include the following, which are pertinent to the application site and the proposed development:

- *“Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of... the South Downs and local features.*
- *Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.*
- *Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.*
- *Encourage and promote land management schemes to increase species rich grassland areas.*
- *Promote management and establishment of grassland regimes of grazing, hay cutting and silage.*

- *Restore and strengthen the landscape of the gaps between settlements.*
- *Encourage landscape enhancements around villages and on their approaches.*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.*
- *Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.*
- *Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.*
- *Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.*
- *Restrict extensive areas of tree planting to poorer quality agricultural land.*
- *Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.*
- *Enhance the visual prominence of rifes through the establishment of waterside vegetation features.*
- *Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.”*

E4.84 The landscape value of this receptor is judged to be medium.

E4.85 The key characteristics of the Fontwell Upper Coastal Plain are defined as:

- *“A transitional landscape.*
- *Clear views to the higher ground of the Downs to the north.*
- *A good cover of woodland and trees...*
- *Mainly gently undulating farmland enclosed by woods with numerous hedgerows.*
- *Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.*
- *Area is well settled with scattered pattern of rural villages and farmsteads including traditional flint village centres...”*

E4.86 The landscape and visual sensitivities pertinent to the application site and the proposed development include the: *“Suburban expansion pressures from the urban fringes.”*

E4.87 The landscape value of this receptor is judged to be medium.

District Level Landscape Character – Arun District Council

E4.88 The Arun Landscape Study (August 2006, prepared by Hankinson Duckett Associates) defines character areas which are formed of the following types (refer to Figure E2.15). These landscape character types make up the application site and its hinterland (and have formed the basis for the application site level landscape character areas):

- 1 L10a – Glass houses
- 2 L1a – Large-scale enclosed arable farmland
- 3 L1b – Large-scale open arable
- 4 L2 - Medium/small scale arable
- 5 L3 – Coastal Plain enclosed pasture
- 6 M1 – Mobile home / caravan park

- 7 V4 – Narrow, pronounced valley
- E4.89 The Arun Landscape Study, Landscape and Visual Amenity Aspects of the Development Choices in Arun District 2006-2026 (August 2006) includes a landscape character assessment of the District. The landscape sensitivity table has been used to inform the key components of the landscape character areas (refer to Figure E2.16) as follows:
- 11. Lidsey Coastal Plain (low / medium landscape capacity): *“Rural arable landscape some ecological and heritage value provides separation between Shripney and Westergate.”*
 - 14. Westergate Eastern Fringe (low / medium landscape capacity): *“Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham.”*
 - 17 Westergate- Barnham Coastal Plain (low/medium landscape capacity): *“Open arable landscape, hedged edges to settlement, adjacent to Conservaton Areas and provides separation between Westergate, Eastergate and Barnham.”*
- E4.90 The Study assesses the landscape value of the above character areas as ‘slight’ which is parallel to a ‘low’ value relative to the methodology employed in this Chapter.
- E4.91 The Landscape Capacity of Strategic Sites in Arun District (February 2017, as prepared by Hankinson Duckett Associates) study concludes that the main bulk of the core of the application site (between the glasshouses to the north and the railway line to the south and the Lidsey Rife corridor have) a low landscape capacity for housing development, with the glasshouses to the north being of low-medium capacity. Notwithstanding this, in landscape character terms, a wider area than the application site has been considered in this Chapter where the character areas form the immediate setting to the application site.
- E4.92 The landscape value of this receptor is judged to be low.
- Night-time Character**
- E4.93 The application site lies on the edge of the lit built environment of Barnham to the east, Eastergate to the north and to a lesser degree Westergate to the west, which includes:
- 1 Low levels of sodium lighting associated with the developed edges and highway corridors to the east, north and west;
 - 2 Low level lighting on the southern edge of Barnham, however, the flood lighting associated with Sir Philip Howard Catholic School in Barnham is readily apparent adjacent to the north-eastern / eastern edge of the application site. Lighting at Barnham train station is also perceived when looking west to east, with the station forecourt parking very well lit;
 - 3 Sporadic, six meter columns on Church Lane in Eastergate along with the white security lighting associated with St Georges Church and Manor Farm buildings forming the lit northern edge to the application site; and
 - 4 The glow of Bognor Regis which is perceived when looking south.
- E4.94 The landscape value of this receptor is judged to be medium.
- E4.95 The table on the following page summarises the value of the contextual landscape receptors.

Table E4.1 Summary of Contextual Landscape Receptors and Attributed Values

Contextual Landscape Receptor	Value
Topographic setting	Medium - High
Land cover setting	Medium - Low
Public / communal open spaces	Medium
Settlement pattern and built form	Medium
Movement corridors	Medium
Skyline and visual setting	High - Low
Landscape and built features	Medium - High
Detracting features	Low
Historic and cultural landscape	Medium
Landscape setting to heritage assets	Medium
Landscape setting to the South Downs National Park	Low
National landscape character	Medium
Regional landscape character	Medium
County landscape character	Medium
District landscape character	Low
Night-time character	Medium

Existing Site Landscape Character and Conditions

E4.96 The following section sets out a brief description of the immediate site context and then describes each of the landscape receptors and landscape elements of the application site. Refer to Figure E2.17 and E2.18 in Appendix E2 for the site description plan and the internal photographic viewpoints.

Immediate Site Context

E4.97 The main parcel of the application site north of the railway line is bound to the north by the southern edge of Eastergate, comprising the dwellings and public house along Church Lane, the Parish Church of St George and the collection of buildings, outbuildings and barns associated with Manor Farm; the B2233; and the southern edge of Barnham; to the east by the grounds of Sir Philip Howard Catholic School and western edge of Barnham; to the south by the Chichester to Worthing and Arundel railway line (at grade or on embankment); and to the west by meadows and rough grassland associated with the Lidsey Rife corridor.

E4.98 The setting to the southern fingers of the application site is formed predominantly by productive arable and vegetable fields, commercial and residential premises and a caravan park.

Site Topography

E4.99 Whilst lying on the predominantly flat coastal plain, the application site overall slopes gently southwards and contains two minor north to south ridgelines in the central and western sections of the application site at approximately 10m AOD, falling to minor valleys to approximately 6.0m AOD the east and around 2m AOD to the west (adjacent to the Lidsey Rife), resulting in a gently undulating landform.

E4.100 The southern fingers of the application site, south of the railway line, extends from the ridgeline at approximately 9.7m AOD and crosses the raised reservoir at approximately 10.3m AOD and the Lidsey Rife corridor at approximately 1m AOD and then extends up the east facing slopes to the rife to approximately 9.0m AOD adjacent to the A29 around Headhone Farm; and to approximately 4.0m AOD adjacent to the A29 at Lidsey.

E4.101 The landscape value of this receptor is judged to be medium.

Site Land Cover

E4.102 The land north of the railway line site comprises Barnham Plant Nurseries, which includes poly tunnels, circulation areas and a car park area and a mix of arable and vegetable fields. A gravel track winds through this parcel from Manor Farm to the rail line, connecting the farm with the disused barns south of the railway line.

E4.103 The fingers of land south of the railway line cross / include a collection of disused traditional barns (as described at para 4.31); a raised reservoir; part of the former Chichester to Arundel Canal, which now forms the access road to the water treatment works / industrial area; the commercial sheds and converted barns with associated areas of hard standing for parking of SCC / Polson dairy together with a number of individual dwellings either side of the A29; and the eastern part of the Lidsey Caravan Park and associated circulation routes to the west of the A29.

E4.104 The landscape value of this receptor is judged to be medium - low.

Site Vegetation Pattern

E4.105 Vegetation is limited principally to the field and site boundaries / along the A29 road corridor and comprises of either mature predominantly deciduous hedgerows with deciduous hedgerow trees; treebelts; or clipped hedgerows.

E4.106 The arboricultural survey reveals that of the individual trees, 3 no. category A grade trees; 284 no. category B grade trees; 219 no. category C grade trees; and 5 no. category U grade trees were identified. Of the groups of trees, 7no. category B grade trees; and 19 category C grade trees were identified. Species recorded within the application site include hawthorn, hazel, goat will, elder, ash, aspen, grey poplar, silver birch, alder, Scots pine, oak, field maple, crack willow, elm, wild cherry, fastigate hornbeam, small-leaved lime, holly, Norway maple, sycamore, hybrid black poplar, Monterey cypress, Wych elm, Lombardy poplar, sweet chestnut. Holm oak, larch, beech, mountain ash, Lawson cypress, purple maple, maple 'Brilliantissimum', walnut, whitebeam, grey willow and Sitka spruce.

E4.107 The landscape value of this receptor is judged to be medium overall.

Site Built Form / Scale / Mass / Height / Grain

E4.108 The northern section of the site (between footpath 321 and the B2233 Barnham Road) comprises a number of glasshouses and poly tunnels associated the Barnham plant nurseries. The glasshouses range in height, with the tallest being broadly comparative to a 2 storey dwelling.

E4.109 There are a couple of traditional, but derelict barn buildings (known as New Barn) lying to the south of the railway line on the minor ridgeline and just outside the application site boundary to the west. The 2 storey barn faces north on an east to west alignment, with a single storey connecting barn on a north to south alignment, connecting with the main barn on its western side. The two barns, together with their perimeter wall create an internal courtyard. Due to the location of these element on the ridgeline, they form part of the visual horizon in views from the footpaths on the northern edge of the application site.

E4.110 At Lidsey, the southern section of the application site includes a collection of buildings either side of the A29. This includes a series of 2 storey commercial sheds / converted traditional agricultural barns associated with SCC / Polson Dairy, broadly laid out on an east to west alignment; one - two storey buildings associated with the dwellings (Pond Cottage and Mapsons) to the east of the A29; and the eastern edge of Lidsey Caravan Park which includes a

range of one to two and a half storey traditional dwellings / former farm buildings all to the west of the A29.

- E4.111 The landscape value of this receptor is judged to be medium (for the barns) and low for the other range of buildings.

Local Movement Corridors

- E4.112 The application site includes small sections of the A29, Sack Lane and a lane that accesses Lidsey Farm and which also provides the HGV exit from the water treatment works and industrial area onto the A29 (the latter two of which lie on the east side of the A29) in the south-western section of the application site; footpath number 323 skirts the eastern edge, within the application site; and footpath number 200_1 which follows the alignment of the Chichester to Arunel Canal crosses part the southern finger of the application site.

- E4.113 The landscape value of the road corridors is judged to be low; with the footpaths judged to be medium.

Site Landscape Features and Skyline Elements

- E4.114 The principal landscape feature of the application site is the Lidsey Rife valley, its tributary valley and boundary vegetation. The vegetation often forms the skyline in the context of the South Downs ridgeline to the north.

- E4.115 The landscape value of these receptors is judged to be medium.

Detracting Features

- E4.116 The artificial reservoirs raised above the natural landform and caravan parks are detracting elements.

- E4.117 The landscape value of these receptors is judged to be low.

Historic and Cultural Landscape

- E4.118 The majority of the application site has been and still is largely used for farming, with land to the north relative to the glass houses associated with horticulture. The application site has a considerable time depth, despite agricultural intensification, it forms the historic agrarian setting to Barnham, Eastergate and Westergate.

- E4.119 The landscape value of this receptor is judged to be medium.

Site Landscape Character

- E4.120 As part of the assessment of the landscape of the application site, a landscape character assessment has been carried out which covers all of the strategic allocation and which is based on the landscape character types as set out in the Arun Landscape Study 2006. The table below sets out the landscape character areas present within the application site itself. Refer to Table E4.2 on the following page, together with Figure E2.18 in Appendix E2. In addition to the characteristics described in the district level LCAs, the application site has been divided into ten sub landscape character types. The management guidelines from the district level assessments have been included where relevant to the Landscape Character Types (LCT)s of the application site.

Table E4.2 Strategic Allocation Site Landscape Character Areas

Landscape Character Type (LCT)	Key Characteristics	Landscape Opportunities and Management Guidelines	Landscape Value
Barnham Woodland Mosaic	Well contained, predominantly flat landscape; Well treed area (with a north to south, rectilinear pattern evident) interspersed with scrub and grassland.	None identified	Low
Barnham Plant Nurseries	Predominantly glasshouses and plant stock areas with a parking area on the north side, adjacent to Barnham Road; Interspersed with areas of hardstanding; Two glasshouse areas separated by paddocks and individual dwellings.	Improve / extend native boundary hedgerows along Barnham Road to reduce the visual influence of the glass houses; Removal of poly tunnels	Low
BEW Open Farmland	Gently sloping topography; Predominantly arable farmland with drainage ditches (as tributaries to the Lidsey Rife); North-western area adjacent to Manor Farm forms landscape setting to Conservation Area and the Parish Church of St George; New Barn south of the railway line is a distinct element in the landscape, due to the lack of surrounding vegetation; Field boundary vegetation is sparse, resulting in an open landscape, allowing long views; Bisected by Arundel to Chichester railway line; Footpaths skirt the edges of this character area; Extends over the road network.	Maintenance of landscape setting to Parish Church of St George; Restoration of historic field pattern through planting of native hedgerows Increase width of field margins	Medium
BEW Enclosed Farmland	Predominantly arable farmland; Includes a reservoir; Field boundaries marked by mature vegetation and treebelts; Part of the character area is designated as Green Infrastructure Corridor.	Increase width of field margins; Removal of above ground reservoir	Medium
Lidsey Rife Valley Corridor	The predominantly rural and enclosed valley floor meadows and lower valley sides to the Lidsey Rife; Contains designated rights of way and informal paths following the alignment of the Rife. Includes Green Infrastructure Corridor and Biodiversity Corridor designations (beyond the Site boundary to the west). Is crossed by the railway line and the former Arundel to Chichester Canal on embankment.	Continue positive management to maintain this resource	Medium

Landscape Character Type (LCT)	Key Characteristics	Landscape Opportunities and Management Guidelines	Landscape Value
Westergate Meadow and Farmland	A series of small-scale fields, enclosed by trees on the settlement edge.	None identified	Low
Woodgate Equestrian	A collection of barns and sheds set within areas of hardstanding; Vehicle storage; Associated equestrian paraphernalia; Paddocks with boundaries marked by fencing.	Improve boundary treatments to visually conceal equestrian paraphernalia	Low
Former Chichester to Arundel Canal	A linear route across the landscape, flanked by trees and / or hedgerows.	None identified	Medium
Lidsey Enclosed Settlement	A small cluster of buildings set on gently sloping ground, either side of the well vegetated section of the A29 Lidsey Road, including: Lidsey Caravan Park; Individual Dwellings; Commercial sheds / converted traditional barns.	Increase roadside planting to provide visual enclosure to the sheds and caravan park	Low

Night-time Character

E4.121 As described previously, the application site lies on the edge of a lit built environment to the east, north and west, with the glow of Bognor evident beyond to the south, however, the application site itself is predominantly dark. The landscape value of this receptor is judged to be medium.

E4.122 The table below summaries the value of the application site landscape receptors.

Table E4.3 Summary of Site Landscape Receptors and Attributed Values

Site Landscape Receptor	Value
Topography	Medium
Land cover	Medium - Low
Vegetation pattern	Medium
Built Form / Scale / Mass / Height / Grain	Low
Local movement corridors	Medium
Site landscape features and skyline elements	Medium
Detracting Features	Low
Historic and cultural landscape	Medium
Landscape character	Medium - Low
Night-time character	Medium

Baseline Visual Assessment

E4.123 The extent to which the application site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the application site, the views in and out, its existing features and its context from publicly accessible locations. Figures E2.20-E2.22 in Appendix E2 show the location of the key representative viewpoints.

Annotated photos 1 -21 then follow, which also identify elements beyond the site boundary as part of the wider allocation.

- E4.124 The selection of viewpoints has considered views from within the South Downs National Park, considering the South Downs National Park: View Characterisation and Analysis, Final Report, November 2015 (LUC). The visual assessment therefore includes the view from The Trundle which is SDNPA representative viewpoint no. 11, refer to Figure E2.6 at Appendix E2 (key representative viewpoint 16 of this LVIA); and SDNPA representative viewpoint 66 and landmark L40 – Halnaker Windmill, refer to Figure E2.6 at Appendix E2 (key representative viewpoint 17 of this LVIA). A combined viewshed of the SDNPA representative viewpoints is shown on Figure E2.7 at Appendix E2. The representative photos are contained at Appendix E2 and E4.
- E4.125 Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically, views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.
- E4.126 The landscape and visual survey of the baseline situation was undertaken on 18 May, 26 August and 12 September 2020 (when trees and hedgerows were in full leaf). The weather conditions were dry and overcast or sunny on the days of the survey. Representative views of the application site were verified in the field following desk top analysis, with particular emphasis on checking potential visual receptors using public footpaths, open spaces; principal vehicular routes and those within residential areas. Representative viewpoints were identified which were considered to be of particular significance in terms of providing a range of views of the application site, at a range of distances and where the proposed development would have the potential to affect their character and quality based on the methodology set out in Appendix E1. A winter survey was carried out on 5 March 2021. The photography is set out side by side with the summer view in Appendix E2, with A3 versions at Appendix E4.
- E4.127 New Barn, together with the railway line and a line of poplar trees outside of the application site, but within the wider allocation assist in locating the application, site in views from mid-distance and distant receptors.

Table E4.4 Summary of Visual Receptor Types and Associated Viewpoint Reference

Visual Receptor Type	Local and Mid Distance Key Representative Viewpoint Reference	Distant Representative Viewpoint Reference
Residential Receptors	2, 3, 7, 10, 11 (local) 12, 13 (mid-distance)	none
Transient Receptors using Roads and Associated Pavements (Receptors in vehicles, on bike and foot)	3, 7 (local) 13 (mid-distance)	none
Transient Receptors using the railway line	9 (local) 15 (mid-distance)	none
Transient Receptors using Public Rights of Way (Receptors on foot, bike and horseback, including dedicated cycle routes)	1, 2, 3-6, 8-11 (local); 12, 14 (mid-distance)	16-21
Visitor Attractions and Scenic Viewpoints (The Trundle and Halnaker Windmill)	none	16 and 17

Views Out of The Application Site

- E4.128 Views out of the application site are limited to the south, east and west due to a combination of topography and intervening layers of vegetation. Refer to internal photographic viewpoints S1, S3, S5, S6, S8, S10, S12 and S13.
- E4.129 However, there are views out of the application site looking north due to the large expansive fields and limited internal boundary vegetation. Views from the PRoW both within and outside the application site are experienced across the application site to the distant ridgeline of the South Downs. Refer to internal photographic viewpoints S2, S4 and S13.
- E4.130 The value of the views out of the application site are judged to be low to the south and medium to the north.

Residential Receptors

- E4.131 Refer to representative viewpoints 2, 3, 7, 10, 11 (local) 12, 13 (mid-distance) contained in Appendix E2.
- E4.132 Open views of the application site are experienced by those residential receptors at Barnham that back on to the application site, where the character and amenity of the view is that of either the collection of glasshouses at Barnham Nurseries or the gently sloping farmland set in the context of the well treed visual horizon. New Barn is a distinctive traditional feature, visible as part of the skyline just outside the application site. The character and amenity of the view is interrupted by the trains travelling on the Chichester to Arundel railway line. The wider allocated land to the south of the railway line is also perceived as part of the character and amenity of this view. Refer to representative viewpoint 2.
- E4.133 Open views of the southern finger of land of the application site (which includes the A29, adjacent farmland, the Lidsey Caravan Park and dwellings) occur for the range of residential receptors either side of the A29 at Lidsey. Views of the wider allocated land to the west are limited due to the intervening garden boundary vegetation, which includes evergreen species. Refer to representative viewpoint 7.
- E4.134 Open views of the northern finger of land, where it joins the A29 occur for those residents at Headhone Farm, east of the A29, where the character and amenity of the view is of farmland set against a backdrop of vegetation. Again, the wider allocated land is also visible for these residential receptors. Refer to internal site photo S6.
- E4.135 Views of the application site from the eastern edge of Eastergate are often obscured by the intervening layers of vegetation. Refer to representative viewpoints 10 and 11. However, the wider allocated land will be visible from these locations. The western section of the application site is likely to be visible (along with the wider allocated land) for those receptors at St Richards Road on the eastern edge of Westergate and for those residential receptors facing south on Church Lane in Eastergate. Beyond this immediate edge, views of the application site are truncated by the intervening layers of vegetation. Refer to representative viewpoint 10 and 11. The character and amenity of these views is that of meadows, pastureland or arable land.
- E4.136 Views of the application site and the wider allocation are obscured from view to the east around Yapton due to the intervening layers of vegetation. Refer to representative viewpoints 12 and 13.
- E4.137 The value of the views for this group of receptors described above is judged to be low.
- E4.138 There are likely to be views of the northern part of the application site for the residential receptors within the Listed Building at Manor Farm, where the farmland and existing settlement edge, set amongst vegetation, forms the character and amenity of the view.
- E4.139 The location of the application site (together with the wider allocation) is predicted to be perceived between the intervening vegetation for those residential receptors in the historic core of Barnham to the south-east, where the application site is just discerned through an

understanding of the application site's relationship with the railway lines. The character and amenity of the view is informed by the farmland and paddocks and associated boundary vegetation. The trains using the rail network are perceived cutting through this landscape. Refer to representative viewpoint 3.

- E4.140 The value of the view for this group of receptors within Listed Buildings and within the Conservation Area are judged to be high.

Transient Receptors Using Roads and Associated Pavements

- E4.141 Refer to representative viewpoints 3, 7 (local) 13, 15 (mid-distance).
- E4.142 The application site (together with the wider allocation) is likely to be perceived between the intervening vegetation, for those transient receptors travelling through the historic core of Barnham to the south-east, where the site is just discerned as part of the background to the view and through an understanding of the sites relationship with the railway lines. Refer to representative viewpoint 3.
- E4.143 Open views of the southern fingers of land (which includes the A29, adjacent farmland, the Lidsey Caravan Park and dwellings either side of the A29) occur for those transient receptors using the A29. Refer to representative viewpoint 7. Once past the application site and entering Woodgate or Shripney, views diminish.
- E4.144 Open views of the Barnham Nursery part of the application site occur for those receptors travelling on the B2233 Barnham Road to the north of the application site. The character and amenity of the view is informed principally by the roadside vegetation, which allows glimpses of the internal arrangements and structures of the Nursery around the entrance area. Similarly, open views of the wider allocation on both sides of this road corridor also occur. The combination of low building heights set back from either side of the road, alongside individual dwellings and paddocks gives rise to the sense of a transitional space between Eastergate and Barnham.
- E4.145 Views of the application site and the wider allocation are obscured for those transient receptors on the B2132 and on Colworth Lane to the west due to the intervening layers of vegetation. Refer to representative viewpoints 13 and 15.
- E4.146 The value of the view for this group of receptors is judged to be low.

Transient Receptors Using the Railway Line

- E4.147 It is predicted that there are open views of the application site and the wider allocation beyond from those receptors travelling on train and passing through the application site east to west and passing adjacent to the application site south-west to north-east. These views are often fleeting, except where the train is slowing on approaching / leaving Barnham Station to the east. Views of the application site therefore forms part of the serial vision experience of passing through both the settled areas and the countryside.
- E4.148 Views of the application site and the wider allocation are, however, wholly obscured approaching the application site from the west. Refer to representative viewpoints 9 (local) 15 (mid-distance).
- E4.149 The value of the views for this group of receptors is judged to be low.

Transient Receptors Using Public Rights of Way

- E4.150 Refer to representative viewpoints 1, 2, 3-6, 8-11 (local); 12, 14 (mid-distance) and 16-21 (distant).
- E4.151 Open views of the southern section of the application site are experienced by those transient receptors using footpath no.s 321 and 323, where the character and amenity of the view is that of

gently sloping farmland set in the context of the well treed visual horizon. New Barn is a distinctive traditional feature, visible as part of the skyline. The character and amenity of the view is interrupted by the trains travelling on the Chichester to Arundel railway line. The wider allocated land to the south of the railway line is also perceived as part of the character and amenity of this view. Refer to representative viewpoints 1 and 2.

- E4.152 The application site (together with the wider allocation) is perceived, between the intervening vegetation, for those receptors walking northwards on footpath no. 323 of Church Lane in Barnham to the south-east. The application site is just discerned as part of the background to the view and through an understanding of the application site's relationship with the railway lines. Refer to representative viewpoint 3. Views of the land north of the railway line along with the areas to the south of the railway line become more open closer to the application site. Similarly, views of the wider allocation become more open too.
- E4.153 Views of the application site and the wider allocation area are principally obscured by the layers of intervening vegetation for those receptors to the south-east of the application site using footpath no. 200_1 (the route of the former Chichester to Arundel Canal); footpath no. 146; and footpath no. 152. The upper sections of the poplar trees in the wider allocation are perceived as part of the treed visual horizon. Refer to representative viewpoints 4-6. Similarly, whilst views of the application site are obscured for those receptors using footpath no. 200_1 (the route of the former Chichester to Arundel Canal), the location of the wider allocation is perceived from this location. Refer to representative viewpoint 8.
- E4.154 There are open views of the application site for a short section of footpath 200_1 which follows the route of the former Chichester to Arundel Canal where the path crosses the application site. Open and partial views of the application site also occur there are gaps in the hedgerow vegetation at field entry points. The character and amenity of the view is that of farmland, set within trees and with views of the South Downs ridgeline beyond.
- E4.155 For those receptors using footpath no. 291 to the west of Woodgate and where the path is elevated over the railway line, views of the application site and the wider allocation are wholly obscured by the intervening layers of vegetation. Refer to representative viewpoint 9.
- E4.156 Views of the application site for those receptors using footpath no. 300 and 298 emerging from the settlement edge are often obscured by the intervening layers of vegetation. Refer to representative viewpoints 10 and 11. The wider allocated land will, however, be visible from these locations. However, more extensive views occur further to the east from footpath 296, where open views of the western edge of the application site occur. Wider views of the application site are limited due to the intervening topography. The character and amenity of these views is that of meadows, pastureland or arable land.
- E4.157 Views of the application site and the wider allocation from mid distance receptors to the east and south-east are obscured by the intervening layers of vegetation. Refer to representative viewpoints 12 and 14.
- E4.158 The application site and the wider allocation are just perceptible in the distance and form a small part of the wider panorama for those receptors using the footpaths in the South Downs National Park. Refer to representative viewpoints 16-19. The character and amenity of the view from these elevated locations is expansive, across the coastal plain, which includes farmland and coastal and inland settlements. Views of the application site from other elevated vantage points to the east are obscured by the intervening vegetation. Refer to representative viewpoints 20 and 21.
- E4.159 The value of the views for this group of receptors is judged to be low - high.

Receptors at Visitor Attractions and Scenic Viewpoints

- E4.160 Refer to representative viewpoints and 16 and 17 (distant).

E4.161 As set out in the previous section, the application site and the wider allocation are just perceptible in the distance and form a small part of the wider panorama for those receptors using the footpaths in the South Downs National Park. Refer to representative viewpoints 16-19. The character and amenity of the view from these elevated locations are expansive, across the coastal plain which includes that of farmland and coastal and inland settlements.

E4.162 There are open views across the western section of the application site (and the wider allocation) for those receptors visiting the churchyard of St George in Eastergate.

E4.163 The value of the views for this group of receptors is judged to be high.

Receptors Visiting Public Spaces

E4.164 There are open views of the western edge of the application site and the wider allocation for those receptors using the Local Green Space no. 12 to the west of the application site. Refer to Figure E2.5.

E4.165 The value of the views for this group of receptors is judged to be medium.

Receptors at Their Workplace

E4.166 Open views of the application site and the wider allocation are experienced by:

- 1 the farm workers where the character and amenity of the view is that of an agricultural landscape framed by vegetation;
- 2 workers at Barnham Nurseries, where the character and amenity of the view is informed by the glass houses, poly tunnels and plant beds, set within a well vegetated boundary, but where dwellings are evident above this vegetation;
- 3 those workers travelling through the landscape on the rail and road network as described in previous sections;
- 4 receptors working at Lidsey Caravan Park, where the character and amenity of the view is informed by the rows of caravans and internal circulation network;
- 5 those receptors working and visiting SCC commercial premises at Lidsey, where the character and amenity of the view is informed by the commercial sheds, the A29 road corridor and the farmland to the east; and
- 6 those receptors working at the Sir Philip Howard School to the east of the application site, where the character and amenity of the views to the west are informed by the farmed landscape, with the settlement edge set beyond a well vegetated boundary.

E4.167 The value of the views for this group of receptors is judged to be low.

Future Baseline

E4.168 In terms of the Do Nothing scenario, this assumes that the site will continue to be farmed until such time that the development comes forward due to the nature of the Strategic Allocation. Prior to this, however, the baseline conditions will therefore evolve considering the continued growth, spread and maturation of the range of vegetation types across the application site.

E4.169 As the application site forms part of a wider Strategic Allocation, the contextual environment is likely to change as follows:

- 1 The implementation of the realignment to the A29 north of Barnham Road as proposed by WSCC (which is consented);
- 2 600 dwellings north of Barnham Road and the application site (and thus replacing the Barnham Woodland Mosaic character setting to the application site to residential and associated open space);

- 3 530 dwellings to the west of the application site east of Westergate (which essentially extends the existing settlement edge further to the east, changing the immediate agrarian setting to the application site to residential scale settlement edge); and
- 4 Approximately 89 dwellings immediately south of Barnham Road and west of the Nursery, again changing part of the northern context to the application site from predominantly horticultural to dwellings, set back beyond open space.

E5.0 Potential Effects

During Construction

- E5.1 As with the development of any green field site, a range of landscape and visual effects will occur over the duration of the construction phases. Typically these are often adverse as this stage sees the change or removal of certain characteristic elements and features. The assessment of landscape and visual effects considers the construction phasing based on the scheme information and the Construction Management Plan (CMP) available at the time of writing.
- E5.2 The construction period is planned to commence in 2023 with a completion year of 2033. It is expected that the works will be completed in three phases. Phase 1 will include the construction of the A29 Barnham connection, 920 residential units, a primary school and a community centre. Phase 2 will involve the construction of the westerly connection road and 330 residential units with Phase 3 involving the construction of the remainder of the A29 to the south of the railway line and the Hanbury Link. Effects will therefore occur sequentially relative to the phasing.
- E5.3 Whilst the construction stages are for a temporary period, they will see the commencement of a permanent change to the existing character areas across the application site.

Built In Mitigation

- E5.4 The following primary and tertiary mitigation and best practice measures are embedded within the scheme at the construction stage:
- 1 The retention and protection of existing trees, and the majority of the trees and hedgerows;
 - 2 The application site will be registered with the Considerate Contractors Scheme, designed to encourage best practice beyond the statutory requirements;
 - 3 The level of temporary artificial lighting around working areas within the application site and phases of the proposed development will be controlled, limiting construction lighting and / or perimeter security lighting, particularly in the vicinity of existing and future residential properties;
 - 4 Construction areas in close proximity to the PRow should be lit in an appropriate way and clearly defined at all times to ensure the safety of pedestrians;
 - 5 Lighting control measures which will reduce the potential for light spill and glare to be experienced will be implemented, as well as minimise nuisance / disturbance associated with temporary construction lighting. Temporary lighting is to be as low as possible, hooded and directional and in use only during the hours of operation. Lighting will be subject to a curfew at 2300 hours, however the application site compound will be lit at all hours for security purposes, although levels of light will be reduced outside of operational hours (e.g. 0800 – 1800 hours). Standard control measures will be implemented to limit potential impacts as a result of artificial lighting, including post-installation checks to ensure that temporary lighting is suitably controlled;
 - 6 Stockpiles of topsoil to be kept to 3m maximum height to avoid compaction;
 - 7 Stockpile of materials generally to be kept as low as possible to minimise the visual impact of these;
 - 8 On-site vehicle movements are to be restricted next to the perimeter of the application site;
 - 9 The location, height and colour of the contractor's cabins are to be as low as and as visually recessive as possible.
 - 10 Site working hours will be limited to 08:00 – 17:30hrs Monday to Saturday, with no night works, other hours by exception and to be agreed with ADC in advance.

Effects on Contextual Landscape Receptors

- E5.5 There will be no physical change arising from the construction phases on the range of existing contextual landscape receptors within the study area but beyond the application site, namely topography and topographic profile; land cover setting; public / communal open space, including access land; settlement pattern and built form; movement corridors, including the PRoW network; landscape features; detracting features; and the historic and cultural landscape. The significance of effect on these receptors is therefore judged to be **Neutral**. This effect is **Not Significant**.
- E5.6 During the construction stage of the structures of New Barn will be retained (as it lies just outside the application site). Direct effects on these receptors are predicted therefore to be neutral. Whilst the structures of New Barn are not a listed (and therefore its landscape setting is on the lower end of the value scale) it currently sits within an open landscape as an isolated building. The construction phase will see a sequential change to that isolation, changing its setting from agricultural to that containing the construction activities relating to the proposed development and emerging built form, together with the formation of the A29 Strategic Road Corridor and its crossing over the railway line on embankment, which will reduce its isolation. The value of this receptor is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium. Effects will be in-direct, medium term, temporary (but see the commencement of a permanent long term change) of **Moderate adverse** significance on the setting to this built feature in the landscape beyond the application site. The effect is **Significant**.
- E5.7 In terms of the contextual skyline and visual setting to the application site, there will be no physical change to the ridgeline of the South Downs to the north, nor the treed horizon beyond the application site to the south during the construction phases. These elements will continue to form the visual setting to the application site. The change in character and amenity of the views experienced towards the South Downs is set out under the effects on visual receptors section. The significance of effect on these receptors is judged to be **Neutral**. This effect is **Not Significant**.
- E5.8 In terms of the landscape setting to heritage assets, the application site lies beyond the immediate setting to the range of heritage assets. The construction stage will see the commencement of a permanent change to the wider south-eastern setting to the collection of Listed Buildings around Manor Farm, including the Parish Church of St George, within the Eastergate Conservation Area (located to the north of the application site) where the wider agricultural setting to the east of these buildings will be replaced by construction related activities and potentially the contractor's compound, introducing a different activity within the wider setting. The value of the wider agrarian landscape setting (beyond the primary setting) to this collection of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity of this receptor is low. The magnitude of change perceived on the wider setting is predicted to be low, as the construction stage will see the commencement of a long-term change but to part of the eastern setting to the Listed Buildings of Manor Farm associated with phase 2 and the Parish Church of St George and a temporary change to the south relative to the groundworks associated with the formation of the proposed cricket pitch and associated pavilion as carried out in phase 3. The area to the south of these Listed Buildings whilst proposed to be retained predominantly as open space, may be used as the contractor's compound. Effects on eastern and southern landscape setting to these heritage assets are therefore predicted to be indirect, medium-term, temporary and of **Minor adverse** significance on the wider setting to these heritage assets. The effect is **Not Significant**.
- E5.9 The south-western setting to Eastergate Conservation Area and the Listed Buildings within the western edge of this Area is not predicted to change during the construction period associated with phase 3. Effects are predicted therefore to be **Neutral**. This effect is **Not Significant**.

- E5.10 With regard to the Listed Buildings and the Barnham Conservation Area, the immediate landscape setting to these heritage assets will be retained during the construction phase (effects on visual receptors is set out separately). As such the significance of effect on these receptors is judged to be **Negligible**. This effect is **Not Significant**.
- E5.11 The application site forms a small part of the wider setting to the South Downs National Park. The existing built form of Barnham, Eastergate and Westergate is not readily perceived from within the South Downs National Park. The location of the application site is discerned through New Barn south of the railway line being apparent and through an understanding of how this feature sits in the landscape relative to the railway line. To the casual observer however, this is not readily perceived. The construction activities relative to both the proposed development parcels (being delivered through phases 2 and 3), the new A29 Strategic Road Corridor and the primary road corridors beyond the proposed development parcels (being delivered through phases 3, 4 and 5) are likely to be perceived as a small element of the scene, set down into the landscape and amongst the existing well treed framework, from within the elevated areas of the South Downs, but creating a new uncharacteristic element and movement in the landscape. The construction activity may reduce the sense of tranquillity from within the South Downs. The value that the application site plays in the landscape setting to the South Downs is judged to be low; the susceptibility to the proposed change is low, considering the small contribution the application site plays in the setting; and therefore the sensitivity of this receptor is low. The magnitude of change at this stage is also predicted to be low. Effects are therefore predicted to be indirect, medium term, temporary and of **Minor adverse** significance overall to the setting of the South Downs due to the introduction of uncharacteristic elements. This effect is **Not Significant**.

Effects on Landscape Character

- E5.12 The application site and the strategic allocation lies predominantly within the 'stretches of farmed land between development areas, often with large arable fields defined by low hedges or ditches' of National Character Assessment (NCA). The NCA recognises the 'constant pressure for further development'. The construction phases would result in the sequential removal of the Barnham plant nursery glasshouses and poly tunnels along with the arable fields (the latter of which is identified as one of the key characteristics of the NCA) and would introduce uncharacteristic elements such as cranes and contractors' cabins and increased vehicle activity, but also emerging built form which is also a characteristic of the South Coastal Plain landscape. The NCA recognises that the former South East Plan identified significant areas of growth throughout and surrounding this NCA. The landscape value of this character area is judged to be medium; the susceptibility to the proposed change at this stage is judged to be low; and therefore the sensitivity of this receptor is medium – low. The magnitude of change relative to phases 2-5 at this stage is predicted to be negligible, considering the balance between uncharacteristic and characteristic elements and the geographic extent of the application site relative to the extent of the NCA. Effects are therefore predicted to be of **Negligible** significance overall to the South Coast Plain NCA during the construction phase. This effect is **Not Significant**.
- E5.13 At the regional level, the application site also lies in the South Coast Plain character area. The overall strategy is to 'protect, conserve and enhance' the key characteristics of this character area. Those relative to the application site include the open character of the landscape, the hedgerow framework, the rifes and the setting to Listed Buildings. The construction phases will see the sequential loss of the open character associated with the fields of the application site (in phase 2 and 3), and the replacement of the existing eastern and southern setting to Manor Farm and the Parish Church of St Georges Listed Building from farmland to that of a construction site, beyond the retained boundary vegetation. The landscape value of this character area is judged to be medium; the susceptibility to the proposed change is judged to be low; and therefore the sensitivity of this receptor is medium – low. The magnitude of change at this stage

is also predicted to be low, again, considering the geographic extent of the application site and the geographic extent of this character area. Effects are therefore predicted to be direct, medium term, temporary (but see the commencement of a permanent change) and of **Minor Adverse** effect overall to the South Coast Plain character area during the construction phase. This effect is **Not Significant**.

- E5.14 At the county level, the application site lies in Landscape Character Area (LCA) South Coast 9 (SC9) the Chichester to Yapton Coastal Plain. The application site displays some of the key characteristics of this LCA, including the low lying flat open landscape; the meandering rifes and straight drainage ditches; a low density of hedgerows and hedgerow trees; the large-scale arable farming and market gardening; long views to the Downs (although from the PRoW crossing the application site these long views are generally restricted and filtered through gaps or above the intervening vegetation - refer to internal viewpoint S2 and key representative viewpoint 3 in Appendix E2 and E4); the relative open character; and experience frequent urban fringe influences. The assessment recognises that this character area is under development pressure. During the construction phases (phases 2, 3 relative to the built form and road corridor and phases 4 and 5 relative to the A29 road corridor south of the railway line) it is predicted that the views to the South Downs from the PRoW outside the application site will continue, but that the filtered views to the Downs from the PRoW within the application site would be obscured. The landscape value of this character area is judged to be medium; the susceptibility to change is judged to be low; and therefore the sensitivity of this receptor is medium-low. The magnitude of change at this stage is also predicted to be low. Effects are therefore predicted to be direct, medium term, temporary and of **Minor Adverse** significance overall to the eastern section of the Chichester to Yapton Coastal Plain during the construction phase. This effect is **Not Significant**.
- E5.15 With regard to LCA SC8 Fontwell Upper Coastal Plain, the southern part of this character area abuts the northern edge of the application site along the B2233 Barnham Road. The construction works associated with phase 2 will result in a change to a small part of the setting to this character area, essentially from that containing the glasshouses associated with Barnham Nurseries to that of a construction site. This will include the replacement of the existing entrance to the Nurseries with the new A29 Strategic Road Corridor junction onto the B2233. The landscape value of this character area is judged to be medium; the susceptibility to change is judged to be low; and therefore the sensitivity of this receptor is medium-low. The magnitude of change at this stage is also predicted to be low. Effects are therefore predicted to be direct, medium term, temporary and of **Minor Adverse** significance overall on a small part of the southern setting of the SC8 Fontwell Upper Coastal Plain LCA during the construction phase. This effect is **Not Significant** in EIA terms.
- E5.16 In terms of the character areas identified in the Arun Landscape Study, it is predicted that construction activities will be limited on the northern section of LCA 14, the Westergate Eastern Fringe. At worst, this area may contain the contractor's compound. The southern finger of this character area will be affected by the construction activities associated with the formation of both the A29 Strategic Road Corridor (in phase 4) and the Primary Road Corridor over the Lidsey valley (in phase 3) and therefore commencing the severing of this valley landscape from its wider character area. The landscape value of this character area is judged to be low (which is consistent with the 'slight' judgement reached in the Arun Landscape Study); the susceptibility to the change is medium overall; and therefore the sensitivity is judged to be medium-low. The magnitude of change is predicted to be low on the character area over all. Effects are therefore predicted to be direct, medium term, temporary and of **Minor Adverse** significance on LCA 17. This effect is **Not Significant**.
- E5.17 There will be a change to LCA 11, the Lidsey Coastal Plain (predominantly the construction works associated with the new A29 Strategic Road Corridor and the related Hanbury Link Road in phase 5); and LCA 17, the Westergate – Barnham Coastal Plain (relating to both the proposed development parcels, the formation of the new A29 Strategic Road Corridor and the primary

access road from the western development parcel towards the CALA bridge over the Lidsey Rife at Westergate, commencing in the north at phase 2 and progressing southwards in phase 5). The landscape value of these character areas is judged to be low (which is consistent with the 'slight' judgement reached in the Arun Landscape Study); the susceptibility to the change is high; and therefore the sensitivity is judged to be medium. The magnitude of change is predicted to increase as the construction works progress north to south and therefore are predicted to be high on the whole of LCA 17 and low on LCA 11. Effects are therefore predicted to be direct, medium term, temporary and of **Moderate – Substantial adverse** significance on LCA 17. This effect is **Significant**. Effects are predicted to be of **Moderate - Minor Adverse** significance on LCA11. The Moderate effect is **Significant**.

- E5.18 In terms of night-time character during the construction phases, it is predicted that there will be an increase in lighting experienced across the application site for security and safety reasons and that this will see the sequential increase in lighting across the landscape associated with the initial phases (1-3) concentrated north of the railway line and also highlighting the linear route of the proposed road through the landscape in phases 4 and 5. The value of the night-time character of the contextual environment is judged to be medium; the susceptibility to the proposed change is high; and therefore the sensitivity of this receptor is high – medium. The magnitude of change is predicted to be medium. The overall effect on the night-time character during the construction phase is predicted to be direct, medium term, temporary (but see the commencement of a permanent change) of **Substantial to Moderate Adverse** significance. This effect is **Significant**

Effects on the Application Site's Landscape Elements

- E5.19 Whilst the construction stage will see the strip of topsoil to form the proposed development platforms the overall topographic profile to the development parcels and area of open space of the application site will be maintained, including the existing network of rifes (the rifes being one of the principal landscape features of the application site). This will occur sequentially relative to each of the phases. However, the construction stage associated with the formation of the new A29 Strategic Road Corridor whilst being predominantly at grade for much of its length, will see the removal of the man-made above ground reservoir (in phase 4), the creation of new drainage features and the creation of new embankments to bridge over the railway line and Lidsey Rife accordingly. Whilst man made elevated features within the landscape (the railway line on embankment and the raised reservoir) are characteristic of the area, they are also visual detractors, interrupting the natural landform. The construction phases will therefore see the sequential introduction of new engineered feature across the natural topography. The value of this receptor is medium; the susceptibility to the proposed change is low for the development parcels and medium for the A29 Strategic Road Corridor and Primary Road Corridors beyond the development parcels; and therefore the sensitivity is medium – low. The magnitude of change is low - medium. Effects therefore will be direct, medium term, temporary (but see the commencement of a permanent change) and of **Minor Adverse** significance relative to the proposed development parcels and of **Moderate Adverse** significance on the natural topography of the application site as a result of the A29 Strategic Road Corridor, the Primary Road Corridor crossing the railway line and the Lidsey Rife to the north and Hanbury Link to the south. The moderate effect is considered **Significant** in EIA terms.
- E5.20 There will be the sequential removal of the existing land cover across the application site, being replaced by construction activities and then the emerging built form (in phases 2 and 3), the new A29 Strategic Road Corridor, Hanbury Link and Primary Road Corridor linking with Westergate to the west (across phases 3, 4 and 5) and essentially progressing north to south. The value of this receptor is judged to be medium - low; the susceptibility to the proposed change is high; and therefore the sensitivity of this receptor is medium overall. The magnitude of change is predicted to be high considering the sequential loss. The overall effect on the land cover of the application site during the construction phase is predicted to be direct, long term, temporary

(but see the commencement of a permanent change) and of **Substantial to Moderate Adverse** significance. This effect is considered **Significant**.

- E5.21 In term of the site vegetation, which along with topography forms one of the principal landscape features of the application site, the majority of the trees and hedgerows will be retained and protected during the construction phase. The existing entrance to Barnham Nurseries on the B2233 Barnham Road will form the new entrance and roundabout junction (the latter of which is subject to a separate application by West Sussex County Council) into the development and providing the connection with the proposed new A29 Strategic Road Corridor through the application site. The new road corridor will form the main access during the construction phase. However, the reconfiguration of this entrance, along with clearance work associated with the proposed development parcels in the northern part of the application site; and south of the railway line, the loss of some field boundary vegetation (hedgerows and trees) will occur where the new A29 Strategic Road Corridor cuts through these elements and across the former Canal and PRoW 200-1 and where it joins back with the existing A29. Of the existing 514 individual and 28 groups (including 16 lengths of hedgerow) of trees surveyed within the application site, approximately 140 individual trees and 3 lengths of hedgerow are proposed to be removed as the construction phase progresses north to south. The majority of the removals are category C category trees (89 no.); with 48 individual trees and 3 lengths of hedgerow classified as B category; 2 of U category; and 1 A category. As such 73 percent of the individual trees are proposed to be retained and the majority of the hedgerows, as the proposals will result in the severance of hedgerow rather than wholesale loss. In terms of TPO trees all of those trees subject to a TPO to the north of the railway line are predicted to be retained. To the south of the railway line the proposed A29 Strategic Road Corridor will result in the loss of part of a TPO group of trees and hedgerow. The value of this receptor is judged to be medium overall; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be low, considering the short sections and selective areas of vegetation proposed to be removed, but also the severance effects arising from the road corridor. Effects will be direct, long term, permanent and overall of **Moderate – Minor Adverse significance**. The moderate effect is **Significant**.
- E5.22 The enabling and construction stage (phases 1 and 2) will see the removal of the existing glass houses and poly tunnels at Barnham Nursery (one of the landscape character types identified in the Arun Landscape Study and which is characteristic of LCA S9 the Chichester to Yapton Coastal Plain). In terms of built form, the value of the nursery structures is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is high, as all of the structures are proposed to be removed. Effects will be direct, long term, permanent and of **Substantial – Moderate adverse** significance. The effect is considered **Significant** in EIA terms.
- E5.23 In terms of the existing movement corridors within the site boundary, the A29, B2233, Sack Lane, the access lane to Lidsey Farm, along with the PRoW that cross the application site (routes 321, 323 and 200) will all remain accessible during the construction phase. No changes are proposed to their alignment. Effects on the existing movement corridor will therefore be **Negligible** at the construction phase. This effect is **Not Significant** in EIA terms.
- E5.24 The principal landscape feature of the Lidsey Rife valley will be predominantly retained during the construction period (and in particular, relative to phase 3). However, a small section of both the northern and southern part of the Rife valley corridor will be replaced by the construction activities associated with the formation of the Primary Road Corridor link with Westergate to the north (in phase 3) and the new A29 Strategic Road Corridor to the south (in phase 5). The value of this natural corridor and valley feature is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be low, as it will effect a small section of the valley corridor. Effects overall on this valley feature are predicted to be direct, long term, temporary (but see the commencement of a permanent change) of **Minor Adverse** significance overall. This effect is **Not Significant**.

- E5.25 Effects on vegetation, which forms one of the principal landscape features of the application site remain as described earlier. During the construction phases this will continue to form part of the skyline, but interspersed with crane elements.
- E5.26 The detracting feature of the above ground reservoir and its associated embankment present within the application site will be removed relative to phase 4 to facilitate the construction of the new A29 Strategic Road Corridor, therefore replacing one detracting element with the detracting sequence of construction works. The value of this element is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change is high, resulting in a direct, long term, permanent effect of **Neutral** significance in balance. This effect is **Not Significant**.
- E5.27 In terms of the historic and cultural landscape, the construction stage (phases 1-5) will see a change to the agrarian setting to Barnham, Eastergate and Westgate and the loss of isolation to New Barn with the introduction of the construction works associated with the new A29 Strategic Road Corridor. The value of this receptor is judged to be medium; the susceptibility to the change is high; and therefore the sensitivity is medium-high. The magnitude of change is high, resulting in a direct, long term, permanent effect of **Moderate-Substantial Adverse** significance. This effect is **Significant**.

Effects on the Application Site's Character

- E5.28 No direct change is predicted to occur on the Lidsey Enclosed Settlement or the Barnham Woodland Mosaic character areas during the construction stage. However, there will be an indirect change to the eastern setting to the Lidsey Enclosed Settlement character area and an indirect change to the southern setting of the Barnham Woodland Mosaic character area relative to the construction works associated with the formation of the new A29 Strategic Road Corridor and roundabout junction onto the existing road corridors (in phase 1) along with the enabling works associated with the development parcels (associated predominantly with phase 5). However, these effects are predicted to be **Negligible**. This effect is **Not Significant**.
- E5.29 The existing character areas present across the application site will see a sequential change during the application site enabling works and then the construction phases, resulting in the introduction of temporary contractor's compounds, new built form and new road corridors on a phased and broadly north-east to south-west basis.
- E5.30 There may be a change on the northern section of the Lidsey Rife Valley Corridor character area north of the railway line considering the construction works associated with the formation of the Primary Road Corridor and link with the CALA bridge over the Lidsey Rife to Westergate (relative to phase 3). The landscape value of this character areas is judged to be medium; the susceptibility to the proposed change is medium; and therefore sensitivity is medium. The magnitude of change is judged as being low. At worst, effects are predicted to be direct, medium term, temporary and of **Moderate - Minor adverse** significance. The moderate effect is **Significant**.
- E5.31 The existing character areas of the application site present to the north of the railway line, namely Barnham Plant Nurseries and BEW Open Farmland will be wholly replaced on a phased basis by the construction activities and then the emerging built form, the A29 Strategic Road Corridor and Primary Road Corridor link to CALA land at Westergate (and their associated embankments and bridges), together with areas of associated open space and tree planting, relative to phases 2 and 3. The effects will commence on the Barnham Plant Nurseries character area in the first instance, moving southwards and westwards across the BEW Open Farmland character area.
- E5.32 The landscape value of the Barnham Plant Nurseries and BEW Open Farmland character areas are judged to be medium; the susceptibility to the proposed change is high; and therefore sensitivity is medium-high. The magnitude of change is high, as the construction phase will

wholly replace the Barnham Plant Nurseries character area and affect the majority of BEW Open Farmland character area, utilising land outside the proposed development parcels for storage and the contractor's compound. Effects will therefore be direct, medium term, temporary (but see the commencement of a permanent change) and of **Moderate-Substantial Adverse** significance. This effect is **Significant**.

- E5.33 There will be a change to part of the character areas to the south of the railway line to facilitate the implementation of the proposed A29 Strategic Road Corridor and the Hanbury Link, effectively severing the character areas. The construction works will cross the following character areas:
- 1 BEW Open Farmland (phase 4);
 - 2 BEW Enclosed Farmland (phases 4 and 5);
 - 3 Lidsey Rife Valley Corridor (phase 5); and the
 - 4 Former Chichester to Arundel Cana (phase 5)l.
- E5.34 The landscape value of the BEW Open and Enclosed Farmland character areas are judged to be of medium value. The susceptibility to the proposed change is medium; and therefore sensitivity is medium. The magnitude of change is judged as being medium. Effects will therefore be direct, medium term, temporary (but see the commencement of a permanent change) and of **Moderate Adverse** significance on both these character areas. This effect is **Significant**.
- E5.35 The Lidsey Rife Valley Corridor character area is judged to be of medium value. The susceptibility to the proposed change is medium, as both the A29 Strategic Road Corridor and the Primary Road Corridor providing a link to Westergate will sever this linear character area (in the same way as the railway line does) resulting in fragmentation of its linear character. Therefore the sensitivity is medium to this proposed change. The magnitude of change is low, as the effects are limited to a small localised area. Effects will therefore be direct, medium term, temporary (but see the commencement of a permanent change) effect of **Minor - Moderate Adverse** significance. This effect is **Significant**.
- E5.36 The Former Chichester to Arundel Canal character area is similarly judged to be of medium value. The susceptibility to the proposed change is medium, as the road corridor will also sever this linear character area, resulting in further fragmentation of this linear character area. Therefore the sensitivity is medium to this proposed change. The magnitude of change is low, as the effects are limited to a small localised area. Effects will therefore be direct, medium term, temporary (but see the commencement of a permanent change) and of **Moderate – Minor Adverse** significance. The moderate effect is **Significant**.
- E5.37 There would be no direct or in-direct change to the Westergate Meadows and Farmland and the Woodgate Equestrian character areas. Effects on these character areas are therefore predicted to be **Neutral**. The moderate effect is **Not Significant**.
- E5.38 Effects on night-time character are described at section 5.18.

Visual Effects

- E5.39 Due to the well treed nature of the local landscape, the visual envelope associated with the application site is limited to the immediate and local environs and long distance elevated views to the north within the South Downs.

Views Out of the Application Site

- E5.40 The majority of the views out of the application site as described in the baseline section, as set out in Appendix E2 and E3, are not from public vantage points. Views of the South Downs to the north over and above the intervening built form and vegetation from the footpath that crosses

the application site to the east (refer to Viewpoint S2) are predicted to be obscured during the construction phase predominantly by solid hoarding.

- E5.41 The value of these views to the north are judged to be medium; the susceptibility to the proposed change is medium (as these views are currently filtered); and therefore the sensitivity is medium. The magnitude of change is medium, where the wider setting of the view would be truncated. Effects are therefore direct, medium-term, temporary (but see the commencement of a permanent change) and of **Moderate adverse** significance to this public view. This effect is **Significant**.

Residential Receptors

- E5.42 The construction operations would be perceived by those residential receptors that:

- 1 back on to the application site at Barnham, including those adjacent to Barnham Nurseries;
- 2 back on to the application site on the eastern edge of Eastergate;
- 3 straddle the existing A29 at Lidsey to the south;
- 4 are at Headhone Farm to the east of the A29; and
- 5 are at Willows Caravan Park.

The first change to occur relates to the implementation of the solid 2.4m high hoardings around the application site and then the removal of the glasshouses at Barnham Nursery, and the boundary vegetation to facilitate the delivery of the A29 Strategic Road Corridor, creating a more open aspect above the intervening hoarding to the views across this part of the application site for those neighbouring dwellings in Eastergate (where dwellings back on to the application site at Church Lane) and Barnham (where dwellings back on to the application site at Upton Brooks / Sackville Gardens and Elm Grove). The character and amenity of the view is informed either by the collection of glasshouses at Barnham Nurseries or by the agricultural setting to the properties with trees often forming the visual horizon. That will change to a demolition site and then the construction operations perceived over the intervening hoarding. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. For those residents at Barnham and Eastergate, the magnitude of change is predicted to be high, as the construction stage will introduce increased activity and new uncharacteristic elements (such as solid hoardings) to that view, wholly replacing the current character, relative to the construction associated with the new A29 junction and Strategic Road Corridor through the application site, the Primary Road Corridor link to the CALA bridge and Westergate (and their associated embankments), along with the residential and school parcels. The effects would be direct, medium term, temporary (but see the commencement of a permanent change) of **Moderate to Substantial adverse** significance. This effect is **Significant**. Refer to representative viewpoint 2.

- E5.43 For those residents at Lidsey, Headhone Farm and Willows Caravan Park, the construction works associated with the formation of the new A29 Strategic Road Corridor would be perceived as new elements to that view, crossing the agricultural landscape during phase 4 and 5. Refer to representative viewpoint 7 and internal viewpoint s6. Subject to the final location of the solid hoardings, these may limit views of the construction operations. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium - high, as the construction stage will introduce increased activity and new uncharacteristic elements to that view (including the embankments over the Lidsey Rife), wholly replacing the current character, relative to the construction associated with the new A29 Strategic Road Corridor crossing the landscape. The effects would be direct, short - medium term, temporary (but see the commencement of a permanent change) of **Moderate to Substantial Adverse** significance. This effect is **Significant**.

- E5.44 For those residential receptors beyond the application site to the south-east, within the historic core of Barnham and the Conservation Area, construction elements such as cranes are likely to be evident in phase 2 and 3 above the intervening topography and vegetation and beyond the immediate setting to the Conservation Area. Refer to representative viewpoint 3. The solid construction hoardings north of the railway line are not likely to be perceived from this location. The value of this group of receptors is judged to be high; the susceptibility to the proposed change is low; and therefore the sensitivity is medium. The magnitude of change to the character and amenity of these views is judged to be **Negligible**. Effects during the construction phase are therefore predicted to be negligible on this group of receptors. This effect is **Not Significant**.
- E5.45 For those residential receptors on the eastern edge of Westergate which back on to the Lidsey Rife corridor, the construction activities associated with the proposed development parcels in phases 2 and 3), the formation of the Primary Road Corridor link to the CALA bridge and Westergate along with the creation of the proposed cricket pitch, associated pavilion and play areas (in phase 3), will all be perceived over the intervening Lidsey Rife corridor and potentially over the solid construction hoardings due to the elevated nature of the view. The construction phase will replace the wider agricultural scene with construction activities and emerging road corridor, built form and formal open space. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium-low. The magnitude of change is predicted to be medium. The effects would be direct, medium term, temporary (but see the commencement of a permanent change) of **Moderate to Minor Adverse** significance. The moderate effect is **Significant**.
- E5.46 For the residential receptors on the southern edge of Eastergate particularly at Manor Farm, the construction activities associated with phases 2 and 3 would be perceived between the intervening vegetation, changing the character and amenity of the view from farmland to that of a construction site, where the construction elements, associated activities and emerging built form would be perceived over the intervening solid hoardings. The value of this group of receptors is judged to be high; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium. The effects would be direct, medium term, temporary (but see the commencement of a permanent change) of **Moderate Adverse** significance. This effect is **Significant**.

Transient Receptors Using Roads and Associated Pavements

- E5.47 Effects on those receptors moving through the landscape on the road corridors and adjacent pavements are limited to those in close proximity to the application site. For those on the B2233 the character and amenity of the view will change from phase 1 from that of the glasshouses of Barnham Nursery set beyond the roadside vegetation to that of a demolition site and then of a construction site set behind the retained vegetation and solid hoardings.
- E5.48 For those receptors travelling on the existing A29, views of the construction operations associated with the formation of the new A29 Strategic Road Corridor and Hanbury Link will form a new element to the principally agricultural nature of the view in phases 4 and 5. The location of the solid hoardings may limit views of the construction activities, however, the construction operations are still likely to be perceived. However these views will be fleeting. Refer to representative viewpoint 7.
- E5.49 The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change is predicted to be low. The effects would be direct, short - medium term, temporary (but see the commencement of a permanent change) of **Minor Adverse** significance. This effect is **Not Significant**.
- E5.50 For those receptors travelling through the historic core of Barnham and the Conservation Area to the south-east, the construction elements such as cranes associated with phase 2 and 3 may be perceived by the casual observer above the intervening topography and vegetation and

beyond the immediate setting to the Conservation Area. Refer to representative viewpoint 3. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change to the character and amenity of these views is judged to be negligible. Effects during the construction phase are therefore predicted to be **Negligible** on this group of receptors. This effect is **Not Significant**.

Transient Receptors Using the Railway Line

E5.51 The contractor's compounds and construction activities associated with the formation of the development parcels in phase 2 and 3, the A29 Strategic Road Corridor and the Primary Road Corridors (in phases 2-5) will be wholly apparent for those crossing the strategic allocation on the train, introducing a new element to the agricultural foreground in the context of the well treed settlement edge beyond. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change to the character and amenity of these views is judged to be high for a short section of the journey where the railway line passes the application site. Effects during the construction phase are therefore predicted to be direct, long term, temporary (but see the commencement of a permanent change) of **Moderate Adverse** significance. This effect is **Significant**.

E5.52 Once beyond the application site, these effects diminish to **Neutral**. This effect is **Not Significant**.

Transient Receptors Using Public Rights of Way

E5.53 The most significant change will occur on those receptors which cross the application site on footpath no.s 321 and 323 along the northern edge of the application site relative to phase 2. Refer to representative viewpoints 1 and 2. The character and amenity of the view on the well treed settlement edge, across farmland to New Barn and the treed visual horizon will be lost considering the erection of solid hoardings. These hoarding will limit views of the contractor's compound and the construction processes themselves, however, views of the taller elements, such as the cranes, HGVs and the emerging built form may be visible above these structures. The value of the receptor is medium; the susceptibility to the proposed change is high; and the sensitivity is therefore medium-high. The magnitude of change is high and therefore the effect on the transient receptors passing through the application site will be direct, medium term, temporary (but see the commencement of a long term and permanent change) and of **Substantial Adverse** significance. These effects diminish moving away from the application site. This effect is considered **Significant**.

E5.54 For those receptors walking on footpath 323 from the historic core of Barnham and the Conservation Area to the south-east, the construction elements such as cranes associated with phases 2 and 3 may be perceived by the casual observer above the intervening topography and vegetation and beyond the immediate setting to the Conservation Area. Refer to representative viewpoint 3. These elements will become increasingly apparent to the viewer moving closer towards the application site. The value of this receptor is judged to be medium; the susceptibility to the proposed change is high; and therefore the sensitivity is medium-high. The magnitude of change to the character and amenity of these views is judged to be range between negligible (close to Barnham) and high (close to the application site). Effects during the construction phase are therefore predicted at worst to be direct, medium term, temporary (but see the commencement of a long term and permanent change) and of **Substantial Adverse** significance. This effect is **Significant**.

E5.55 For those receptors using footpath no. 200_1 (which follows the alignment of the former Chichester to Arundel Canal) the construction works associated with the formation of the new A29 Strategic Road Corridor and the Hanbury Link (in phases 4 and 5) will be perceived in breaks in the vegetation and potentially over the solid hoardings and where the proposed road crosses the former canal corridor, introducing a new element to the well treed agricultural

scene. The value of this receptor is judged to be medium; the susceptibility to the proposed change is medium-high; and therefore the sensitivity is medium-high. The magnitude of change to the character and amenity of these views is judged to be high (close to the application site). Effects during the construction phase are therefore predicted at worst to be direct and indirect, short term, temporary (but see the commencement of a long term and permanent change) and of **Substantial Adverse** significance. This effect is **Significant**. Beyond the immediate boundary of the application site, effects reduce and become insignificant.

- E5.56 For those receptors using footpath 296 to the west of the application site, the construction activities associated with the creation of the Primary Road Corridor to the CALA bridge linking with Westergate, together with the proposed cricket pitch, associated pavilion and play areas will be readily perceived over the intervening solid hoardings (associated with phase 3). The construction phase will replace the wider agricultural scene with construction activities. The value of this group of receptors is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium. The effects would be direct, medium term, temporary (but see the commencement of a permanent change) of **Moderate Adverse** significance. The effect is **Significant**.
- E5.57 There are long-distance views of the application site from the PROWs to the north at Halnaker Windmill, and at The Folly within the South Downs National Park. Refer to representative viewpoints 17-19. The character and amenity of the view is that across an extensive coastal plain, which includes farmland and inland settlements. However, due to the well treed environment around Barnham, Eastergate and Westergate this settled area is not readily perceived from these vantage points. The combination of the isolated New Barn with trains moving through the landscape makes the application site discernible in these views. The construction elements and activity within the application site associated with phases 2-5) are therefore similarly likely to be perceived from these locations, but as a small part and element of the wider panorama. The value of this group of receptors is high; the susceptibility to the proposed change is low; and the sensitivity is therefore medium. The magnitude of change is negligible and therefore the effect on the transient receptors passing through the landscape of the South Downs will be of **Negligible** significance. This effect is **Not Significant**.
- E5.58 Effects on those receptors using the PROW network in the middle distance, where views of the application site are generally obscured by the intervening vegetation, whilst the view may include that of cranes visible above the visual horizon, overall the effects on this group of receptors in the local and wider landscape are predicted to be **Negligible** during the construction phase. This effect is **Not Significant**.

Effects on Receptors at Visitor Attractions and Scenic Viewpoints

- E5.59 The impact on the receptors visiting the Halnaker Windmill are set out in above (refer to representative viewpoint 17). Overall, effects are **Negligible** significance. This effect is **Not Significant**.

Receptors Visiting Public Spaces

- E5.60 Much like the views from PROW 296, the construction activities associated with the creation of the Primary Road Corridor to the CALA bridge over the Lidsey Rife corridor together with the proposed cricket pitch, associated pavilion and play areas (relative to phase 3) may be perceived over the intervening hoardings and the intervening field boundary vegetation from the green space no. 12 within the Lidsey Rife corridor to the west of the application site; and from the Parish churchyard of St Georges at Eastergate. The construction phase will replace the wider agricultural scene with construction activities enclosed by hoardings. The value of this group of receptors using this space is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be

low. The effects would be direct, short - medium term, temporary (but see the commencement of a permanent change) of **Moderate to Minor Adverse** significance. The moderate effect is **Significant**.

Receptors at Their Workplace

- E5.61 There will be a change in the character and amenity of the view for farm workers from that across farmland set within a vegetated framework, to that of construction elements visible above the retained vegetation framework and solid hoardings. These effects are predicted to commence at the site enabling stage and continue through the lifespan of the project (phase 5). The value of the view experienced by this group of receptors above is low; the susceptibility to the proposed change is medium; and the sensitivity is therefore low-medium. The magnitude of change is medium and therefore the effect on the group of receptors working is predicted to be indirect, medium term, temporary and of **Moderate - Minor Adverse** significance. The moderate effects are **Significant** in EIA terms, the minor effects are **Not Significant**.
- E5.62 As construction proceeds and results in the removal of Barnham Nurseries as a business (in phase 2), those receptors working and visiting the Nursery would no longer visit the area. Effects on this group of receptors would not occur as the receptor will have been removed.
- E5.63 For those receptors travelling through the landscape on train or on the road network, the effects are as described under those previous sections.
- E5.64 For those working at Lidsey Caravan Park and adjacent commercial premises, there will be no change to the character and amenity of the view experienced within the Park itself. The construction activities associated with the formation of the southernmost element of the new A29 Strategic Road Corridor and associated junction during phase 5 may be perceived over the intervening hoardings in the periphery of the working operations. The value of the view experienced by this group of receptors is low; the susceptibility to the proposed change is low; and the sensitivity is therefore low. The magnitude of change is low and therefore the effect on the group of working receptors is predicted to be indirect, short term, temporary and of **Minor Adverse** significance. The effects are **Not Significant**.
- E5.65 In terms of those receptors working and visiting the Sir Philip Howard School to the east of the application site, the character and amenity of the farmed landscape beyond the school grounds will change to that of a construction site (during phase 2), with movement, cranes and emerging residential built form perceived over the intervening hoardings. The value of the view experienced by this group of receptors above is low; the susceptibility to the proposed change is low; and the sensitivity is therefore low. The magnitude of change is medium and therefore the effect on the group of receptors working and visiting the school is predicted to be indirect, medium term, temporary and of **Minor to Moderate Adverse** significance. The moderate effects are **Significant**.
- E5.66 Whilst the construction operations are for a temporary period, they will see the commencement of a permanent change to the character and amenity of the view for those working in the landscape and the neighbouring properties.

Table E5.1 Summary of Landscape and Visual Effects at the During Construction (Years 2022-2033)

Receptor	Value	Susceptibility to the Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Contextual Landscape Receptors									
Topographic setting	Medium-High	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Land cover setting	Medium-Low	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Public / communal open space	Medium	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Settlement pattern and built form	Medium	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Movement corridors	Medium	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Skyline and visual setting site	High-Low	Low	Medium - Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Landscape and built features	Medium - High	Low	Medium	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
New Barn (built feature)	Medium	Medium	Medium	Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Medium	Moderate Adverse
Landscape setting to Church of St George	Medium	High	Medium	Moderate	Site	Temporary, medium term	Irreversible	Low	Minor Adverse
Detracting features	Low	Low	Low	Minor	Site	Temporary, medium term	Irreversible	Neutral	Neutral
Historic and Cultural Landscape	Medium	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Landscape setting to heritage assets	Medium	Low	Low	Neutral and Negligible	Site	Temporary, medium term	Irreversible	Low	Neutral and Negligible
Landscape setting to South Downs National Park	Low	Low	Low	Minor	Wider setting	Temporary, medium term	Irreversible	Low	Minor Adverse

Receptor	Value	Susceptibility to the Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Landscape Character									
NCA 126 South Coast Plain	Medium	Low	Medium - Low	Negligible	Site / immediate setting	Temporary, medium term	Irreversible	Negligible	Negligible
South Coast Plain	Medium	Low	Medium - Low	Minor	Site / immediate setting	Temporary, medium term	Irreversible	Low	Minor Adverse
LSA SC9 Chichester to Yapton Coastal Plain and LCA SC8 Fontwell Upper Coastal Plain and LCA 14 Westergate Eastern Fringe	Medium	Low	Medium - Low	Minor	Site / immediate setting	Temporary, medium term	Irreversible	Low	Minor Adverse
LCA 11 Lidsey Coastal Plain	Low	High	Medium	Minor - Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Low	Minor – Moderate Adverse
LCA 17 Westergate – Barnham Coastal Plain	Low	High	Medium	Moderate - Major	Site / immediate setting	Temporary, medium term	Irreversible	High	Moderate - Substantial Adverse
Night time character	Medium	High	High - Medium	Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Medium	Moderate - Substantial Adverse
Site Landscape Character and Conditions									
Topography	Medium	Low - Medium	Medium - Low	Minor - Moderate	Site	Temporary, medium term	Irreversible	Low - Medium	Minor – Moderate Adverse
Land cover	Medium-Low	High	Medium	Major	Site	Temporary, medium term	Irreversible	High	Moderate - Substantial Adverse
Vegetation Pattern	Medium	Medium	Medium	Minor	Site	Temporary, medium term	Irreversible	Low	Minor - Moderate Adverse
Built form / scale / mass / height / grain	Low	High	Medium	Major	Site	Temporary, medium term	Irreversible	High	Moderate - Substantial Adverse
Local movement corridors	Medium	Low	Medium - Low	Negligible	Site	Temporary, medium term	Irreversible	Negligible	Negligible
Site landscape features and skyline elements	Medium	Medium	Medium	Minor	Site	Temporary, medium term	Irreversible	Low	Minor Adverse
Detracting features	Low	Low	Low	Major	Site	Temporary, medium term	Irreversible	High	Neutral
Historic and cultural landscape	Medium	High	Medium - High	Major	Site	Temporary, medium term	Irreversible	High	Moderate – Substantial Adverse

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1): Environmental Statement

Receptor	Value	Susceptibility to the Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Site Landscape Character									
Barnham Woodland Mosaic	Low	Low	Low	Neutral	Site / immediate setting	Temporary, medium term	Irreversible	Negligible	Neutral
Barnham Plant Nurseries	Low	High	Medium	Major	Site	Temporary, medium term	Irreversible	High	Moderate – Substantial Adverse
BEW Open Farmland	Medium	High - Medium	Medium - High	Major	Site / immediate setting	Temporary, medium term	Irreversible	High - Medium	Moderate – Substantial Adverse
BEW Enclosed Farmland	Medium	Medium	Medium	Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Medium	Moderate Adverse
Lidsey Rife Valley Corridor	Medium	Medium	Medium	Minor	Site / immediate setting	Temporary, medium term	Irreversible	Low	Minor - Moderate Adverse
Westergate Meadow and Farmland	Low	Low	Low	Neutral	Site / immediate setting	Temporary, medium term	Irreversible	Negligible	Neutral
Woodgate Equestrian	Low	Low	Low	Neutral	Site / immediate setting	Temporary, medium term	Irreversible	Negligible	Neutral
Former Chichester to Arundel Canal	Medium	Medium	Medium	Minor - Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Low - Medium	Minor - Moderate Adverse
Lidsey Enclosed Settlement	Low	Low	Low	Negligible	Site / immediate setting	Temporary, medium term	Irreversible	Negligible	Negligible
Night-time character	Medium	High	High - Medium	Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Medium	Moderate - Substantial Adverse
Visual Receptors									
Views north out of the site	Medium	Medium	Medium	Moderate	Site	Temporary, medium term	Irreversible	Medium	Moderate Adverse
Residential receptors	High - Low	High - Low	Medium – High - Low	Negligible, Minor - Major	Site	Temporary, medium term	Irreversible	Negligible - Medium - High	Negligible and Minor - Substantial Adverse
Transient Receptors using Roads and Associated Pavements	Low	Low	Low	Negligible and Minor	Site	Temporary, medium term	Irreversible	Negligible and Low	Negligible and Minor Adverse
Transient Receptors using the railway line	Low	Low	Low	No change and Major	Site	Temporary, medium term	Irreversible	High	Neutral and Moderate Adverse

Receptor	Value	Susceptibility to the Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Transient Receptors using Public Rights of Way	Low – High	High	Medium - High	Moderate - Major	Site / immediate setting	Temporary, medium term	Irreversible	Medium - High	Negligible and Moderate - Substantial Adverse
Visitor Attractions and Scenic Viewpoints (Halnaker Windmill)	High	Low	Medium	Negligible	Site / wider setting	Temporary, medium term	Irreversible	Negligible	Negligible
Receptors visiting public spaces	Medium	Medium	Medium	Minor	Site / immediate setting	Temporary, medium term	Irreversible	Low	Minor - Moderate Adverse
Receptors at their workplace	Low	Medium	Low - Medium	Minor - Moderate	Site / immediate setting	Temporary, medium term	Irreversible	Medium	Minor – Moderate Adverse

During Operation

- E5.67 The assessment of effects at this stage considers the completion of the whole of the proposed development north of the railway line and the A29 Strategic Road Corridor south of the railway line.
- E5.68 Where proposed building heights above ground level are provided, this is +/- 2m as set out on Parameter Plan: Building Heights, PPO3.
- E5.69 Effects on landscape and visual receptors will have commenced at the application site enabling and construction phase. The operational phase will see the completion of the development and the commencement of permanent effects.

Built In Mitigation

- E5.70 The following mitigation measures are embedded within the scheme at the operational stage as evidenced below:
- 1 The delivery of a high-quality urban extension which reflects local character and which contributes positively to the objectives of landscape, habitat and species management (as required in policy and as identified in the landscape character guidelines);
 - 2 Building heights to range between 1-5 storey and therefore up to 18m above existing ground level, with a +/-2m variation as set out on the Parameter Plan: Building Heights PPO3);
 - 3 The retention of the majority of the existing vegetation (as shown on Parameter Plan: Landscape and Green Infrastructure PPO4) and as documented in the Arboricultural Report submitted with the application;
 - 4 The retention of the green space east of the Lidsey Rife and the immediate southern landscape setting to the Listed Buildings at Manor Farm and the Parish Church of St Georges as open space (albeit that for sport and recreation), retaining the existing drainage channels across this area as part of the Lidsey Rife Linear Park, as per the Parameter Plan: Landscape and Green Infrastructure PPO4;
 - 5 The provision of a green infrastructure network which allows opportunities for the provision of new tree planting across the application site and along the site boundaries in a way that reflects the characteristic pattern of the local area, as per the Parameter Plan: Landscape and Green Infrastructure PPO4;
 - 6 The provision of a green space to provide a settlement gap between Barnham, Eastergate and Westergate as per the Parameter Plan: Landscape and Green Infrastructure PPO4;
 - 7 Best practice in terms of positive landscape maintenance and management practices, including the following (which can also be secured through a planning condition):
 - a The long-term maintenance and management of the existing and proposed plant stock (hedgerows and trees) delivered through a management plan (being primarily that within the Open Space / Infrastructure area as shown on Parameter Plan: Landscape and Green Infrastructure PPO4);
 - b The successful establishment of the proposed planting within the zones of open space and across the scheme in general;
 - c The upkeep of the high-quality character of the public realm and open spaces;
 - 8 The retention of the alignment of the existing PRoW across the site and incorporation of improvements to the surface treatments as agreed with Sussex County Council in consideration of the Rights of Way Improvement Plan;

- 9 The creation of new network of footpaths and cycleways, as part of a wellbeing trail across the application site, as shown on Parameter Plan: Landscape and Green Infrastructure PPO4;
- 10 In terms of landscape character strategy guidance requirements, the following measures have been included as part of the evolution of the Parameter Plan: Landscape and Green Infrastructure PPO3 where relevant to the application site (amalgamated from the tiers of character assessment):
 - a The protection and conservation of hedgerows and hedgerow trees;
 - b The planting of large trees to replace the Elm tree loss;
 - c The retention and protection of rife;
 - d The creation of a new large scale tree framework and new vegetation features (including gapping up existing hedgerows) which can be created within the Open Space / Infrastructure areas as shown on Parameter Plan: Landscape and Green Infrastructure;
 - e The removal of detracting elements, such as poly tunnels and above ground reservoirs.

Effects on Contextual Landscape Receptors

- E5.71 There will be no physical change arising from the operational stage of the project on the range of existing contextual landscape receptors within the study area but beyond the application site, namely topography and topographic profile; land cover setting; public / communal open space, including access land; settlement pattern and built form; movement corridors, including the PRow network; skyline and visual setting; landscape features; detracting features; and the historic and cultural landscape. The significance of effect on these receptors is therefore judged to be **Neutral**. This effect is **Not Significant**.
- E5.72 The operational stage will see the retention of the structures of New Barn (as it lies just outside the application site and red line area associated with the A29 Strategic Road Corridor) and the retention of the commercial buildings at Lidsey to the south. Direct effects on these receptors are predicted therefore to be **Neutral**. Whilst the structures of New Barn are not listed (and therefore its landscape setting is on the lower end of the value scale) it currently sits within an open landscape as an isolated building. The operational phase will retain this building as a feature of the agricultural landscape as it sits beyond the red line area, but the combination of the proposed development to the north of the railway line and the embankments associated with the new A29 Strategic Road Corridor bridge over the railway line, will see a change, reducing its sense of isolation. The value of this receptor is judged to be medium; the susceptibility to the proposed change is high; and therefore the sensitivity is medium-high. The magnitude of change is predicted to be high. Effects will be in-direct, long term, permanent of **Moderate-Substantial adverse** significance on the setting to and isolation of this built feature in the landscape beyond the application site. The effect is **Significant**.
- E5.73 In terms of the contextual skyline and visual setting to the application site, there will be no physical change to the ridgeline of the South Downs to the north, nor the treed horizon beyond the application site to the south with the completed development in place. These existing elements will continue to form the visual setting to the application site and will continue to be perceived from the proposed Lidsey Rife Linear Park to the west. The change in character and amenity of the views experienced out of the application site towards the South Downs is set out under the effects on visual receptors section. The significance of effect on these receptors is therefore judged to be **Neutral**. This effect is **Not Significant**.
- E5.74 In terms of the heritage assets to the north at Eastergate and the associated Conservation Area, the completed development will result in the replacement of the current agrarian setting to that

of a green linear park on the western edge of the application site. The park will include a cricket pitch, associated pavilion and car park, together with a range of play spaces (a Neighbourhood Equipped Area of Play – NEAP; an area set aside for other outdoor play provision; and a number of Local Areas of Play – LAPs) and a new pedestrian and cycling route set within the retained field boundary vegetation and drainage network. Whilst remaining predominantly green and open in nature, the proposals will include new structures (pavilion, car park, play equipment and potentially fencing) to the landscape, creating essentially a new village green. The eastern edge of the park will be defined by dwellings at a maximum of 3 storeys (14m - /+2m). The proposals will result in a permanent change to the wider southern and south-eastern setting to the collection of Listed Buildings around Manor Farm, including the Parish Church of St George, within the Eastergate Conservation Area (located to the north of the application site). The value of the wider agrarian landscape setting (beyond the primary setting) to this collection of receptors is judged to be low; the susceptibility to the proposed change is medium overall, considering the balance of retention of green space (low) and the development parcels (high); and therefore the sensitivity of this receptor is low - medium. The magnitude of change perceived on the wider setting is predicted to be low. Effects on south-eastern and southern landscape setting to these heritage assets are therefore predicted to be indirect, long-term, permanent and overall of **Minor Adverse** significance on the wider setting to these heritage assets. This effect is **Not Significant**. In term of the effects on the Parish Church of St George, conversely, as set out in the Historic Built Environment Chapter I, the proposals will essentially create a new verdant village green of rural character to the south, increasing public access and opportunities for viewing the church (where currently these are limited). Effects are therefore predicted to be indirect, long-term, permanent and of **Minor Beneficial** significance. This effect is **Not Significant**.

- E5.75 The south-western setting to Eastergate Conservation Area and the Listed Buildings within the western edge of this area will change from an agricultural field to that of a park, replacing one greenfield use for another (with the elements described above set away from the immediate setting). As a landscape setting is retained. Effects are predicted therefore to be **Neutral**. This effect is **Not Significant**.
- E5.76 With regard to the Listed Buildings and the Barnham Conservation Area to the south-east of the application site, the immediate landscape setting to this heritage assets will not be altered during the operational phase. The application site lies beyond the intervening fields and the railway lines (either at grade or on embankment). There is likely to a change to the wider setting with the introduction of up to 4 storey built form (15m +/- 2m above ground level). The value of the wider landscape setting (beyond the primary setting) to this collection of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity of the wider setting to this receptor is low. The magnitude of change perceived on the wider setting is predicted to be low. Effects on southern landscape setting to these heritage assets in Barnham is therefore predicted to be indirect, long-term, permanent and overall of **Minor Adverse** significance. This effect is **Not Significant**.
- E5.77 The application site forms a small part of the wider setting to the South Downs National Park. The existing built form of Barnham, Eastergate and Westergate is not readily perceived from this location. The location of the application site is discerned through New Barn south of the railway line being apparent as an isolated element and through an understanding of how this feature sits in the landscape relative to the movement of trains along the railway line. The application site forms a small part of the wider green landscape setting to the SDNP. The completion of the proposed development and the A29 Strategic Road Corridor will effectively replace a small part of the agrarian setting to the SDNP with new built form and a new road corridor, set down into the landscape and amongst the existing well treed framework. New tree planting is proposed along the A29 Strategic Road Corridor. Refer to VVMs from viewpoints 18

and 19 in Appendix E3. The movement of vehicles on the A29 Strategic Road Corridor through the landscape during the day and night may affect the perception of tranquillity. The value that the application site plays in the landscape setting to the South Downs is judged to be low, considering its small contribution; the susceptibility to the proposed change is low; and therefore the sensitivity of this receptor is low. The magnitude of change considering the scale of development on the setting as a whole at this stage is also predicted to be low. Effects are therefore predicted to be indirect, long term, permanent and of **Minor Adverse** significance overall to the setting of the South Downs. This effect is **Not Significant**.

Effects on Landscape Character

E5.78 The application site and the Strategic Allocation lies predominantly within the ‘stretches of farmed land between development areas, often with large arable fields defined by low hedges or ditches’ of National Character Assessment (NCA). The NCA recognises the ‘constant pressure for further development’. The operational phase would replace the farmed landscape with new built form, road corridors and open space which is also a characteristic of the South Coastal Plain landscape. The NCA recognises that the former South East Plan identified significant areas of growth throughout and surrounding this NCA. The landscape value of this character area is judged to be medium; the susceptibility to the proposed change at this stage is judged to be low; and therefore the sensitivity of this receptor is medium – low. The magnitude of change is predicted to be negligible, considering the balance between uncharacteristic and characteristic elements and the geographic extent of the application site relative to the extent of the NCA. Effects are therefore predicted to be of **Negligible** significance overall to the South Coast Plain NCA during the operational phase. This effect is **Not Significant**.

E5.79 At the regional level, the application site also lies in the South Coast Plain character area. The overall strategy is to ‘protect, conserve and enhance’ the key characteristics of this character area. Those relative to the application site include the open character of the landscape, the hedgerow framework, the rifes and the setting to Listed Buildings. The operational phases will see the sequential loss of the open character associated with the fields of the application site, and the replacement of the existing eastern setting to Manor Farm and the Parish Church of St Georges Listed Building from farmland to that of green space associated with the Lidsey Park and associated new built form, car parking and equipped play areas, set beyond the retained boundary vegetation. The landscape value of this character area is judged to be medium; the susceptibility to the proposed change is judged to be low; and therefore the sensitivity of this receptor is medium – low. The magnitude of change at this stage is also predicted to be low, again, considering the geographic extent of the application site on the geographic extent of this character area. Effects are therefore predicted to be direct, long term, permanent and of **Minor Adverse** effect overall to the South Coast Plain character area during the operational phase. This effect is **Not Significant**.

E5.80 At the county level, the application site lies in Landscape Character Area (LCA) South Coast 9 (SC9) the Chichester to Yapton Coastal Plain. The application site displays some of the key characteristics of this LCA, including the low lying flat open landscape; the meandering rifes and straight drainage ditches; a low density of hedgerows and hedgerow trees; the large-scale arable farming and market gardening; long views to the Downs (although from the PRow crossing the application site these long views are generally restricted and filtered through gaps or above the intervening vegetation - refer to internal viewpoint S2 and key representative viewpoint 3 in Appendix E2 and E4, the VVMs in Appendix E3 and the visual assessment section); the relative open character; and experiences frequent urban fringe influences. The assessment recognises that this character area is under development pressure. During the operational stage, it is predicted that the views to the South Downs from the PRow outside the application site will continue, but that the filtered views to the Downs from the PRow within the application site

would be obscured by the new built form. The landscape value of this character area is judged to be medium; the susceptibility to change is judged to be low; and therefore the sensitivity of this receptor is medium-low. The magnitude of change at this stage is also predicted to be low. Effects are therefore predicted to be direct, long term, permanent and of **Minor Adverse** significance overall to the eastern section of the Chichester to Yapton Coastal Plain during the operational stage. This effect is **Not Significant**.

E5.81 With regard to LCA SC8 Fontwell Upper Coastal Plain, the southern part of this character area abuts the northern edge of the application site along the B2233 Barnham Road. The operational phase will result in a change to a small part of the southern setting to this character area, essentially from that containing the glasshouses associated with Barnham Nurseries to that of dwellings set beyond a generous area of green space, a new road junction on the B2233 and new road corridor between. The landscape value of this character area is judged to be medium; the susceptibility to change is judged to be low, considering the proposed scale and nature of the proposed development continues the residential streetscene of Barnham and Eastergate setting to the character area; and therefore the sensitivity of this receptor is medium-low. The magnitude of change at this stage is also predicted to be low. Effects are therefore predicted to be direct, long term, permanent and of **Minor Adverse** significance overall on a small part of the southern setting of the SC8 Fontwell Upper Coastal Plain LCA during the operational phase. This effect is **Not Significant**.

E5.82 In terms of the character areas identified in the Arun Landscape Study, there will be no change to the northern section of the LCA 14, the Westergate Eastern Fringe, as this area is proposed to be retained as part of the Lidsey Rife Linear Park; however, the proposed A29 Strategic Road corridor crosses the southern finger of this character area, introducing a new uncharacteristic element which severs the linear part of this character area. The landscape value of these character areas is judged to be low (which is consistent with the 'slight' judgement reached in the Arun Landscape Study); the susceptibility to the change is medium; and therefore the sensitivity is judged to be medium-low. The magnitude of change is predicted to be low on LCA 14. Effects are therefore judged to be direct, long term, permanent and of **Minor Adverse** significance. This effect is **Not Significant** in EIA terms.

E5.83 There will be a change to LCA 11, the Lidsey Coastal Plain (relating to the new A29 Strategic Road Corridor and Hanbury Link); and LCA 17, the Westergate – Barnham Coastal Plain (relating to both the proposed development, the new A29 Strategic Road corridor, the Primary Road Corridor link to the CALA bridge and Westergate and the formation of the sports and play areas and associated car park in the Lidsey Rife Linear Park). The landscape value of these character areas is judged to be low (which is consistent with the 'slight' judgement reached in the Arun Landscape Study); the susceptibility to the change is high; and therefore the sensitivity is judged to be medium. The magnitude of change is predicted to be high on LCA 17 as a whole considering the replacement of the existing character area to the north of the railway line to built form, new road corridors and open space; and low on LCA 11 relative to the new road corridor cutting through this character area (which considering that the existing A29 crosses this character area is a feature of this area, cutting through the wider character area). Effects are therefore predicted to be direct, long term, permanent and of **Moderate – Substantial Adverse** significance on LCA 17. This effect is **Significant**. Effects are predicted to be of **Moderate - Minor adverse** significance on LCA11. The moderate effect is **Significant**.

E5.84 In terms of night-time character during the operational phase, it is predicted that there will be an increase in lighting experienced across the application site relative predominantly to the development parcels and the road corridors. There may also be occasional lighting associated with the pavilion and associated car park in the Lidsey Rife Linear Park. The value of the night-time character of the contextual environment is judged to be medium; the susceptibility to the

proposed change is high; and therefore the sensitivity of this receptor is high – medium. The magnitude of change is predicted to be medium. The overall effect on the night-time character during the operational phase is predicted to be direct, long term, permanent and of **Substantial to Moderate Adverse** significance. This effect is **Significant**.

Effects on the Application Site's Landscape Elements

- E5.85 No further changes to the topographic profile are predicted to occur at the operational stage. Effects are therefore predicted to be **Neutral** at this stage. The effect is not considered significant in EIA terms.
- E5.86 The construction stage will have seen the commencement of the change of land use across the application site. At the operational stage, the glasshouses and polytunnels of Barnham Nursery along with the existing agricultural land use will have been wholly replaced by the range of new built form, the new A29 Strategic Road Corridor (cutting across the fields to the south of the railway line) and roundabout junction onto the B2233, the Primary Road Corridor link over the Lidsey Rife to Westergate, the Primary Road Corridor connection to Barnham to the east and the provision of green space and formal sports, car parking and play as part of the Lidsey Rife Linear Park. The value of this receptor is judged to be medium - low; the susceptibility to the proposed change is high; and therefore the sensitivity of this receptor is medium overall. The magnitude of change is predicted to be high. The overall effect on the land cover of the application site at the operational phase is therefore predicted to be direct, long term, permanent and of **Substantial to Moderate Adverse** significance. This effect is considered **Significant**.
- E5.87 In term of the application site vegetation, which along with topography forms one of the principal landscape features of the application site, the majority of the existing trees and hedgerows will be retained at the operational phase. The proposed areas of open space and green infrastructure as shown on Parameter Plan PPO4: Landscape and Infrastructure are sufficiently wide to have the ability to accommodate new tree planting in a way that replicates the well treed framework of the landscape to the south of the railway line. New tree planting is also proposed along the A29 Strategic Road Corridor. The value of this receptor is judged to be medium; the susceptibility to the proposed change is predicted to be medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium considering the location and extent of the green spaces proposed across the application site allowing the opportunity for planting. Effects will be direct, long term, permanent and overall of **Moderate Beneficial Significance**. This effect is Significant.
- E5.88 In terms of the existing movement corridors within the site boundary, the A29, B2233, Sack Lane, the access lane to Lidsey Farm, along with the PRow that cross the application site (routes 321, 323 and 200) will all continue to function during the operational phase. The alignment of the PRow 323 is proposed to be repositioned further west, snaking through the eastern area of open space (and settlement gap) The new routes associated with the A29 Strategic Road Corridor, the Hanbury Link, the Primary east to west Road Corridor, together with new pedestrian and cycle routes as part of the circular well-being trail will introduce new movement routes across the landscape, increasing connectivity. Whilst effects on the alignment and network of existing movement corridors will therefore be **Negligible** as accessibility and connectivity will remain, these new routes will bring a beneficial change to movement and connectivity across the application site. The value of the pedestrian routes is judged to be medium, the susceptibility to the proposed change is low and therefore the sensitivity is medium-low. The magnitude of change is predicted to be medium at the application site level. Effects will be indirect (as the new routes will not alter the existing routes, but provide increased

connectivity) long term, permanent and of **Moderate Beneficial Significance** overall. This effect is **Significant**.

- E5.89 The principal landscape feature of the Lidsey Rife valley in the northern section of the application site will be predominantly retained during the operational stage as part of the Lidsey Rife Linear Park. However, a small section of the northern part of the Rife corridor will be traversed by the connection to the CALA bridge line to Westergate to the north by the Primary Road Corridor; with a small part of the southern part of the Rife corridor being traversed by the new A29 Strategic Road Corridor, disrupting this natural linear feature. However, crossings to this natural corridor on embankment are already present – the railway line and the former Arundel to Chichester Canal, so this is not uncharacteristic. The value of this corridor and valley feature is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be low, as it will affect a small section of the valley corridor. Effects are predicted to be direct, long term, permanent change of **Minor Adverse** significance overall. This effect is **Not Significant**.
- E5.90 Effects on vegetation, which forms one of the principal landscape features of the application site, remain as described earlier. During the operational phase this will continue to form part of the skyline, but interspersed with crane elements.
- E5.91 In terms of built form, the operational stage will see the wholesale replacement of the built form associated with Barnham Nurseries in the north and new built form across the application site where previously there was none. The value of the nursery structures is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is high, as all of the structures are proposed to be replaced with new built form extending further south of varying scale and mass, consistent with the existing settlement. The magnitude of change is predicted to be major. Effects are predicted to be direct, long term, permanent change of **Moderate Beneficial** significance on this resource overall. This effect is **Significant**.
- E5.92 The detracting feature of the above ground reservoir and its associated embankment present within the application site will have been removed prior to the opening of the A29 Strategic Road Corridor. Effects on this element therefore took place at the construction stage. However, in terms of detracting features, the A29 Strategic Road Corridor through this area, together with its embankments and bridges over the railway line therefore replaces one detracting element with a new linear one, which together with the associated traffic movement is more disruptive to the predominantly agrarian landscape in this part of the application site. The value of this element is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is high, resulting in a where effects will therefore be direct, long term, permanent and of **Moderate-Substantial Adverse** significance as a result of the introduction of a new linear element which crosses a wider area than the above ground reservoir.
- E5.93 In terms of the historic and cultural landscape, the operational stage will see the replacement of the agrarian setting to Barnham, Eastergate and Westgate and landscape setting to New Barn with open space and new built form and associated road corridors. The value of this receptor is judged to be medium; the susceptibility to the change is high; and therefore the sensitivity is medium-high. The magnitude of change is high, resulting in direct, long term, permanent effect of **Moderate-Substantial adverse** significance. This effect is **Significant**.

Effects on the Application Site's Character

- E5.94 No direct change is predicted to occur on the Lidsey Enclosed Settlement character area or the Barnham Woodland Mosaic character area during the operational phase. Effects are therefore

predicted to be **Neutral**. This effect is **Not Significant**. There are likely to be indirect effects on the eastern setting to the Lidsey Enclosed Settlement character area arising from the new A29 Strategic Road Corridor and indirect effects on the southern setting to the Barnham Woodland Mosaic where the setting will change from that of glasshouses set beyond roadside hedgerows, to that of residential set beyond retained roadside hedgerows and a landscape buffer either side of a new A road corridor. However, as the A29 and dwellings already form part of this character, these effects are judged to be **Negligible**. This effect is **Not Significant**.

E5.95 The northern section of the Lidsey Rife Valley Corridor character area north of the railway line will be retained as part of the Lidsey Rife Linear Park at the operational stage, but will include a new Primary Road Corridor connection with Westergate and the western edge of the Lidsey Rife Linear Park. There may be new planting to this area to supplement the existing boundary vegetation together with planting along the road corridor itself. The southern section of this character area will be traversed by the new A29 Strategic Road Corridor with its associated engineering elements severing the linear nature of this landscape character area. These road crossings are a characteristic feature of this corridor, which is crossed by the railway line and the Arundel to Chichester Canal, both on embankment through this area. The landscape value of this character area is medium; the susceptibility to this proposed change is medium; and sensitivity is medium. The magnitude of change is judged as being low. Effects overall on this character area are predicted to be direct, long term, permanent and of **Moderate - Minor Adverse** significance, but where this effect occurs on a small section of the character area and where the proposal replicates a characteristic element of this character area. This effect is **Significant**.

E5.96 The existing character areas of the application site present to the north of the railway line, namely the Barnham Plant Nurseries and BEW Open Farmland will be wholly replaced by built form, linear green infrastructure, new road corridors, the Lidsey Rife Linear Park and tree planting. Built form will be concentrated in the central and eastern area of the BEW Open Farmland character area, with open space to the west. The landscape value of the Barnham Plant Nurseries and BEW Open Farmland character areas are judged to be medium; the susceptibility to the proposed change is high; and therefore sensitivity is medium-high. The magnitude of change is high overall. Effects will therefore be direct, long term, permanent and of **Moderate-Substantial Adverse** significance. This effect is **Significant**.

E5.97 In addition to the above, there will be a change to part of the character areas to the south of the railway line relative to the proposed A29 Strategic Road Corridor and Hanbury Link Road corridors, which will cross the following character areas:

- BEW Open Farmland;
- BEW Enclosed Farmland; and the
- Former Chichester to Arundel Canal.

E5.98 The landscape value of the BEW Open and Enclosed Farmland character areas are judged to be of medium value. The susceptibility to the proposed change is medium; and therefore sensitivity is medium. The magnitude of change is judged as being medium, where the road corridor will introduce a new uncharacteristic element to these areas, increasing activity and movement through the landscape. Effects will therefore be direct, long term, permanent and of **Moderate Adverse** significance on both these character areas. This effect is **Significant**.

E5.99 The Former Chichester to Arundel Canal character area is similarly judged to be of medium value. The susceptibility to the proposed change is medium, as the road corridor will also sever the western section of this linear character area, which is already crossed to the east by the railway line and the A29 to the west, resulting in further fragmentation of this linear character

area. Therefore the sensitivity is medium to this proposed change. The magnitude of change is low, as the effects are limited to a small localised area. Effects will therefore be direct, long term, temporary permanent and of **Minor Adverse** significance overall. This effect is **Not Significant**.

E5.100 There would be no direct or in-direct change to the Westergate Meadows and Farmland and the Woodgate Equestrian character areas. Effects on these character areas are therefore predicted to be **Neutral**. The effect is **Not Significant**.

E5.101 Effects on night-time character are described at section 5.83.

Visual Effects

E5.102 As set out earlier, due to the well treed nature of the local landscape, the visual envelope associated with the application site is limited to the immediate and local environs and long-distance elevated views to the north within the South Downs National Park. With the removal of the glasshouses and poly tunnels within the Barnham Nurseries character area and the introduction of open space and the new A29 Strategic Road Corridor, more of the application site will be experienced by those transient receptors using the B2233 and those residents that back on to the application site. Similarly, views northwards from the PRoW that crosses the application site (321) views northwards will open up towards the B2233.

Views Out of the Application Site

E5.103 The majority of the views out of the application site as described in the baseline section and as set out in Appendix E2 and E3 are not from public vantage points. Views of the South Downs to the north over and above the intervening built form and vegetation from the PRoW 323 that crosses the application site to the east (refer to Viewpoint S2) are predicted to be obscured during the operational phase by the new built form.

E5.104 The value of these internal views to the north are judged to be medium; the susceptibility to the proposed change is medium (as these views are currently filtered); and therefore the sensitivity is medium. The magnitude of change is medium, where the wider setting of the view would be truncated. Effects are therefore direct, long-term, permanent change of **Moderate Adverse** significance to this public view. This effect is **Significant**.

Residential Receptors

E5.105 The proposed new built form (as shown on Parameter Plan: Land Use PPO1 and Building Heights PPO3) would be perceived by those residential receptors that:

- 1 back on to the application site at Barnham, including those adjacent to Barnham Nurseries (Upton Brooks / Sackville Gardens and Elm Grove);
- 2 back on to the application site on the eastern edge of Eastergate (Church Lane);
- 3 straddle the A29 at Lidsey to the south;
- 4 are at Headhone Farm to the east of the A29; and
- 5 are at Willows Caravan Park at Woodgate.

The character and amenity of the views from the rear of the properties on Church Lane and Upton Brooks / Sackville Gardens would be wholly replaced by that of residential built form of up to 2.5 storeys / 12m (-/+2m) in height. Similarly, for those residents that back on to the application site on Elm Grove, the character and amenity of the view would change to that of residential built form of 2.5 storeys / 12m in height (-/+2m), but set beyond an area of green buffer space which accommodates the existing PRoW. Refer to representative viewpoint 2. The

value of this group of receptors is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is predicted to be high. The effects would be direct, long term, permanent change of **Moderate to Substantial Adverse** significance. This effect is **Significant**.

- E5.106 For those residents at Lidsey, Headhone Farm and Willowgate Caravan Park, the new A29 Strategic Road Corridor and Hanbury Link would be perceived as new elements to that view, rising up on steep embankments and bridge over the railway line (approximately 7.7m high over the existing level of the railway line) and over the Lidsey Rife and crossing the agricultural landscape. Whilst the character and amenity of the view is already informed by the existing A29 corridor it would introduce movement and activity from a new direction. Refer to representative viewpoint 7 and internal viewpoint s6. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is high; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium - high. The effects would be direct, long term, permanent change of **Moderate to Substantial Adverse** significance. This effect is **Significant**.
- E5.107 For those residential receptors beyond the application site to the south-east, within the historic core of Barnham and the Conservation Area, it is predicted that the new residential built edge of up to 4 storeys / 15m in height (-/+2m) would be evident above the intervening topography and vegetation and beyond the immediate setting to the Conservation Area, introducing taller elements to the view and blocking distant views to the South Downs. Refer to representative viewpoint 3 in Appendix E2, E4 and the VVM from representative viewpoint 3 in Appendix E3. The value of this group of receptors is judged to be high; the susceptibility to the proposed change is low; and therefore the sensitivity is medium. The magnitude of change to the character and amenity of these views is judged to be medium. Effects are therefore predicted to be of **Moderate adverse** significance on this group of receptors. The moderate effect is **Significant**.
- E5.108 For those residential receptors on the eastern edge of Westergate, the proposed Primary Road Corridor connecting with the CALA bridge, the new cricket pitch, associated pavilion, car park and equipped play area (NEAP and LAPs) will be perceived in the mid distance, set against a new built form horizon and over the Lidsey Rife corridor, introducing new built elements to the view. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium-low. The magnitude of change is predicted to be medium. The effects would be direct, long term, permanent change of **Moderate to Minor adverse** significance. The moderate effect is **Significant**.
- E5.109 For the residential receptors on the southern edge of Eastergate particularly at Manor Farm, the new residential built form and the moving traffic on the new A29 Strategic Road Corridor and Primary Road Corridor would be evident adjacent to the green buffer zone. The buffer zone allows the opportunity for new planting to filter these views in the long term. The value of this group of receptors is judged to be high; the susceptibility to the proposed change is medium; and therefore the sensitivity is high-medium. The magnitude of change is predicted to be medium. The effects would be direct, long term, permanent and of **Moderate adverse** significance. This effect is **Significant** in EIA terms.
- E5.110 For those receptors on the western end of Church Lane west of Manor Farm and within the Conservation Area, the existing fields would be replaced by open space associated with the Lidsey Rife Linear Park. The movement of traffic along the Primary Road corridor across the Lidsey Rife valley landscape may be perceived in the distance. Whilst more formal in nature, including views of the LAP elements and an increase in pedestrian activity across the landscape, essentially the green nature of the view is retained. The value of this group of receptors is judged

to be medium; the susceptibility to the proposed change is low; and therefore the sensitivity is medium-low. The magnitude of change is predicted to be low. The effects would be direct, long-term, permanent and of **Minor Adverse** significance. The effect is **Not Significant**.

Transient Receptors Using Roads and Associated Pavements

- E5.111 Effects on those receptors moving through the landscape on the road corridors and adjacent pavements are limited to those in close proximity to the application site. For those on the B2233 the character and amenity of the view will change to include the new A29 Strategic Road Corridor with new dwellings at 2.5 storey / 12m (-/+2m) in height either side and set beyond a landscape buffer zone. Dwellings set back from the B2233 form a characteristic part of the streetscene for these receptors.
- E5.112 For those receptors travelling on the A29, the new A29 Strategic Road Corridor and Hanbury Link road will form a new elements to the principally agricultural nature of the view. However these views will be fleeting. Refer to representative viewpoint 7. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change is predicted to be low. The effects would be direct, long term, permanent change of **Minor Adverse** significance. This effect is **Not Significant** in EIA terms.
- E5.113 For those receptors travelling through the historic core of Barnham and the Conservation Area to the south-east, it is predicted that the new residential built edge of up to 4 storeys / 15m (-/+2m) in height would be evident above the intervening topography and vegetation and beyond the immediate setting to the Conservation Area, introducing taller elements to the view and obscuring distant views to the South Downs. Refer to representative viewpoint 3 in Appendix E2 and E4 and the VVM in Appendix E3. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change to the character and amenity of these views is judged to be low. Effects are therefore predicted to be of **Minor Adverse** significance on this group of receptors, considering the transient nature of the view and distance between the viewer and the application site. This effect is **Not Significant**.

Transient Receptors Using the Railway Line

- E5.114 The proposed new development will introduce new built form and new road corridors beyond a green buffer zone, wholly changing the character and amenity of the view experienced at this point of the journey. The scale and mass of the buildings along this edge are proposed to be taller, up to 4 storeys and 15m in height (-/+2m). The taller buildings continue along the higher levels of the application site. Views out to the wider countryside and to the South Downs are therefore predicted to be obscured. To the south, the new A29 Strategic Road Corridor would be clearly visible crossing the large-scale open field. The value of this group of receptors is judged to be low; the susceptibility to the proposed change is low; and therefore the sensitivity is low. The magnitude of change to the character and amenity of these views is judged to be high for a short section of the journey where the railway line passes the application site. Effects are therefore predicted to be direct, long term, permanent and at worst of **Moderate Adverse** significance, but form a part of a fleeting experience on a longer journey which passes through countryside and settlement. This effect is **Significant**.
- E5.115 Once beyond the application site, these effects diminish to **Neutral**. This effect is **Not Significant**.

Transient Receptors Using Public Rights of Way

- E5.116 The most significant change will occur on those receptors which cross the application site on footpath no.s 321 and 323 to the northern edge of the site. Refer to representative viewpoints 1 and 2. The character and amenity of the view on the well treed settlement edge, across farmland to New Barn and the treed visual horizon will be wholly replaced by built form (comprising dwellings predominantly up to 2.5 storeys / 12m in height and 3 storey school up to 14m in height (-/+2m) set beyond a green buffer space that has the ability to incorporate new tree planting. The value of the receptor is medium; the susceptibility to the proposed change is high; and the sensitivity is therefore medium-high. The magnitude of change is high and therefore the effect on the transient receptors passing through the application site will be direct, long term, permanent and of **Substantial Adverse** significance. These effects diminish moving away from the application site. This effect is considered **Significant**.
- E5.117 For those receptors walking on footpath 323 from the historic core of Barnham and the Conservation Area to the south-east, the new 4 storey built form which is up to 15m (-/+2m) in height would be clearly evident above the intervening topography and between the intervening vegetation. Views of the ridgeline of the South Downs on approaching the application site from the south-east are likely to be obscured by built form. Refer to representative viewpoint 3 in Appendix E2 and E4 and the VVM in Appendix E3. The value of this receptor is judged to be medium; the susceptibility to the proposed change is high; and therefore the sensitivity is medium-high. The magnitude of change to the character and amenity of these views is judged to be high. Effects are therefore predicted to be direct, long term, permanent and of **Substantial adverse** significance. This effect is **Significant**.
- E5.118 For those receptors using footpath no. 200_1 (which follows the alignment of the former Chichester to Arundel Canal) the new A29 Strategic Road Corridor and associated traffic movement will be apparent as a new element crossing the landscape evident, increasing activity in the landscape. The value of this receptor is judged to be medium; the susceptibility to the proposed change is medium-high; and therefore the sensitivity is medium-high. The magnitude of change to the character and amenity of these views is judged to be high (close to the application site). Effects are therefore predicted at worst to be direct, long term, permanent and of **Substantial Adverse** significance. This effect is **Significant**. These effects diminish further east and west on the route, as the new A29 Strategic Road Corridor becomes obscured by intervening layers of vegetation.
- E5.119 For those receptors using footpath 296 to the west of the application site, the proposed new Primary Road Corridor link to the CALA bridge and Westergate, the cricket pitch, associated pavilion, car park and equipped play areas will be perceived, set against a new built form horizon and over the Lidsey Rife corridor, introducing new built elements to the view. The value of this group of receptors is judged to be medium; the susceptibility to the proposed change is medium; and therefore the sensitivity is medium. The magnitude of change is predicted to be medium. The effects would be direct, long term, permanent and of **Moderate Adverse** significance. The effect is **Significant**.
- E5.120 There are long-distance views of the application site from the PRoWs to the north at Halnaker Windmill, and at The Folly within the South Downs National Park. Refer to representative viewpoints 17-19 and associated VVMs from viewpoints 18 and 19 found in Appendix E2 and E3. The character and amenity of the view is that across an extensive coastal plain, which includes farmland and inland settlements. However, due to the well treed environment around Barnham, Eastergate and Westergate this settled area is not readily perceived from these vantage points. The combination of the isolated New Barn with trains moving through the landscape makes the application site discernible in these views. The new built form and traffic moving along the A29

Strategic Road Corridor would be evident as new elements and activity to that view, but as a small part and element of the wider panorama. The value of this group of receptors is high; the susceptibility to the proposed change is low; and the sensitivity is therefore medium. The magnitude of change is low and therefore the effect on the transient receptors passing through the landscape of the South Downs will indirect, long term, permanent and of **Minor adverse** significance. This is **Not Significant**.

- E5.121 Effects on those receptors using the PRoW network, where views of the application site are generally obscured by the intervening vegetation, it is predicted that the character and amenity of these views will remain unchanged at the operational stage. Overall the effects on this group of receptors in the local and wider landscape are predicted to be **Negligible**. This effect is **Not Significant**. Refer to representative viewpoints 4, 5, 6, 8-15, 20 and 21.

Effects on Receptors at Visitor Attractions and Scenic Viewpoints

- E5.122 The impact on the receptors visiting the Halnaker Windmill are set out in above (refer to representative viewpoint 17 in Appendix E2, E4 and the associated VVM in Appendix E3).

Receptors Visiting Public Spaces

- E5.123 Much like the views from PRoW 296, the character and amenity of the view from the green space no. 12 within the Lidsey Rife corridor to the west of the application site and from the churchyard of the Parish Church of St Georges is predominantly agrarian which would be replaced by the proposed open space and associated elements (such as the cricket pitch, equipped play areas, pavilion and car park for those visiting the church yard, a typical village green space character). The value of this group of receptors using this space is judged to be medium; the susceptibility to the proposed change is low; and therefore the sensitivity is medium-low. The magnitude of change is predicted to be low. The effects would be direct, long term, permanent change and of **Minor Adverse** significance. This is **Not Significant**.

Receptors at Their Workplace

- E5.124 There will be a change in the character and amenity of the view for those farm workers within the landscape to the south of the application site and railway line where the proposed development would introduce new built form of up to 4 storeys / 15m (-/+2m) in height and the A29 Strategic Road Corridor and associated traffic movements would be readily apparent. The value of the view experienced by this group of receptors above is low; the susceptibility to the proposed change is medium; and the sensitivity is therefore low-medium. The magnitude of change is medium and therefore the effect on the group of receptors working is predicted to be indirect, long term, permanent and of **Moderate – Minor Adverse** significance overall. The moderate effects are **Significant** in EIA terms.
- E5.125 For those receptors travelling through the landscape on train or on the road network, the effects are as described under those previous sections.
- E5.126 For those working at Lidsey Caravan Park and adjacent commercial premises, there will be no change to the character and amenity of the view experienced within the Park itself. The new A29 Strategic Road Corridor would be perceived as part of the contextual environment which already includes the existing A29. The value of the view experienced by this group of receptors above is low; the susceptibility to the proposed change is low; and the sensitivity is therefore low. The magnitude of change is low and therefore the effect on the group of working receptors is predicted to be indirect, long term, permanent and of **Minor Adverse** significance. The effect is **Not Significant**.

- E5.127 In terms of those receptors working and visiting the Sir Philip Howard School to the east of the application site, the character and amenity of the view will change to predominantly 2.5 storey / 12m high dwellings (-/+2m) and eastern section of the Primary Road Corridor set beyond a green buffer space. The value of the view experienced by this group of receptors above is low; the susceptibility to the proposed change is low; and the sensitivity is therefore low. The magnitude of change is medium and therefore the effect on the group of receptors working and visiting the school is predicted to be indirect, long term, permanent and of **Minor to Moderate** adverse significance. The moderate effect is **Significant**.

Table E5.2 Summary of Landscape and Visual Effects at the During Operation

Receptor	Value	Susceptibility to Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Contextual Landscape Receptors									
Topographic setting	Medium-High	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Land cover setting	Medium-Low	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Public / communal open space	Medium	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Settlement pattern and built form	Medium	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Movement corridors	Medium	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Skyline and visual setting	High-Low	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Landscape features	Medium - High	Low	Medium	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
New Barn (built feature)	Medium	Medium	Medium	Moderate - Major	Site / immediate setting	Permanent, long term	Irreversible	Medium - Major	Moderate – Substantial Adverse
Landscape Setting to Church of St George	Medium	Medium	Low - Medium	Minor	Site	Permanent, long term	Irreversible	Low	Minor Adverse – Minor Beneficial
Detracting features	Low	Low	Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Historic and Cultural Landscape	Medium	Low	Medium - Low	Minor	Site	Permanent, long term	Irreversible	Neutral	Neutral
Landscape setting to heritage assets	Medium	Low	Low	Minor	Site	Permanent, long term	Irreversible	Low	Neutral - Minor Adverse
Landscape setting to South Downs National Park	Low	Low	Low	Minor	Wider setting	Permanent, long term	Irreversible	Low	Minor Adverse

Receptor	Value	Susceptibility to Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Landscape Character									
NCA 126 South Coast Plain	Medium	Low	Medium - Low	Negligible	Site / immediate setting	Permanent, long term	Irreversible	Negligible	Negligible
South Coast Plain	Medium	Low	Medium - Low	Minor	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor Adverse
LSA SC9 Chichester to Yapton Coastal Plain and LCA SC8 Fontwell Upper Coastal Plain and LCA 14 Westergate Eastern Fringe	Medium	Low	Medium - Low	Minor	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor Adverse
LCA 11 Lidsey Coastal Plain	Low	High	Medium	Minor - Moderate	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor – Moderate Adverse
LCA 17 Westergate – Barnham Coastal Plain	Low	High	Medium	Moderate - Major	Site / immediate setting	Permanent, long term	Irreversible	High	Moderate - Substantial Adverse
Night time character	Medium	High	High - Medium	Moderate	Site / immediate setting	Permanent, long term	Irreversible	Medium	Moderate - Substantial Adverse
Site Landscape Character and Conditions									
Topography	Medium	Low	Low	No change	Site	Permanent, long term	Irreversible	Neutral	Neutral
Land cover	Medium-Low	High	Medium	Major	Site	Permanent, long term	Irreversible	High	Moderate - Substantial Adverse
Site Landscape Features / Vegetation / Skyline	Medium	Medium - Low	Medium - Low	Minor - Moderate	Site	Permanent, long term	Reversible	Low - Medium	Moderate Beneficial
Built form / scale / mass / height / grain	Low	High	Medium	Major	Site	Permanent, long term	Irreversible	High	Moderate Beneficial
Movement corridors	Medium	Low	Medium - Low	Moderate	Site	Permanent, long term	Irreversible	Medium	Moderate Beneficial
Historic and cultural landscape	Medium	High	Medium - High	Major	Site	Permanent, long term	Irreversible	High	Moderate - Substantial Adverse

Receptor	Value	Susceptibility to Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Site Landscape Character									
Barnham Woodland Mosaic	Low	Low	Low	Minor	Site / immediate setting	Permanent, long term	Irreversible	Negligible	Neutral
Barnham Plant Nurseries	Low	High	Medium	Major	Site	Permanent, long term	Irreversible	High	Moderate – Substantial Adverse
BEW Open Farmland	Medium	High - Medium	Medium - High	Major	Site / immediate setting	Permanent, long term	Irreversible	Medium - High	Moderate – Substantial Adverse
BEW Enclosed Farmland	Medium	Medium	Medium	Moderate	Site / immediate setting	Permanent, long term	Irreversible	Medium	Moderate Adverse
Lidsey Rife Valley Corridor	Medium	Medium	Medium	Minor	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor - Moderate Adverse
Westergate Meadow and Farmland	Low	Low	Low	Negligible	Site / immediate setting	Permanent, long term	Irreversible	Negligible	Neutral
Woodgate Equestrian	Low	Low	Low	Negligible	Site / immediate setting	Permanent, long term	Irreversible	Negligible	Neutral
Former Chichester to Arundel Canal	Medium	Medium	Medium	Minor	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor Adverse
Lidsey Enclosed Settlement	Low	Low	Low	Negligible	Site / immediate setting	Permanent, long term	Irreversible	Negligible	Neutral
Night-time character	Medium	High	High - Medium	Moderate	Site / immediate setting	Permanent, long term	Irreversible	Medium	Moderate - Substantial Adverse
Visual Receptors									
Views north out of the site	Medium	Medium	Medium	Moderate	Site	Permanent, long term	Irreversible	Medium	Moderate Adverse
Residential receptors	High - Low	High - Low	Medium – High - Low	Minor - Major	Site	Permanent, long term	Irreversible	Medium - High	Minor -Substantial Adverse
Transient Receptors using Roads and Associated Pavements	Low	Low	Low	Minor	Site	Permanent, long term	Irreversible	Low	Minor Adverse

Receptor	Value	Susceptibility to Proposed Change	Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Transient Receptors using the railway line	Low	Low	Low	No change and Major	Site	Permanent, long term	Irreversible	Neutral and High	Neutral and Moderate Adverse
Transient Receptors using Public Rights of Way	Low – High	High	Medium - High	Negligible and Minor - Major	Site / immediate setting	Permanent, long term	Irreversible	Negligible and Low - High	Negligible and Minor - Substantial Adverse
Visitor Attractions and Scenic Viewpoints (Halnaker Windmill)	High	Low	Medium	Minor	Site / wider setting	Permanent, long term	Irreversible	Low	Minor Adverse
Receptors visiting public spaces	Medium	Low	Medium - Low	Minor	Site / immediate setting	Permanent, long term	Irreversible	Low	Minor Adverse
Receptors at their workplace	Low	Medium	Low - Medium	Minor - Moderate	Site / immediate setting	Permanent, long term	Irreversible	Medium	Minor – Moderate Adverse

E6.0

Mitigation and Monitoring

E6.1

The proposed development will result in a wholesale change to the existing land use and landscape character of the application site, set within a framework of retained key landscape characteristics (the Lidsey Rife; the vegetated boundaries; New Barn). As a consequence, there will also be a significant change to the character and amenity of the view for those receptors in close proximity to the application site. Whilst effects on these receptors will be significant, no further mitigation over and above those measures embedded into the scheme project will reduce the initial significance of effect.

During Construction

E6.2

In terms of monitoring, the protective fencing to the vegetation to be retained will be monitored by the Contractor to ensure it remains effective and will be secured through a planning condition linked to the CMP.

During Operation

E6.3

The assessment of effects considers the upper parameters of the proposed buildings and as a whole development parcel. A range of individual, high quality buildings, with associated varying roofscape and elevational treatments which reflect the local built form characteristics and materials are predicted to moderate the visual effects of the proposed development.

E6.4

In terms of monitoring, the proposed planting within the green spaces shown on Parameter Plan: Landscape and Green Infrastructure will be subject to maintenance and management requirements. It is predicted that a landscape and ecological management plan(s) will be required as a planning condition. This document will set out the measures required to ensure the long-term success of the green infrastructure proposals. Should the areas of green infrastructure be transferred to Arun District Council, financial contributions may be agreed through the s106 process.

E6.5

Monitoring of the lighting will be undertaken immediately following installation, followed by a programme of periodic maintenance by appointed lighting contractors to ensure that lighting associated with the proposed development is consistent with the required illuminance levels stipulated in the lighting design / strategy / specification and in accordance with appropriate standards and guidance. This will ensure that any modifications required are undertaken by suitably qualified lighting contractors. The monitoring and replacement of the luminaires will be transferred to either the estate management company or Sussex County Council (the latter being relative to adopted highways only).

E7.0 Residual Effects

During Construction

- E7.1 As no additional mitigation measures have been identified over and above those embedded into the scheme at this stage, the effects described earlier in this Chapter are therefore effectively the residual effects.

During Operation

- E7.2 The careful consideration of the roofscape, elevational treatments and implementation of high quality built form and open space will moderate the adverse effects described in this Chapter.
- E7.3 Whilst the implementation of the planting across the open space areas of the application site has been considered in the assessment of effects at the operational stage, maturation of the proposed planting is predicted to moderate the significance of effect on the surrounding visual receptors in the long term. The change to the effects on the visual receptors is set out in the summary table.

E8.0 Summary & Conclusions

- E8.1 This Landscape and Visual Impact Assessment (LVIA) Chapter of the ES has reported the outcome of the likely environmental effects arising from the proposed development upon the landscape and visual resource. The LVIA has been carried out in accordance with a methodology which is based on the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3) and considers the comments received in the Scoping Opinion.
- E8.2 The application site forms the larger part of a wider strategic allocation (SD5) in the Arun Local Plan 2011-2031 (under policy H SP2c) and therefore within the Built Up Area Boundary. The whole allocation is for up to 3000 dwellings to be delivered, with a further 700 dwellings delivered beyond 2031. In addition, it will also need to deliver key infrastructure requirements, which will comprise a local centre with connections to the train centre at Barnham; new retail, commercial and community facilities; a new Tier 7 library, healthcare facilities, a new A29 route (Policy T-SP3i) with an east-west route north of the railway line, a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places; two new sports pitches and changing rooms and new employment provision.
- E8.3 Planning policy, associated guidance, stakeholder engagement and recommendations from the baseline landscape and visual assessment work has informed the Proposed Development.
- E8.4 With the exception of a number of trees which are subject to a number of Tree Preservation Orders (TPOs), there are no landscape or heritage designations which cover the application site.
- E8.5 The land beyond the application site and the existing Barnham settlement edge to the north-east is designated as a Gap Between Settlements relating to the gap between Barnham and Walberton; land abutting the northern site boundary is a Conservation Area around Church Lane associated with the southern edge of Eastergate and the St George's Church; an area of existing open space (which is also designated as a Local Open Space in the Barnham and Eastergate Neighbourhood Plan) abuts the eastern boundary associated with the Sir Philip Howard Catholic School, with Local Green Spaces designated as 'Land East of Ivy Lane' and at the 'Ormiston Academy School Playing Fields' (in the Local and Neighbourhood Plans) beyond the north-eastern edge of the application site. An 'Area of Character' associated with dwellings either side of the B2233 Barnham Road in Barnham abuts the north-eastern corner of the application site. A number of Listed Buildings are present within the immediate townscape area around the Site and to the south east at Barnham within the Conservation Area. The Churchyard of St George's Church and the school playing fields at Eastergate Primary School which abut the application site to the north are both are designated as a Local Open Space in the Barnham and Eastergate Neighbourhood Plan.
- E8.6 The application site lies approximately 5.5km from the South Downs National Park. The application site forms a distant and very small component to that 'breath taking' and expansive panoramic view across the settled coastal plain. The application site is only perceived through being able to identify New Barn as an isolated farm building in its open agricultural landscape and relative to the east to west railway line.
- E8.7 Throughout the tiers of landscape character assessment, the application site lies within the Coastal Plain. This area is a predominantly low lying, flat open landscape, with meandering rifes and straight drainage ditches; with a low density of hedgerows with hedgerow trees; and views to the South Downs. The application site shares these characteristics, but has been further characterised into four distinct character areas, broadly relative to their topography, land use and land cover.

- E8.8 The character of the night-time environment is predominantly dark but is influenced to a degree by the adjacent settlement and the distant glow of Bognor beyond
- E8.9 Views of the application site are generally limited to a localised geographic area by the combination of the flat topography and intervening layers of built form and / or vegetation. The railway line on embankment also limits wider views. The character and amenity of the view is predominantly agricultural, allowing long views across the application site. The contextual environment to the application site is either the well vegetated settlement edges or the open agricultural or horticultural landscape. Views of the application site are experienced by local residents; those using the footpath network (both across the application site and in the landscape beyond); those travelling through the landscape on the road network and in trains; those using the local open spaces and those working in the landscape. The application site is just perceptible if the viewer has an understanding of the features within the application site in the elevated long distance views from within the South Downs.
- E8.10 The built in primary and tertiary mitigation measures included in the parameter plans and within the CMP include recommendations emerging from the baseline landscape and visual assessment work; best practice in design; and measures to address landscape character guidance. No secondary mitigation measures are identified.
- E8.11 Notwithstanding the above, as with the development of any green field site, even one which is allocated for development, a range of adverse and beneficial effects will occur. The effects are predominantly limited to a localised geographic area. The following short - medium term, temporary effects (but which see the commencement of the permanent change) are predicted to occur as the construction phases proceed:
- Predominantly Neutral or Negligible on the contextual environment, with Moderate Adverse relative to the built feature and isolated setting to New Barn just beyond the site boundary;
 - Neutral and Negligible on the landscape setting to adjacent heritage assets (including the parish Church of St George);
 - Minor Adverse on the landscape setting to the South Downs National Park;
 - Minor adverse on regional and county level landscape character areas;
 - Negligible on national level landscape character
 - Minor – Substantial Adverse on district level landscape character areas and night time character;
 - Neutral, Negligible and Minor - Substantial Adverse on the landscape receptors within the application site;
 - Negligible, Minor –Substantial Adverse on the landscape character areas within the application site;
 - Moderate Adverse on views out of the application site;
 - Neutral, Negligible, Minor – Substantial Adverse on the range of visual receptors.
- E8.12 At day one of the completed development (the operational stage) the following long term, permanent residual effects are predicted:
- Predominantly Neutral or Negligible on the contextual environment, with Moderate - Substantial Adverse relative to the built feature and isolated setting to New Barn just beyond the site boundary;
 - Minor Adverse and Minor Beneficial on the landscape setting to adjacent heritage assets;
 - Minor Adverse on the landscape setting to the South Downs National Park;

- Negligible on national level landscape character
- Minor adverse on regional and county level landscape character areas;
- Minor – Substantial Adverse on district level landscape character areas;
- Moderate – Substantial Adverse on night time character;
- Neutral, Negligible and Minor - Substantial Adverse on the landscape receptors within the application site with Moderate Beneficial effects on application site vegetation and pedestrian circulation networks;
- Neutral, Negligible, Minor –Substantial Adverse on the landscape character areas within the application site;
- Moderate Adverse on views out of the application site;
- Negligible, Minor – Substantial Adverse on the range of visual receptors.

E8.13 The above effects will moderate over time as the planting matures.

E8.14 Overall, whilst the majority of the above effects (both adverse and beneficial) are significant in EIA terms, the effects at this outline stage have been minimised as far as possible. Further measures are proposed to be considered at the Reserved Matters stage such as creating variety to the roofscape and the materiality of the elevational treatments. The most significant effects are therefore limited to those on the land use, land cover, vegetation and therefore the landscape character of the application site, alongside those visual receptors in close proximity to the application site.

Table E8.1 Summary of Residual Landscape and Visual Effects

Receptor	During construction	During Operation Year 1	15 years post final occupation
Contextual Landscape Receptors			
Topographic setting	Neutral	Neutral	No further change
Land cover setting	Neutral	Neutral	No further change
Public / communal open space	Neutral	Neutral	No further change
Settlement pattern and built form	Neutral	Neutral	No further change
Movement corridors	Neutral	Neutral	No further change
Skyline and visual setting to the site	Neutral	Neutral	No further change
Landscape and built features within the study area	Neutral	Neutral	No further change
New Barn (built feature)	Moderate Adverse	Moderate – Substantial Adverse	No further change
Landscape setting to Church of St George	Minor Adverse	Minor Adverse – Minor Beneficial	No further change
Detracting features within the study area	Neutral	Neutral	No further change
Historic and cultural landscape	Neutral	Neutral	No further change
Landscape setting to Heritage assets	Neutral and Negligible	Minor Adverse	No further change
Landscape setting to South Downs National Park	Minor Adverse	Minor Adverse	No further change
Landscape Character			
NCA 126 South Coast Plain	Negligible	Negligible	No further change
South Coast Plain	Minor Adverse	Minor Adverse	No further change
LSA SC9 Chichester to Yapton Coastal Plain and LCA SC8 Fontwell Upper Coastal Plain and LCA 14 Westergate Eastern Fringe	Minor Adverse	Minor Adverse	No further change
LCA 11 Lidsey Coastal Plain	Minor – Moderate Adverse	Minor – Moderate Adverse	No further change
LCA 17 Westergate – Barnham Coastal Plain	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
Night time character	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
Site Landscape Character and Conditions			
Topography	Minor – Moderate Adverse	Neutral	No further change
Land cover	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
Vegetation pattern, landscape features and skylineW	Minor – Moderate Adverse	Moderate Beneficial	No further change

Receptor	During construction	During Operation Year 1	15 years post final occupation
Built form / scale / mass / height / grain	Moderate – Substantial Adverse	Moderate Beneficial	No further change
Detracting features	Neutral (in balance)	Moderate - Substantial Adverse	No further change
Movement corridors	Negligible	Moderate Beneficial	No further change
Historic and cultural landscape	Moderate - Substantial Adverse	Moderate - Substantial Adverse	No further change
Site Landscape Character			
Barnham Woodland Mosaic	Neutral	Neutral	No further change
Barnham Plant Nurseries	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
BEW Open Farmland	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
BEW Enclosed Farmland	Moderate Adverse	Moderate Adverse	No further change
Lidsey Rife Valley Corridor	Minor – Moderate Adverse	Minor - Moderate Adverse	No further change
Westergate Meadow and Farmland	Neutral	Neutral	No further change
Woodgate Equestrian	Neutral	Neutral	No further change
Former Chichester to Arundel Canal	Minor – Moderate Adverse	Minor Adverse	No further change
Lidsey Enclosed Settlement	Negligible	Neutral	No further change
Night-time character	Moderate – Substantial Adverse	Moderate – Substantial Adverse	No further change
Visual Receptors			
Views out of the Site	Moderate Adverse	Moderate Adverse	No further change
Residential receptors	Negligible and Minor – Substantial Adverse	Minor -Substantial Adverse	Moderate Adverse
Transient Receptors using Roads and Associated Pavements	Negligible and Minor Adverse	Minor Adverse	Minor Adverse
Transient Receptors using the railway line	Neutral and Moderate Adverse	Neutral and Moderate Adverse	No further change
Transient Receptors using Public Rights of Way and Permissive Paths	Negligible and Moderate - Substantial Adverse	Negligible and Minor - Substantial Adverse	Moderate – Minor Adverse and Negligible
Visitor Attractions and Scenic Viewpoints (The Trundle and Halnaker Windmill)	Negligible	Minor Adverse	Negligible
Receptors visiting public spaces	Minor - Moderate Adverse	Minor Adverse	No further change
Receptors at their workplace	Minor – Moderate Adverse	Minor – Moderate Adverse	Minor Adverse

E9.0 Abbreviations & Definitions

- 1 ADC – Arun District Council
- 2 AOD – Above Ordnance Datum
- 3 EIA – Environmental Impact Assessment
- 4 ES – Environmental Statement
- 5 GLVIA – Guidelines for Landscape and Visual Impact Assessment
- 6 NDG – National Design Guide
- 7 NPPF – National Planning Policy Framework
- 8 NPPG – National Planning Policy Guidance
- 9 NCA – National Character Areas
- 10 LAP – Local Area of Play
- 11 LCA – Landscape Character Assessment
- 12 LCT – Landscape Character Type
- 13 LEAP – Local Equipped Area of Play
- 14 LVIA – Landscape and Visual Impact Assessment. This considers the current landscape and visual conditions and assesses the effect of the proposed development on the landscape as a resource and on visual receptors in a logical, well-reasoned manor, based on a set of criteria and matrices, but which also involves a degree of objective professional judgement. Landscape and visual effects are separate but linked assessments.
- 15 LUC – Land Use Consultants
- 16 MUGA – Multi-Use Games Area
- 17 NEAP – Neighbourhood Equipped Area of Play
- 18 PRoW – Public Right of Way
- 19 PRoWIP – Public Rights of Way Improvement Plan
- 20 SDNP – South Downs National Park
- 21 SDNPA – South Downs National Park Authority
- 22 SPD – Supplementary Planning Document
- 23 VVM's – Verified Visual Montages
- 24 ZVI – Zone of Visual Influence

E10.0 **References**

- 1 Ministry of Housing, Communities and Local Government (DCLG) National Planning Policy Framework, July 2021
- 2 Arun District Council, Local Plan, 2001-2031, Adopted July 2018
- 3 Arun District Council, Green Infrastructure Map(s), November 2012
- 4 Land Use Consultants (LUC), Green Infrastructure Study, June 2012
- 5 Hankinson Duckett Associates, Arun Landscape Study, Landscape and Visual Amenity Aspects of Development Choices in Arun District, August 2006
- 6 Chichester District Council, Chichester Local Plan, 2014-2029, Adopted July 2015
- 7 Land Use Consultants (LUC), The Future Growth of Chichester: Landscape and Visual Amenity Considerations, Full Technical Report, April 2015
- 8 West Bersted Parish Council, West Bersted Neighbourhood Plan 2014-29, Submission Plan with Modifications
- 9 Ministry of Housing, Communities and Local Government (online) National Planning Practice Guidance, Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>
- 10 Ministry of Housing, Communities and Local Government DCLG (online) National Design Guide, 1 October 2019, Available at: <https://www.gov.uk/government/publications/national-design-guide>
- 11 South Downs National Park Authority, South Downs local Plan, Adopted 2 July 2019 (2104-33)
- 12 Land Use Consultants (LUC) Viewshed Characterisation and Analysis Study, November 2015
- 13 South Downs National Park Authority, Partnership Management Plan 2014-2019
- 14 South Downs National Park Authority, Landscape Background Paper, September 2017
- 15 Arun District Design Guide, Supplementary Planning Document (SPD) Consultation Draft, January 2020
- 16 Knight, Kavanagh & Page Ltd, Open Space, Playing Pitches, Indoor and Built Sports Facilities, Supplementary Planning Document, January 2020
- 17 Arun District Council, Open Space and Play Calculator
- 18 Arun District Council, Health and Fitness Calculator
- 19 Arun District Council, Arun District Design Guide, Supplementary Planning Document (SPD) January 2021
- 20 Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment (GLVIA), 2013
- 21 Scottish Natural Heritage and the Countryside Agency, Landscape Character Assessment: Guidance for Scotland and England, 2002
- 22 Natural England, An Approach to Landscape Character Assessment, 2014
- 23 Landscape Institute, Visual Representation of Development Proposals, LI Technical Guidance Note 06/19, 17 September 2019
- 24 Historic England, The Setting of Heritage Assets, 2017
- 25 Natural England, National Character Area Profile, 2014

- 26 West Sussex County Council, West Sussex Landscape Strategy, October 2005
- 27 West Sussex County Council, West Sussex Landscape Character Guidelines, Local Distinctiveness
- 28 West Sussex County Council, Land Management Guidelines, November 2003