

DOWSETT MAYHEW PLANNING PARTNERSHIP

PROPOSED RESIDENTIAL DEVELOPMENT,
ERIC WALL NURSERY, LAKE LANE,
BARNHAM, WEST SUSSEX

Landscape Character and Visual Impact Assessment

Approved By: Joe Jackson

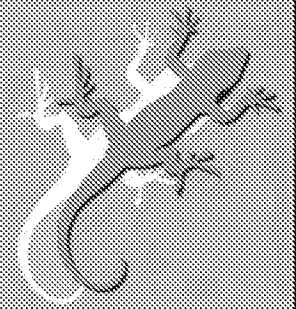
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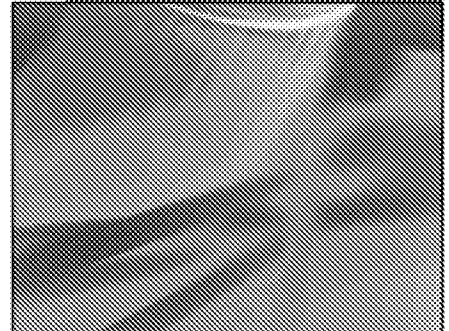
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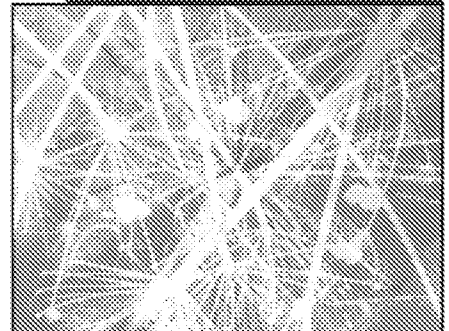
LLD413, Proposed Residential Development, EricWallNursery, Barnham, West Sussex,
Landscape Character Visual Impact Report, 07/12



Landscape Architecture



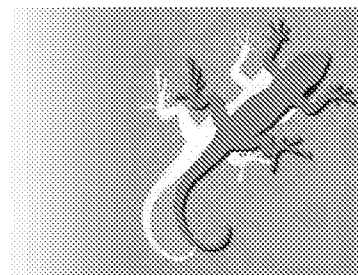
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Landscape Planning

Lizard Landscape Design

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**LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
RESIDENTIAL DEVELOPMENT,
ERIC WALL NURSERY, BARNHAM, WEST SUSSEX.**

1.0 INTRODUCTION

1.1 Lizard Landscape Design has been commissioned by Dowsett Mayhew Planning Partnership to undertake a Landscape Character and Visual Impact Assessment of the proposed Residential Development to the western area of the Eric Wall Nursery, Lake Lane, Barnham, West Sussex. The existing site comprises of a commercial, horticultural nursery complex which specializes in the growing of tomatoes. The site is dominated by large glass houses with associated infrastructure including access roads, storage buildings, water tanks etc. There are mature, tree belts to the eastern, northern, and north-eastern site boundaries as well as large areas of scrub to the western boundary. The development site location is shown on *Figure No. 01 – Zone Of Visual Influence and Viewpoints*. The development proposals have been illustrated on *Figure No. 3 – Development and Mitigation Proposals*.

1.2 The purpose of the study has been to determine and assess the Landscape Character and Visual Impact of the proposed Residential Development within the existing rural landscape and urban fringe of East Barnham, West Sussex.

1.3 The study considers the Landscape Character and Visual Impact Assessment for the proposed Residential Development within the context of the defined Zone Of Visual Influence and the wider rural and urban landscape surrounding the Eric Wall Nursery, Barnham, West Sussex.

Planning Policy and Planning Designations

1.4 Lizard Landscape Design has undertaken a desk top study assessment of the Local Planning Policy and existing Statutory Planning Landscape Designations surrounding the proposed development site at the Eric Wall Nursery, Barnham, West Sussex. This desk study has been undertaken at Local and Regional Planning level.

Baseline Conditions – Existing Landscape Character and Visual Baseline

1.5 The rural landscape and the Barnham urban fringe which surround the development site have been assessed for their existing landscape character, existing landscape features and existing visual impact within the context of the surrounding landscape. This initial study has set out the baseline conditions for the existing rural landscape and urban fringe for Landscape Character and Visual Impact from which any proposed development proposals can be assessed.

Existing Landscape Character and Visual Impact Assessment

1.6 The visibility of the proposed development site has been assessed and viewed from a number of viewpoints and vantage points within the surrounding rural and urban landscape. A preliminary *Landscape Character and Visual Impact Assessment* has been undertaken on site during a site survey. This initial study has set out the *Baseline Condition* for the existing landscape from which the proposed development area and proposals have been assessed.

Development Proposals

1.7 The development proposals have been designed to minimise the impact on the surrounding urban and rural environment with the retention of the existing, mature boundary vegetation. The development would have a vehicular access entrance from Lake Lane to the north of the site with the potential for a link via Goodacres Cul-de-sac to the south west. The development proposals would consist of;

- 6 no. Four Bedroomed Detached Houses with Double Garage and Driveway;
- 14 no. Four Bedroomed Detached Houses with Single Garage and Driveway;
- 30 no. Three Bedroomed Semi Detached Houses with Semi Integral Garage and Driveway;
- 13 no. Two Bedroomed Semi Detached (or Terrace) and One Car Parking Space;
- 16 no. Two Bedroomed Semi Detached and Single Car Space;
- 10 no. Three Bedroomed Semi Detached and Single Garage / Driveway;

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**RESIDENTIAL DEVELOPMENT, ERIC WALL NURSERY, BARNHAM, WEST SUSSEX
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT**

LLD413/AR/REV02/PLANNING/07/2012

- 6 no. Three Bedroomed Detached and Single Garage / Driveway;
- 6no. Three Bedroomed Semi Detached and Single or Double Car Space;
- 6 no. Two Bedroomed Bungalow and Single Car Space.

1.8 The proposed residential dwellings would be located to the south of Lake Lane and to the western area of the existing Eric Wall Nursery. The mainline east / west rail corridor lies adjacent to the southern boundary.

Assessment of Landscape and Urban Fringe Character and Visual Impact

1.9 Once the existing baseline conditions have been set, the site has been assessed for Landscape Character and Visual Impacts within the existing landscape, defining the expected impacts that the development proposals would have on the surrounding rural and urban landscape. The assessment has considered the potential impact of any Landscape Mitigation Measures.

Landscape Character and Visual Impact Assessment Guidelines

1.10 The Landscape Character and Visual Impact Assessment for the development site at Eric Wall Nursery, Barnham, West Sussex has been formulated in accordance with *the 'Guidelines for Landscape and Visual Impact Assessment' Second Edition* published in 2002 by the Landscape Institute and the Institute for Environmental Management and Assessment.

1.11 This report and the on-site survey visits for the Landscape Character and Visual Impact Assessment have been prepared by Andrew Ramsay BA (Hons) MALA CMLI. Andrew Ramsay is an Associate Landscape Architect at Lizard Landscape Design Limited, Worthing, West Sussex.

2.0 PLANNING POLICY CONTEXT – BACKGROUND TO THE ASSESSMENT

2.1 Lizard Landscape Design has undertaken a desk top study assessment of the Arun District Council Local Planning Policy, including Statutory Planning Landscape Designations surrounding the development site. The desk study has been undertaken at Local and Regional Planning level. The Landscape Designations and Public Rights of Way have been indicated on *Figure No.4 – Landscape Designations and Public Rights of Way*.

2.2 The Second Review of the Arun District Council Local Plan for the period 1996 – 2011 was adopted in 17th April 2003.

2.3 The Regional Spatial Strategy for the South East 2006 – 2016 (*The South East Plan*) May 2009 set out the long term spatial planning framework for the South East region over the years 2006-2026. The Localism Bill was enacted on the 15th November 2011 and makes provision for the abolition of Regional Spatial Strategies (including the South East Plan). At the time of compiling this report, the timetable for abolition has yet to be confirmed and therefore the policies within the South East Plan remain a material consideration in planning matters.

National Planning Policy Framework

2.4 The National Planning Policy Framework (*NPPF*) was published by the Government on 27th March 2012, and came into immediate effect. This Planning Framework has introduced a presumption in favour of sustainable developments, and has provided guidance on the weight that District Council's can give to 'saved' local planning policies. The framework has reaffirmed that planning applications should be determined in accordance with the current Development Plan for the District unless material considerations indicate otherwise.

2.5 The NPPF aims to strengthen local decision making and reinforce the importance of up-to-date Development Plans. It has introduced transitional arrangement to be applied in cases where an LPA does not have an up-to-date plan in place. The NPPF states that for the purposes of decision making, taking the policies of the Local Plan, including the 'saved' policies should not be considered to be out-of-date because they were adopted prior to the

publication of the NPPF. However the policies within the framework are also material considerations which the Local Planning Authority must take into account.

- 2.6 Arun District Council is currently preparing its Local Development Framework Local Plan. An updated Local Development Scheme was approved on the 11th January 2012 which serves as a timetable for the production of the emerging Local Plan. All planning applications within Arun District Council must be considered against the 'saved' Local Plan Policies that have been carried forward from the 2003 Local Plan. In his case the NPPF recommends that due weight should be given to relevant policies according to their degrees of consistency with the policies of the NPPF.
- 2.7 The NPPF promotes sustainable development through the enhancement and protection of bio-diversity, and the conservation of landscape character within Areas of Outstanding Natural Beauty. The framework also seeks to protect and maintain Protected Species, valuable ecological habitats, and the protection of Heritage Assets. Local Planning Authorities are required to implement the policies of the framework within the LPA Development Plans and development control decisions making.

Arun District Council Local Plan 1996 – 2011: Policy Area 01; Areas of Special Character

- 2.8 The District Council recognises that there are areas within the District which have a special character and importance which should be protected. There is one *Area of Special Character* approximately 600.0 metres to the west of the proposed development site. Planning permission for developments within areas designated on the Proposals Map as '*Areas of Special Character*' will be subject to a set of criteria aimed at protecting features that contribute to the special character of the areas.
- 2.9 The National Policy Framework states; '*Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking*'. Two of these principles state that planning should:
- '*take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
 - '*respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.*'

Arun District Council Local Plan 1996 – 2011: Policy Area 02; Conservation Areas

- 2.10 The proposed development site lies approximately 900.0 metres to the north east of an area designated as a '*Conservation Area*' within the adopted Local Plan; '*Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting*'.

Arun District Council Local Plan 1996 – 2011: Policy Area 05; Protection of Open Space

- 2.11 Within the urban conurbation of Barnham there are several areas which are designated within the Local Plan and identified on the Proposals Map as areas having '*Protection of Open Space*' designation - the nearest to the proposed development site being approximately 350m to the south west; '*The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed*'.
- 2.12 The National Policy Framework states; '*Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*'

- 2.13 **Arun District Council Local Plan 1999 – 2011: Policy Area 11 Strategic and Local Gaps**
An area designated within the Local Plan as a 'Strategic and Local Gap' lies approximately 10.0m north of the proposed development site adjacent to Lake Lane; *'The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures'*.
- 2.14 **Arun District Council Local Plan 1999 – 2011: Policy Site 01 Rail Freight Site Barnham**
Approximately 400.0 metres to the west of the proposed development site is a site designated within the Local Plan as a Rail Freight Site – Barnham. The site is recognised within the Local Plan; *'for its potential for rail freight development. Proposals will be permitted where it has been demonstrated that there will be no adverse impact on neighbouring residential areas through the use of the site or the Highway network'*.
- 2.15 The National Policy Framework states; *'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user'*.
- 2.16 **Arun District Council Local Plan 1999 – 2011: Policy Gen 15 Cycling and Walking.**
Part of the South Coast Cycle Route runs approximately 1.1 kilometres to the south west of the proposed development site. The Local Plan states that: *'The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area'*.
- 2.17 The National Policy Framework states; *'Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking'*. One of these principles states that planning should:
- *'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'*.
- 2.18 **Public Rights Of Way.**
There is a Public Right of Way Footpath (324) to the west of the site which runs adjacent to the north western boundary. There is also a Footpath to the east of the proposed development site: Footpath (325) which runs through the Eric Wall Nursery in a north south direction.
- 2.19 The National Policy Framework states; *'Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'*.
- 2.20 **The Regional Spatial Strategy for the South East 2006 – 2026**
'The Regional Spatial Strategy (RSS) for the South East of England (known as the South East Plan) sets out the long term spatial planning framework for the region over the years 2006-2026. The Plan is a key tool to help achieve more sustainable development, protect the environment and combat climate change. It provides a spatial context within which Local Development Frameworks and Local Transport Plans need to be prepared, as well as other regional and sub-regional strategies and programmes that have a bearing on land use activities. These include the regional economic and housing strategies as well as strategies and programmes that address air quality, biodiversity, climate change, education, energy, community safety, environment, health and sustainable development.'

In addition, policies in this Plan carry weight in decisions made on planning applications and appeals for development'. There are no specific policies within the South East Plan that have specific relevance or application to the Eric Wall Nursery, Barnham residential development site area.

- 2.21 There are no other Local Plan policies relating to Landscape Designations covering or in the vicinity of the proposed development site. The Local Plan policies summarised above have been included at *Appendix C – Planning Policy Context – Background to the Assessment* and are illustrated on *Figure No.4 – Landscape Designations and Public Rights of Way*.

3.0 EXISTING BASELINE CONDITIONS

3.1 Existing Landscape Character and Zone of Visual Influence

- 3.1.1 An existing Landscape Character and Visual Baseline Study has been undertaken during a site visit on 15th November 2011 by Andrew Ramsay CMLI, Associate Landscape Architect at Lizard Landscape Design. The Landscape Character and Visual Baseline study has been undertaken on site from Public Footpaths, Public Bridleways, and Public Highways surrounding Eric Wall Nursery, Barnham, West Sussex and the landscape and urban areas surrounding the proposed residential development site.
- 3.1.2 The following section describes the existing landscape character of the potential development site as well as the wider landscape and urban context surrounding the Eric Wall Nursery as the existing baseline condition for the Landscape Character and Visual Impact Assessment. The rural landscape and urban fringe surrounding the development site have been assessed for their existing landscape character, existing landscape features and visual impact within the context of the surrounding landscape. This initial study sets out the baseline conditions for the existing rural landscape and urban settlement context from which any development proposals can be assessed.
- 3.1.3 The visibility of the proposed development site has been assessed and viewed from a number of viewpoints and vantage points within the surrounding rural landscape and urban fringe context. Once the existing baseline conditions have been set, the development site can then be assessed for Landscape Character and Visual Impacts within the existing rural landscape, defining the expected impacts the proposed development proposals would have on the surrounding landscape.
- 3.1.4 A 360° Zone of Visual Influence for the development site is described below including the analysis of the visibility of the proposals from strategic views and vantage points.
- 3.1.5 The Zone of Visual Influence and Viewpoints are illustrated on *Figure No. 1 - Zone of Visual Influence and Viewpoints*. The viewpoint photographs have been illustrated at *Appendix A – Landscape Character Photographs and Appendix B – Viewpoint Photographs*.

3.2 Baseline Conditions – Existing Landscape Character Areas

Natural England – Landscape Character Area – The South Coast Plain.

- 3.2.1 England has been divided into areas with similar landscape character, which are called National Character Areas (NCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 subdivides England into 159 National Character Areas providing a picture of the differences in landscape character at the national scale. Character descriptions for each of the NCAs were also produced and published in regional volumes highlighting the influences determining the character of the landscape. The Eric Wall Nursery development site is located within the Natural England Landscape Character Area of 'The South Coast Plain'. The Landscape Character Area of 'The South Coast Plain' which runs from Brighton in the east to Southampton in the west is characterised by the following landscape features;

- *Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain;*

- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond;
- Trees are not a dominant feature – there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt;
- A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath;
- The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.

West Sussex County Council – Landscape Character Assessment 2003 – Chichester to Yapton Coastal Plane

- 3.2.2 In 2003 West Sussex County Council completed a Landscape Character Assessment to provide an information base which would increase the understanding of what makes West Sussex unique. This assessment identified 42 unique Landscape Character Areas within West Sussex. Land Management Guidelines have been produced for each Landscape Character Area. The Eric Wall Nursery development site is in the Chichester to Yapton Coastal Plain Landscape Character Area and is summarised by;
- *This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. 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 rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern;*
 - *The spire of Chichester Cathedral is a widely visible feature;*
 - *Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. 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.*
- 3.2.3 The Eric Wall Nursery development site is located to the south of Lake Lane, Barnham and comprises nine, large, commercial glasshouses with an office building and an associated network of access roads and infrastructure elements. The site is bordered to the east by several residential dwellings, light Industrial Units and large glass houses. The western and northern site edges benefit from well established and mature vegetation whilst the main east / west train line runs along the southern boundary. Residential dwellings are located to both sides of Lake Lane to the north of the proposed development site. A Public Right of Way: Footpath (324) is located beyond the boundary vegetation to the western edge of the site and runs adjacent to the north western boundary. Another Public Right of Way; Footpath (325) runs parallel to the eastern boundary. To the south, south east and south west the views are more open with views to the west being constrained by the dense boundary vegetation and to the east by the large commercial glass houses.
- Eric Wall Development Site Topography***
- 3.2.4 The development site and the surrounding area are predominately flat, however the existing mature and dense vegetation limits and constrains views particularly to the north and west of the proposed development site. To the south, south east and south west there are open views across grassland fields to the southern boundary of the site. To the northern edge, sections of the site are overlooked from the upper storeys of residential dwellings which are located to the south of Lake Lane. Views from other directions and internal views within the site are restricted by existing vegetation, residential dwellings, storage buildings and commercial glasshouses.

- 3.2.5 To the north of the development site the immediate topography is flat along Lake Lane and views are constrained by dense boundary planting and residential dwellings.
- 3.2.6 To the east of the site there are several large glass houses within close proximity to the eastern site boundary. The terrain remains flat with little variation in the topography and views from and to the existing glass houses within the proposed development site boundaries are partially restricted by dense, mainly evergreen planting to the north eastern section of the site adjacent to the horticultural buildings.
- 3.2.7 The southern edge of the site is constrained by the mainline, east / west train line. The flat terrain means there are mid distance views from further south of the railway line to the southern boundary of the proposed development site.

Existing Vegetation and Woodland Surrounding The Eric Wall Nursery Development Site.

- 3.2.8 The Eric Wall Nursery development site benefits from a variety of existing mature vegetation to the boundaries and within the confines of the proposed site. To the north western and western site boundaries the mature, evergreen and deciduous trees filter and soften views to the existing horticultural glass houses from views further north and west.
- 3.2.9 To the south of the existing glasshouses and to the north of the mainline train line there is a large, open field which at the time of the site visit was rough, pasture grassland. There is some sparse, intermittent vegetation lining the railway track corridor. To the north of the grassed field there is a mature Hawthorn hedge line which runs parallel and adjacent to the southern edge of the existing glasshouses.
- 3.2.10 To the eastern section of the northern boundary there is a mature hedgeline, dense scrub and some garden vegetation. Further to the east, there is a group of mature evergreen and deciduous trees and a line of evergreen shrubs which filter and soften views to the adjacent residential dwellings which are located further east.
- 3.2.11 Within the development site boundaries there are scattered tree specimens and small tree groups. The western, south western and south eastern edges of the existing site reception and car parking area are edged with mature evergreen shrubs and conifers which screen this area from the existing glasshouses to the west and south.

Public Highways, Public Footpaths, and Bridleways

- 3.2.12 A Public Right of Way Footpath (324) runs adjacent to the north western site boundary and continues further to the west parallel to the southern edge of Halliford Drive eventually linking with Goodacres Cul-de-sac.
- 3.2.13 A Public Right of Way (325) runs adjacent to the north east boundary in a north / south direction through the middle of the Eric Wall Nursery. The footpath links Lake Lane which lies to the northern boundary of the proposed development site in the north with Yapton Road in the south.

3.3 Urban and Rural Landscape Character Areas

- 3.3.1 The following Landscape Character Areas are demonstrative of the Landscape Character surrounding the Eric Wall Nursery development site and are limited to the potential Zone of Visual Influence for the proposed development area.
- 3.3.2 The potential Zone of Visual Influence for the development site is described at Section 6.2. The Landscape Character Areas described below have been illustrated on *Figure No. 2 – Landscape Character Areas*.
- 3.3.3 The landscape context of the Eric Wall Nursery development site has been divided up into the following baseline Landscape Character Areas;
- *The Eric Wall Nursery Development Site;*
 - *Open Grassland Fields With Woodland Blocks;*

- *Commercial Horticultural Buildings;*
- *Sunnyside House Caravan Park and Nursery;*
- *Barnham Urban Edge;*
- *Mainline Railway Line.*

3.4 *Eric Wall Nursery Development Site – Landscape Character Area* (Landscape Character Photograph A & B – Appendix A)

- 3.4.1 The Eric Wall Nursery development site is located to the south of Lake Lane, Barnham and comprise of nine, large commercial glasshouses. A number of the residential properties located to the south of Lake Lane partially overlook the northern area of the proposed development site from upper storey, south facing windows. A Public Right of Way runs adjacent to the north western boundary continuing south west to Goodacres cul-de-sac whilst another runs south past the north eastern edge of the proposed site. The site is bordered to the east by residential dwellings, light industrial units and large commercial glass houses. The main east / west train line runs adjacent to the southern boundary. The western boundary benefits from a mature and well established evergreen and deciduous tree line which continues to the north western edge, close to Lake Lane.
- 3.4.2 To the south of the existing glasshouses within the development site boundary there is a large, open field which is edged by the east / west mainline railway which benefits from some sparse, intermittent vegetation. To the north of the grassed field there is a mature Hawthorn hedge line which runs parallel to the southern edge of the existing glasshouses within the development site. Within the confines of the site there are scattered trees, tree groups, large areas of dense scrub and evergreen tree lines.

3.5 *Open Grassland Fields and Woodland Blocks* (Landscape Character Photograph C – Appendix A)

- 3.5.1 A large, open grassed field lies to the south of the proposed development site. The southern boundary is edged by the main line railway line which benefits from some intermittent and sparse vegetation. The open grassland field continues south of the railway line where there is a small woodland block, located to the north of the Yapton Road.
- 3.5.2 Large, grassland fields lie to the south east of the proposed development site and lead to the Yapton Road to the south. Open grassed fields are a common landscape feature within the semi rural landscape around Barnham with small woodland blocks and hedgerows also prevalent.

3.6 *Commercial Horticultural Buildings.* (Landscape Character Photograph D – Appendix A)

- 3.6.1 Within the existing development site there are nine large, commercial glasshouses and to the east there a further seven, large commercial glass houses which are accessed from Lake Lane and are a prominent and imposing presence within the local landscape.
- 3.6.2 Commercial Nurseries and associated Horticultural buildings are a common feature within the local landscape around Barnham and the glass houses are visible from views in locations to the south, south east and south west of the development site where the landscape is more open and less constrained. There are commercial nurseries growing a variety of produce located to the north, east and south of Barnham.

3.7 *Sunnyside House Nursery and Caravan Park – Landscape Character Area* (Landscape Character Photograph G – Appendix A)

- 3.7.1 Sunnyside House Nursery and Caravan Park is located to the south east of the development site to the north of the Yapton Road and comprises of an open area of grassland some of which is fenced off for equestrian related activities. The bulk of the site is given over to camping and caravanning although at the time of the survey (*Winter*) there were few caravans visible. Part of the site is given over to a small commercial nursery. The lack of

any intervening vegetation means there are, mid distance views to the south and south eastern boundaries of the proposed development site from the northern area of the Sunnyside House Nursery and Caravan Park.

3.8 Barnham Urban Edge – Landscape Character Area (Landscape Character Photograph E)

- 3.8.1 Lake Lane, to the north of the development site has residential properties to both the northern and southern edges. A line of properties are located to the northern edge of the development site which afford views over the site from elevated positions from south facing, upper storeys although some garden vegetation to the southern boundaries of the gardens softens and filters views. The residential dwellings are a mixture of two and one storey residential properties and are built in a modern architectural style.
- 3.8.2 To the west of the development site there are views from the residential properties which are located to the eastern end of Goodacres cul-de-sac to the western boundary of the site - these properties are a mix of apartments and houses. There are also views from the eastern edge of Garden Crescent to the south west of the proposed development site to the southern boundary and the glasshouses across the open grassland fields and railway corridor.

3.9 Mainline train Corridor– Landscape Character Area (Landscape Character Photograph F – Appendix A)

- 3.9.1 The southern boundary of the proposed development site is constrained by the main east / west train line which links Littlehampton in the east with Chichester in the west via Barnham Station to the west of the Eric Wall Nursery Site. The track divides at Barnham and links with Bognor Regis on the south coast.
- 3.9.2 Regular trains are an imposing presence to the south of the proposed development site and the sparse vegetation lining the rail tracks is insufficient to offer any screening potential. The lack of any intervening vegetation means there are mid distance views to the proposed development site from further south of the railway line from the edge of the Woodland block to the north of the Yapton Road and to the north of Sunnyside House Caravan Park.

3.10 Baseline Conditions – Existing Visual Condition

- 3.10.1 The visibility of the Eric Wall Nursery development site has been defined in the following section. The photographic viewpoints, which accompany the Visual Baseline Study, have been illustrated at *Appendix B – Viewpoint Photographs*. The components of the existing view and the visibility of the Eric Wall Nursery development site have been described below for each viewpoint within the existing landscape. The site survey visit was undertaken on 15th November 2011 when the trees are out of leaf. Views are likely to be less open and exposed when the trees and shrubs are in leaf.
- 3.10.2 The viewpoints below have been indicated on *Figure No. 1 – Zone of Visual Influence and Viewpoints*. (The Eric Wall Nursery Development site, Zone of Visual Influence is described at Section 6.2.)

Viewpoint No. 01 – Junction of Eric Wall Nursery Site Entrance and Lake Lane - Looking South

- 3.10.3 The viewpoint is located at the junction of Lake Lane and the Eric Wall Nursery Site Entrance and looks south. The view shows the dense, ornamental shrub planting situated either side of the main vehicular access road to the Nursery. In the middle of the view is a dense evergreen tree line which lies to the eastern edge of the proposed development site boundary. To the right of the image, there is a partial view of the eastern gable end of the residential property which is located off Lake Lane. The view demonstrates the existing, dense, mature vegetation which limits views of any of the large commercial nursery glasshouses from views in this location.

Viewpoint No. 02 – Junction of Eric Wall Nursery Site Entrance and Lake Lane - Looking West

- 3.10.4 This viewpoint is located to the east of the junction of Lake Lane and the Eric Wall Nursery Site Entrance looking west - the junction is visible to the left of the viewpoint. The two storey residential buildings located to the northern edge of Lake Lane with associated garden vegetation are partially visible to the right of the viewpoint. The view demonstrates the urban character of Lake Lane with residential properties which are set back from the road edge with associated trees and shrubs to the gardens. The large evergreen tree line located to the north western development site boundary can be seen in mid distance views to the centre of the image.

Viewpoint No. 03 – Lake Lane – Looking South

- 3.10.5 The viewpoint is located to Lake Lane and looks south west towards the northern boundary of the proposed development site. In the middle of the view there is a partial view of a glasshouse which is visible through the intermittent garden vegetation which is located adjacent to the northern boundary of the proposed development site. The two storey residential dwelling and single storey garage can be seen to the left of the image through the intermittent front garden vegetation with a neighbouring property partially visible to the west. The view demonstrates the urban landscape character of Lake Lane, with residential properties set back from the road behind intermittent garden vegetation.

Viewpoint No. 04 – North of Proposed Development Site – Looking South East

- 3.10.6 Viewpoint No. 04 is located to the north western corner of an open grassland area to the north of the development site and looks south east. In the middle of the image the large glasshouse which is located to the north of the proposed development site is visible past the predominantly evergreen vegetation which is located to the northern boundary. To the right of the viewpoint the mature, well established deciduous treeline of Italian Alder (*Alnus cordata*) and associated understorey, woodland shrub layer is visible. The view demonstrates the effectiveness of the mature, Italian Alder treeline in limiting views of the glasshouses from the north of the proposed development site as well as the open areas within the site boundaries. The residential dwelling located adjacent to the northern site boundary which lies to the western end of a line of properties is clearly visible across the open grassland field.

Viewpoint No. 05 – Public Right of Way Footpath (324) - Looking South West

- 3.10.7 The viewpoint is located on the Public Right of Way Footpath (324) which links Lake Lane in the north with Goodacres cul-de-sac to the west. The footpath runs adjacent to the north west boundary of the proposed development site and then continues parallel to the western boundary before skirting the edge of the open field to the north of the railway line. The view shows the Public Right of Way Footpath and the well established, dense vegetation which lies to the northern boundary. This vegetation is a mix of deciduous and evergreen trees which combine to limit any near distance views south to the commercial glasshouses to intermittent, partial views.

Viewpoint No. 06 – South Western Corner of Western Glasshouses - Looking North

- 3.10.8 The viewpoint is located adjacent to the south western glasshouse, looking north. The large glasshouses can be seen to the right of the view. To the middle and left of the view a refuse pile of timber pallets is visible as well as extensive areas of scrub vegetation. Beyond the refuse pile and scrub areas is the mature, well established western boundary vegetation. The boundary vegetation is predominantly evergreen with intermittent gaps - the result of fallen trees. Beyond the boundary vegetation the mature Willow trees which are located to the neighbouring land are visible. The view demonstrates the imposing nature of the commercial glasshouses as well as the contrast between the cut, grassed area around the glasshouses and the dense scrub to the site boundaries.

Viewpoint No. 07 – Southern Edge of Site Boundary within Grassland Field - Looking North

- 3.10.9 The viewpoint is located to the south of the proposed development site and looks north towards the southern most glasshouse. The view shows the mature, native hedgerow which runs in an east to west direction adjacent to the southern edge of the glasshouse. To the

right of the view, the large glasshouse which is located immediately adjacent to the eastern edge of the proposed development site boundary is a looming presence. Beyond the glasshouses the mature Italian Alder (*Alnus cordata*) treeline located to the north of the proposed site is partially visible in long distance views. The view demonstrates the lack of variety in the topography as well as the dominating characteristic of the glasshouses in near distance views.

Viewpoint No. 08 – North East Corner of Grassland Field Looking South West

- 3.10.10 This view is located to the north eastern corner of the open grassland area which lies between the railway line and the hawthorn hedgerow to the south of the glasshouses. The view shows the eastern end of the Hedgerow which defines the northern edge of the open grassland area. The sparse vegetation which lines the mainline railway line is visible in mid distance views across the open grassland, further south the tree line which lies to the western edge of Sunnyside House Nursery and Caravan Park is visible as are the mature trees which form the northern edge of the tree block to the north of the Yapton Road. There are long distance views of the residential dwelling which is located to the east of Garden Crescent. The view demonstrates the open landscape to the south of the proposed development site and the flatness of the terrain.

Viewpoint No. 09 – Eastern Boundary - Looking West

- 3.10.11 This viewpoint is located at the end of the vehicular entrance road to the Eric Wall Nursery and looks west towards the Eric Wall Nursery reception building and car parking area and associated access roads. The reception building is visible to the left of the viewpoint and is a single storey construction. The mature, evergreen vegetation is visible to the northern edge of the proposed development site as well as to the eastern edge of the glasshouses. The view demonstrates the effectiveness of the existing vegetation in screening the existing glasshouses within the development site area and the residential properties which are located adjacent to the northern boundary.

Viewpoint No. 10 – Goodacres Cul-De-Sac Looking East

- 3.10.12 This view shows the open grassed field to the south of the development site from the eastern end of Goodacres Cul-De-Sac. The large glass house which lies adjacent to the eastern boundary of the proposed development site is prominent in views from this location and part of the glasshouse to the south of the proposed development site is partially visible with the remaining glasshouses hidden by the dense vegetation which lines the western boundary of the proposed development site. To the south of the glass houses, the intermittent vegetation which lines the railway tracks is visible and further south the tree belt which links the railway line to the woodland block to the north of the Yapton Road is visible in long distance views. The view demonstrates the open and flat nature of the land to the south of the proposed development site.

Viewpoint No. 11 – East of Garden Crescent Looking North East

- 3.10.13 This viewpoint is located to the east of Garden Crescent and looks north east towards the south west corner of the proposed development site. The glasshouses to the south of the development site are clearly visible across the open grassland field and over the intermittent vegetation which lines the railway track. The dense evergreen tree line which lies to the western boundary of the Eric Wall Nursery site is also clearly visible to the left of the viewpoint. To the right of the image the tree and shrub belt which runs south from the railway line is prominent, partially screening from view the large glasshouse which is located to the eastern boundary of the proposed development site. This view demonstrates the screening potential of the existing vegetation which is located to the western boundary of the proposed development site.

Viewpoint No 12: Public Right of Way Footpath (325) Off Yapton Road - Looking North

- 3.10.14 This viewpoint is located on the Public Right of Way footpath (325) just off the Yapton Road and looks north. The view looks across the open grassland fields which lie to the south of the railway line towards the southern boundary of the proposed development site. The Footpath, which is edged by a post and rail fence is visible on the very right of the view with the glasshouses prominent in views to the north. The mature vegetation which is located to the site boundaries is also visible in views from this location. This viewpoint demonstrates the

open and flat character of the area to the south of the proposed development site and railway line.

4.0 ERIC WALL NURSERY DEVELOPMENT SITE, BARNHAM, WEST SUSSEX – DEVELOPMENT PROPOSALS

- 4.1 The Eric Wall Nursery development proposals have been illustrated on *Figure No. 3 – Development and Mitigation Proposals*.
- 4.2 The development proposals consist of 107 residential dwellings in total in both one and two storeys comprising of:
- 6 no. Four Bedroomed Detached Houses with Double Garage and Driveway;
 - 14 no. Four Bedroomed Detached Houses with Single Garage and Driveway;
 - 30 no. Three Bedroomed Semi Detached Houses with Semi Integral Garage and Driveway;
 - 13 no. Two Bedroomed Semi Detached (or Terrace) and One Car Parking Space;
 - 16 no. Two Bedroomed Semi Detached and Single Car Space;
 - 10 no. Three Bedroomed Semi Detached and Single Garage / Driveway;
 - 6 no. Three Bedroomed Detached and Single Garage / Driveway;
 - 6 no. Three Bedroomed Semi Detached and Single or Double Car Space;
 - 6 no. Two Bedroomed Bungalow and Single Car Space.
- 4.3 The development proposals comprise 107 residential dwellings in a mix of one and two storeys and two, three and four bedroomed properties. The scheme would be accessed by means of the existing Eric Wall Nursery vehicular entrance off Lake Lane with the possibility of another access route to the south west of the site which would link to Goodacres Cul-de-sac. Secondary link roads off a primary vehicular access road would provide access to properties as well as parking for visitors, the primary access road loops back on itself to the south west of the proposed development site. A Reptile Receptor Area situated adjacent to the western boundary and surrounded by mature vegetation and scrub would provide habitat for Reptiles present on site as well as providing an area of open public space. 2 no. attenuation ponds would enhance the site ecology and biodiversity as well as contributing to a sustainable drainage strategy. An allotment area would be provided for the use of the local community, situated to the south western area of the site. Within the site there are 3 no. main areas allocated as Public Open Space and a children's play area to the centre of the site. The existing mature, boundary vegetation would be reinforced with strategic areas of native trees and shrubs with a green buffer to the southern and eastern boundaries. The link roads would be lined with native trees and hedgerows and the gardens and property frontages would have ornamental trees and shrubs which would provide seasonal interest and colour.
- 4.4 The existing vegetation within the development site has been assessed and a Tree Protection Plan prepared which shows that where possible trees and hedges have been retained and are to be protected in line with *BS 5837 2012: Trees In relation to design, demolition and Construction*. Within the site there is proposed planting which would be in character with the existing retained vegetation and reflect the landscape character of the surrounding area.
- 4.5 Specifically the Soft Landscape Planting Proposals would seek to:
- *Retain the existing dense vegetation to the western and northern boundaries and provide enhancement with strategic areas of native trees and shrubs;*
 - *Introduce a 'green' buffer zone with native tree and shrub planting to the southern boundary to limit the impact of the mainline rail corridor and the regular trains which use it;*
 - *Enhance the eastern boundary adjacent to the western edge of large glasshouse with a native hedgerow and hedgerow trees adjacent to a 1.5m high wall;*
 - *2 no. attenuation ponds would be located within the site boundaries which would enhance the site ecology and biodiversity as well as contributing to a sustainable drainage scheme strategy;*

- *Provide strategic native tree and shrub planting to the link roads and open spaces which would soften and filter near and mid distance views of the development proposals;*
- *Plant ornamental flowering shrub and tree planting to the gardens and property frontages for all year round interest and colour.*

5.0 LANDSCAPE MITIGATION MEASURES

- 5.1 The following section considers the visibility of the development proposals within the existing landscape and east Barnham context, proposing landscape mitigation measures which would reduce the landscape character and visual impact of the development proposals. *(The development and mitigation proposals have been shown on - Figure 3 Development and Mitigation Proposals).*
- 5.2 The proposed development site benefits from dense and mature tree lines to the western boundary which would be retained and protected. The trees are a mix of deciduous and evergreen species and would be enhanced with areas of native trees and shrubs to increase the structural diversity and enhance the existing ecology. An attenuation swale to the western boundary would enhance the existing site ecology as well as the potential for wetland planting.
- 5.3 The southern boundary would be planted with a 'green' buffer which would be planted with native trees and shrubs which would limit and constrain views from further to the south of the development proposals - as well as limiting the impact of the mainline railway corridor which lies adjacent to the southern boundary of the proposed development site.
- 5.4 The eastern boundary lies in close proximity to a very large glasshouse and a 1.5m high wall is proposed to the eastern boundary which is proposed to be softened with a native hedgerow and hedgerow trees, filtering views to the western edge of the glasshouse.
- 5.5 The northern boundary benefits from a mix of evergreen conifers and hedgerow species and this planting is proposed to be retained and protected. The properties along the southern edge of Lake Lane benefit from some garden planting which would also be retained and protected. The existing vegetation would be enhanced with additional reinforcing planting which would limit the impact of the development proposals on the upper, southern elevations of the existing properties to the south of Lake Lane.
- 5.6 The main and secondary access roads would be planted with native trees and hedgerows which would soften and filter internal, near and mid distance views of the development proposals. The proposed attenuation swales would be enhanced with wetland planting to enhance the ecological potential as well as attenuating surface water during times of heavy rainfall. The frontages of the proposed residential dwellings would be enhanced with ornamental shrubs and trees which would provide colour and reflect the changing seasons.

6.0 ASSESSMENT OF LANDSCAPE CHARACTER AND VISUAL IMPACT

6.1 Landscape Character and Visual Impact Assessment Criteria

- 6.1.1 The following section outlines the Landscape Character and Visual Impact Assessment, measuring and establishing the level of landscape character and visual change of the Eric Wall Nursery development proposals, within the existing East Barnham landscape.
- 6.1.2 The following assessment criteria and grading of Landscape Character and Visual Impacts has been applied to the proposed Eric Wall development site in the context of the existing East Barnham landscape;

'No Change'

- *No part of the development would be discernable, with no impact within the context of the existing landscape;*

'Negligible'

- Only a very small part of the development is discernable with little impact within the context of existing landscape;

'Low / Slight'

- The proposals would constitute only a minor component of the wider view. Awareness of the proposals would not have a marked effect upon the existing landscape quality;

'Moderate'

- The proposals would form a visible and recognisable new element within the existing landscape;

'Substantial'

- The proposals would form a significant part of the existing landscape that would impact upon the overall landscape quality;

'Severe'

- The proposals would become the dominant feature which significantly affects and changes the existing landscape character.

6.1.3 The grading of landscape character and visual impact assessment can be expressed as either a **'Beneficial'** impact; **'Neutral'** impact; or an **'Adverse'** impact.

6.2 Description of the Zone of Visual Influence

6.2.1 A 360° Zone of Visual Influence has been defined for the Eric Wall Nursery development site, considering the overall visibility of the development site and the development proposals from within the West Sussex and East Barnham landscape and from strategic viewpoints and vantage points. (*The Zone of Visual Influence has been indicated on Figure No. 1 – Zone Of Visual Influence and Viewpoints*).

6.2.2 To the west, the Zone of Influence is constrained by the mature tree lines to the western boundary which limit and constrain views, both to and from the proposed development site. The tree line is edged with dense scrub which provides good habitat for reptiles, small birds and mammals. There are intermittent, partial views to the proposed development site from the Public Right of Way: Footpath (325) to the north west of the proposed development site through the boundary vegetation. Further south the Zone of Visual Influence encompasses the open fields south of Halliford Drive and the eastern end of Goodacres Cul-de-sac and Garden Crescent. (*Viewpoint Nos. 05, 06 and 10*)

6.2.3 The northern edge of the Zone Of Visual Influence is largely constrained by the residential properties located along the south side of Lake Lane and to the north west by mature trees which are located to the southern edge of the highway. The existing residential properties to the south of Lake Lane benefit from rear and front gardens with associated garden vegetation and there is well established vegetation to the northern edge of the proposed development site. Views from Lake Lane looking south are limited to partial views of the ridge lines of the existing glasshouses between properties and existing vegetation. (*Viewpoint Nos. 01, 02, 03 and 04*).

6.2.4 To the east of the proposed development site, the boundary is dominated by a large glasshouse with more glasshouses located further east. Further north to the eastern boundary a line of mature conifers lies adjacent to a small reservoir with various single tree specimens and tree groups to the north of the conifer tree line. The zone of visual influence is constrained by the combination of large, commercial glasshouses and existing vegetation. (*Viewpoint Nos. 07 and 09*).

6.2.5 To the south of the proposed development site the Zone Of Visual Influence is constrained by the northern edge of the woodland block which is located to the north of the Yapton Road and limited further east by the Public Right of Way; Footpath (325) which lies adjacent to a well established hedgerow limiting views from further east. (*Viewpoint Nos. 08 and 11*).

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Lizard Landscape Design has undertaken a Landscape Character and Visual Impact Assessment for the proposed Eric Wall Development Proposals, Lake Lane, Barnham, West Sussex.

7.2 The existing landscape surrounding the proposed development site has been assessed for its existing landscape character and features and the existing visual impact within the context of the surrounding West Sussex and East Barnham landscape. Once the existing baseline conditions have been set, the site has been assessed for Landscape Character and Visual Impacts within the existing landscape, defining the expected impacts the development proposals, including landscape mitigation measures would have on the surrounding urban and rural landscape.

7.3 Local Plan Policies – Conclusions

7.3.1 Lizard Landscape Design has undertaken a desk top study assessment of the Local Planning Policy relating to landscape surrounding the Eric Wall Nursery development site: Lake Lane, East Barnham. The following landscape designations are located in the vicinity of the development Site.

Arun District Council Local Plan 1996 – 2011: Policy Area 01; Areas of Special Character

7.3.2 The proposed development site lies approximately 600.0m to the east of an 'Area of Special Character'. Planning permission for developments within areas designated on the Proposals Map as 'Areas of Special Character' will be subject to a set of criteria aimed at protecting features which contribute to the special character of the areas. The distance between the designated site and the proposed residential scheme means the setting would remain unaffected and therefore there would be a '**No Change**' Visual Impact on the setting of the 'Area of Special Character'

Arun District Council Local Plan 1996 – 2011: Policy Area 02; Conservation Areas

7.3.3 An area designated as a 'Conservation Area' within the Local Plan lies approximately 900.0m to the south west of the proposed development site: '*Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting*'. The distance involved means that the setting of the Conservation Area would remain unaffected and therefore the development proposals would have a '**No Change**' Visual Impact upon the designated area.

Arun District Council Local Plan 1996 – 2011: Policy Area 05; Protection of Open Space

7.3.4 There are several areas within Barnham which have a 'Protection of Open Space' designation, the nearest to the proposed development site being some 350.0m to the south west however the distance involved means that the setting of these designated areas would remain unaffected and therefore there would be a '**No Change**' Visual Impact on Policy Area 05; Protection of Open Space

Arun District Council Local Plan 1999 – 2011: Policy Area 10 and 11 Strategic and Local Gaps

7.3.5 Within the local Plan it states; '*The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures*'. A large area to the north of lake Lane, approximately 10.0m from the northern edge of the proposed development site is designated as a 'Local and Strategic Gap'.

7.3.6 The residential properties to the north and south of Lake Lane benefit from garden planting to the front and rear gardens and the development proposals would reinforce the existing planting to the northern boundary with native tree and shrub planting. Further west the existing trees to southern edge of Lake Lane would be retained and protected with additional

planting to the northern edge of the proposed attenuation Swale. The northern edge of the residential development would be set back from the north western edge of the proposed site boundary.

- 7.3.7 The development proposals would be perceptible in the existing rural and urban landscape however they would not be a dominant feature and the retained vegetation to the northern and north western boundaries would soften and filter any intermittent and partial views to the residential dwellings. The impact of the development proposals would be limited and would have a **'Negligible Neutral'** Visual Impact upon the *Policy Areas 10 and 11 Strategic and Local Gaps*.

- 7.3.8 ***Arun District Council Local Plan 1999 – 2011: Policy Site 01 Rail Freight Site Barnham***
Barnham Station and the location of the designation Rail Freight Site is located approximately 400.0m to the west of the proposed development site. The distance between the designated site and the development site means the setting of the Nature Conservation Site is unaffected and therefore the development proposals would have a **'No Change'** Visual Impact on *Policy Site 01 Rail Freight Site - Barnham*.

- 7.3.9 ***Arun District Council Local Plan 1999 – 2011: Policy Gen 15 Cycling and Walking.***
Within the Local Plan it states; *'The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area'*. A section of the South Coast Route runs approximately 1.1km to the south west of the proposed development site however the distance involves means that there would be **'No Change'** Visual Impact to the setting of the South Coast Cycle Route.

- 7.3.10 ***The Regional Spatial Strategy for the South East 2006 – 2026***
'The Regional Spatial Strategy (RSS) for the South East of England (known as the South East Plan) sets out the long term spatial planning framework for the region over the years 2006-2026. The Plan is a key tool to help achieve more sustainable development, protect the environment and combat climate change. It provides a spatial context within which Local Development Frameworks and Local Transport Plans need to be prepared, as well as other regional and sub-regional strategies and programmes that have a bearing on land use activities. These include the regional economic and housing strategies as well as strategies and programmes that address air quality, biodiversity, climate change, education, energy, community safety, environment, health and sustainable development. In addition, policies in this Plan carry weight in decisions made on planning applications and appeals for development'. There are no specific policies within the South East Plan that have specific relevance or application to the Eric Wall Nursery, Barnham residential development site area.

7.4 Landscape Mitigation Measures

- 7.4.1 The following landscape mitigation measures have been proposed surrounding the Eric Wall Nursery development site. The landscape mitigation measures proposed would soften and filter views of the Residential Development Proposals as follows;
- *The existing boundary vegetation to the northern edge, adjacent to the southern edge of the residential gardens would be retained and enhanced with native tree and shrub planting. Further west the existing tree line to the southern edge of Lake Lane would be retained and enhanced with native planting to the north of the attenuation swale;*
 - *The existing, mature treeline to the western boundary would be retained and enhanced with strategic areas of native tree and shrub planting;*
 - *A 'green' buffer zone with native shrubs and trees would be introduced to the southern boundary which would soften and filter the mainline corridor which lies adjacent to the southern edge. This 'green' buffer would also limit and constrain views from the south and south west to the proposed residential scheme;*

- *The eastern boundary is dominated by the close proximity of a very large greenhouse. A native hedgerow with hedgerow trees is proposed which would soften views to the architectural structure;*
- *The majority of the existing tree planting to the north eastern edge, adjacent to the reservoir would be retained and protected within the development proposals, and enhanced with native hedgerow, understory and tree planting to limit views of the existing retained Eric Wall Nursery office building from the proposed residential properties in this area;*
- *Within the site boundaries there would be tree planting to the access roads as well as native hedgerow and tree planting to the garden boundaries. Ornamental tree and shrub planting to the garden areas and frontages would add colour and seasonal interest.*

7.5 Zone of Visual Influence – Conclusions

- 7.5.1 The Eric Wall Nursery Development Site has a constrained Zone of Visual influence to the north, east and west where dense vegetation and large glasshouses limit and constrain views with a more open landscape to the south of the proposed development site, allowing for a more expansive Zone of Visual Influence.
- 7.5.2 To the north of the proposed development site the residential properties and gardens as well as the existing mature trees to the southern edge of Lake Lane, limit and constrain views to the proposed development site from Lake Lane and further north. The proposed residential properties would be set back from the north western edge of the Eric Wall Nursery boundary. Existing vegetation would be retained where possible and reinforced with native tree and shrub planting. *(Viewpoint Nos. 01, 02, 03 and 04).*
- 7.5.3 The existing mature and dense tree lines to the western boundary are proposed to be retained and reinforced with strategic areas of native trees and shrubs. Areas of native Wildflower and Grassland species would contribute to the ecological diversity of the site. The Zone of Visual Influence runs close to the north western boundary before extending slightly further west to the south eastern edge of the properties located along the southern edge of Halliford Road before extending south to the eastern edges of Goodacres cul-de-sac and Garden Crescent . *(Viewpoint Nos. 05, 06 and 10)*
- 7.5.4 To the south of the development site the Zone of Visual Influence extends to the northern edge of the woodland block which is located to the north of the Yapton Road and encompasses open grassland fields and the mainline railway corridor. The sparse vegetation to either side of the mainline rail corridor means there are clear views to the southern edge of the proposed development site and the continuous line of glasshouses is a prominent and significant component within the landscape. The Zone of Visual Influence extends east to the grassland fields which are located to the north of Sunnyside House Nursery and Caravan Park. *(Viewpoint Nos. 08 and 11).*
- 7.5.5 To the south east of the development site the Zone of Visual Influence is constrained by a hedgerow which lies to the east of the Public Right of Way; Footpath (325). Further north the eastern boundary is constrained by a large glasshouse which lies in close proximity to the boundary. A row of mature conifers lies to the northern edge of a small reservoir which limits views south and south east. *(Viewpoint Nos. 07 and 09).*

7.6 Landscape Character Assessment - Conclusions

- 7.6.1 The baseline Landscape Character Areas surrounding the Eric Wall Nursery development site have been assessed against the development proposals. The anticipated impact of the development proposals upon the Landscape Character areas surrounding the development site has been assessed as follows;

- Eric Wall Nursery Development Site – Landscape Character Area**
- 7.6.2 The Eric Wall Nursery development site benefits from mature and dense evergreen planting to the western boundary which is proposed to be enhanced with strategic areas of native Tree, Shrub and Wildflower / Grassland areas. To the southern boundary a 'green' buffer zone would be established adjacent to the northern edge of the mainline railway corridor which would be planted with native trees and shrubs and would limit the impact of the regular trains which traverse the landscape. The eastern boundary would be planted with native hedgerow and hedgerow tree planting adjacent to the large glasshouse. The existing tree line to the south of Lake Lane to the north west of the site would be retained and reinforced with native planting as would the existing hedgerow and conifer planting to the northern edge of the site. Near and mid distance views within the site boundaries would be softened with tree and hedgerow planting to the access roads and the residential frontages. The existing glasshouses are a large and imposing presence within the Eric Wall Nursery with little intervening vegetation to soften the harsh lines. Although the character of the open grassland field to the south of the Eric Wall Nursery would change, the proposed residential development would reduce the visual impact with the removal of the large glasshouses as well as proposed native planting which would soften and filter views and therefore, there would be a **'Low / Slight Beneficial'** Landscape Character Impact on the **Eric Wall Nursery Development Site – Landscape Character Area**.
- Open Grassland Fields With Woodland Blocks – Landscape Character Area**
- 7.6.3 To the south of the proposed development site a lack of intervening vegetation means there are open views across grassland fields to the southern edge of the proposed development site. The Zone of Visual Influence is constrained by a small woodland block which lies to the north of the Yapton Road. There are clear, uninterrupted views of the existing glasshouses which form a continuous line in the landscape from locations to the south of the railway corridor and are a significant component within the landscape. The proposed 'green' buffer to the southern boundary would be planted with native trees and shrubs which would soften and filter views to the development proposals. The western glasshouses would be removed to accommodate the residential development and replaced with a native tree and shrub and belt and therefore there would be **'Low / Slight Beneficial'** Landscape Character Impact upon the **Open Grassland Fields With Woodland Blocks – Landscape Character Area**.
- Commercial Horticultural Buildings – Landscape Character Area**
- 7.6.4 Commercial Nursery Glasshouses are a common architectural feature within the landscape around Barnham and there are nine large glasshouses to the west of the existing Eric Wall Nursery site which are proposed to be demolished to accommodate the development proposals. A 'green' buffer zone, which would be planted with native shrubs and trees, is proposed to the southern boundary and a native hedgerow with hedgerow trees is proposed to the eastern boundary adjacent to a 1.5m high wall. The existing vegetation to the western and northern boundary is to be retained and enhanced with native trees and shrubs. The proposed planting to the eastern boundary would soften and filter views to the proposed development scheme. There would be a **'Low / Slight Beneficial'** Landscape Character Impact on the **Commercial Horticultural Buildings - Landscape Character**.
- Barnham Urban Edge – Landscape Character Area**
- 7.6.5 The Eric Wall Nursery development site is located to the east of Barnham and there are residential properties located in close proximity to the north; along the southern edge of Lake Lane, to the west; along the southern edge of Halliford Drive and to the eastern edges of Goodacres cul-de-sac and Garden Crescent to the west and south west of the proposed development site. The existing, dense tree lines to the western boundary are to be retained as is the boundary vegetation to the northern boundary, both are to be reinforced and enhanced with native tree and shrub planting. A 'green' buffer which is to be planted with native trees and shrubs is proposed to the southern boundary which would limit views to the development proposals from the south west. The existing glasshouses are a prominent and imposing presence within the landscape and are proposed to be demolished to accommodate the residential scheme and therefore there would be a **'Low / Slight Beneficial'** Landscape Character Impact on the **Barnham Urban Edge' - Landscape Character**.

Mainline Railway Line – Landscape Character Area

- 7.6.6 The mainline east / west railway corridor lies adjacent to the southern boundary with little vegetation to the northern or southern edges of the railway corridor. A 'green' buffer zone is proposed to the southern edge of the proposed development site which would be planted with native trees and shrubs and which would limit views from the mainline railway corridor to the proposed residential scheme. The existing glass houses to the west of the Eric Wall Nursery Site, which are proposed to be removed to accommodate the development scheme are an imposing presence in near distance views from the railway corridor. The architectural scale and mass would be reduced with the introduction of the native shrub and tree belt and therefore there would be a '**Low / Slight Beneficial**' Landscape Character Impact on the ***Mainline Railway Line – Landscape Character Area***.

Sunnyside House Nursery and Caravan Park – Landscape Character Area

- 7.6.7 Sunnyside House Nursery and Caravan Park is located to the south of the Eric Wall Nursery Site with the northern boundary lying adjacent to southern edge of the mainline railway corridor. Open grassland fields to the north of Sunnyside House Nursery and Caravan Park would appear to be used for equestrian related activities. There are mid distance views of the glasshouses which are a significant feature in views from this location forming a continuous line in the landscape in views to the north. The introduction of the proposed 'green' buffer to the southern edge of the proposed development site would filter and soften views to the residential proposals and the removal of the glasshouses to the west of the Eric Wall Nursery Site would reduce the impact of this imposing architectural presence and therefore there would be a there would be a '**Low / Slight Beneficial**' Landscape Character Impact on the ***Sunnyside House Nursery and Caravan Park – Landscape Character***.

7.7 Visual Impact Assessment - Conclusions

- 7.7.1 To the north of the Eric Wall Nursery development site the residential properties which are located to the south of Lake Lane and their associated garden vegetation, limit views from further north. The existing hedgerow and conifer planting to the northern boundary of the proposed residential site would be retained and enhanced with additional native tree and shrub planting. There are views from the south facing, upper storeys of these properties to the large glasshouses and the introduction of the residential proposals would result in a reduced visual impact in terms of mass and scale. Further west the mature tree line to the southern edge of Lake Lane would be retained and reinforced with additional tree and shrub planting to the north western edge of the proposed development site. The residential proposals would be set back from the north western edge of Lake Lane. The Eric Wall Nursery development proposals would have a '**Negligible Neutral**' Visual Impact from viewpoints immediately north of the development proposals. (*Viewpoint Nos. 01, 02, 03 and 04*).
- 7.7.2 The western edge of the Eric Wall development site benefits from well established and mature tree lines which are proposed to be retained and protected. These existing tree lines would be reinforced with strategic areas of native tree and shrub planting which would further limit and constrain views to the development proposals from the west. There are near distance, intermittent views of the greenhouses from the footpath which lies adjacent to the north west boundary of the proposed development site. There are clear views across open grassland fields to the glasshouses from the eastern edge of Goodacres cul-de-sac and the introduction of native tree and shrub planting to the southern and eastern boundaries would filter and soften views to the development proposals and to the large existing glasshouse located to the eastern boundary. Although the character of the open field to the south of the proposed development site would change with the development proposals, views from the west of the development proposals would have a '**Low / Slight Beneficial**' Visual Impact. (*Viewpoint Nos. 05, 06 and 10*).
- 7.7.3 To the south of the Eric Wall Nursery Site the Zone of Visual Influence is more open and less constrained than to the north and there are mid distance views across open fields from locations to the north of the woodland block which lies to the north of the Yapton Road to the southern boundary. The glasshouses to the Eric Wall Nursery are a significant presence within this otherwise semi rural location. A 'green' buffer zone, which would be planted with

native trees and shrubs is proposed to the southern edge of the proposed development site which would filter and soften views to the proposed development scheme and to the existing large glasshouse in views from the south west of the Eric Wall Nursery. The introduction of the proposed 'green' buffer to the southern boundary and the removal of the glasshouses to the west of the Eric Wall Nursery, which are a significant component within the landscape would mean there would be a '**Low / Slight Beneficial**' Visual Impact from viewpoints to the south of the development site across open fields. (*Viewpoint Nos. 08 and 11*).

- 7.7.4 The east of the Eric Wall Nursery development site is dominated by a very large glasshouse which stretches for approximately 150.0m north from the southern boundary. The glasshouse is a large structure which is a significant feature within the landscape and which would block views to the development proposals from further east. A native hedgerow and hedgerow trees is proposed to the eastern boundary (adjacent to a proposed 1.5m wall) which would soften and filter views to the glasshouse from the proposed adjacent residential dwellings. The proposed native hedgerow and hedgerow trees would continue around the northern edge of the existing, large glasshouse before linking with the existing evergreen planting to the north of the existing reservoir. There would be a '**No Change**' Visual Impact on views to the east of the Eric Wall Nursery Site development site due to the presence of the large glasshouse adjacent to the boundary. (*Viewpoint Nos. 07 and 09*).

8.0 REFERENCES

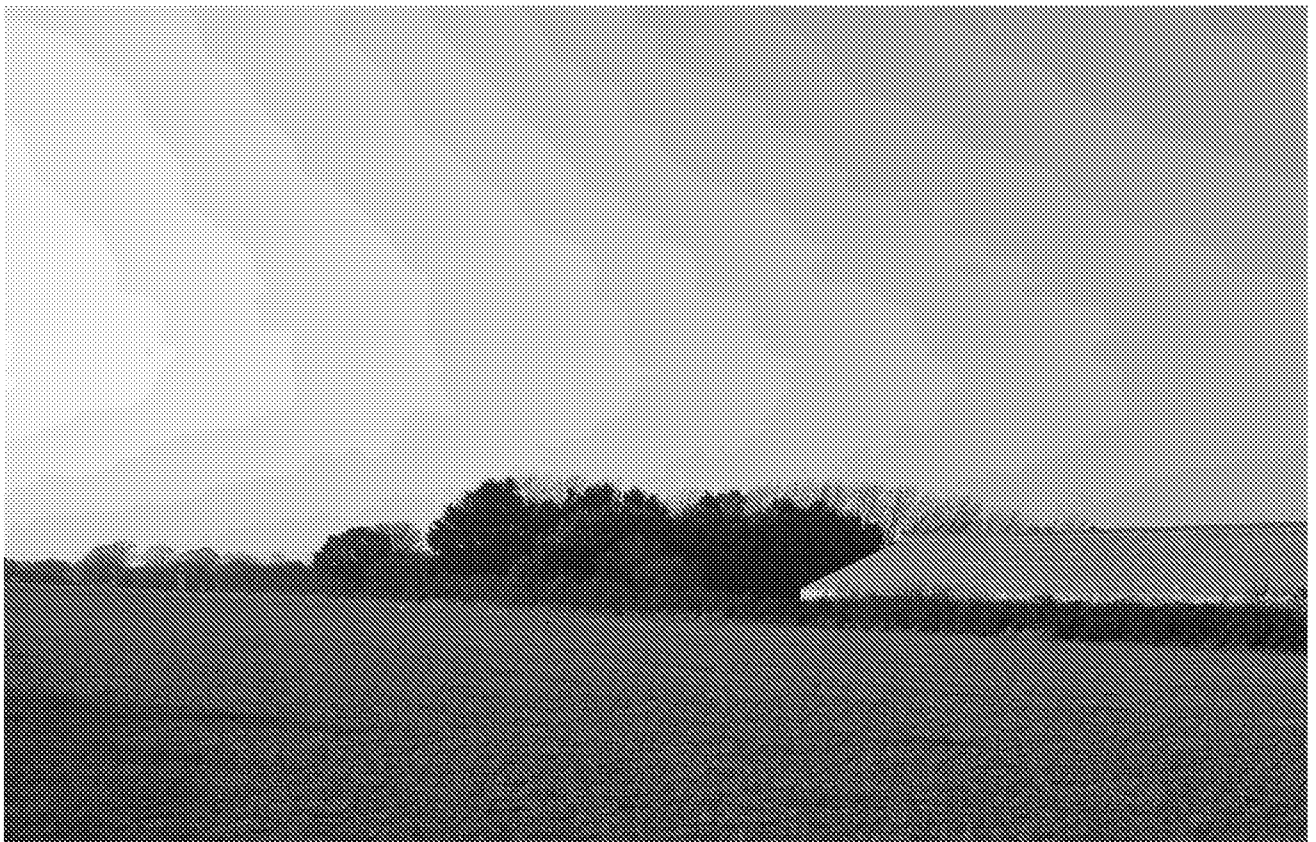
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- *WSCC Landscape Character Assessment 2003: Chichester To Yapton Plain*
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- *The National Planning Policy Framework; March 2012;*

Appendix A – Landscape Character Photographs

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photo A: Proposed Development Site – Landscape Character Area



Landscape Character Photo B: Proposed Development Site – Landscape Character Area

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photo C: Open Grassland Fields With Woodland Blocks



Landscape Character Photo D: Commercial Horticultural Buildings

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photo E: Sunnyside Nursery and Campsite & Open Grassed Fields



Landscape Character Photo F: Barnham Urban Edge

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Photo G: Mainline Train Corridor

Appendix B – Viewpoint Photographs

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 1: Junction of The Eric Wall Nursery Site Entrance
and Lake Lane - Looking South



Viewpoint No 2: Junction of Eric Wall Nursery Site Entrance
and Lake Lane - Looking West

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 3: Lake Lane – Looking South



Viewpoint No 4: North of Proposed Development Site – Looking South East

APPENDIX B - VIEWPOINT PHOTOGRAPHS

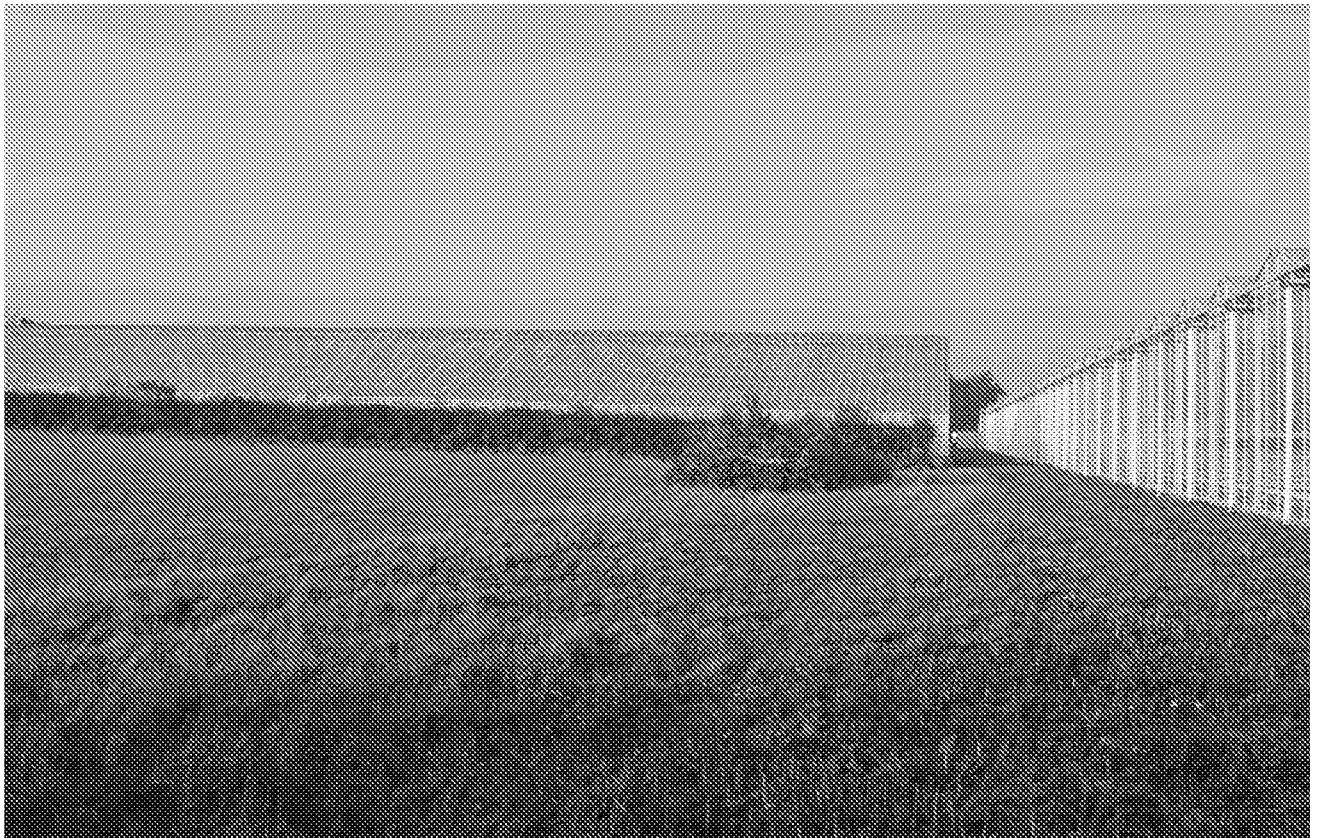


Viewpoint No 5: Public Right of Way Footpath (324) - Looking South West



Viewpoint No 6: South Western Corner of Western Glasshouses - Looking North

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 7: Southern Edge of Site Boundary within Grassland Field - Looking North



Viewpoint No 8: North East Corner of Grassland Field Looking South West

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 9: Eastern Boundary Looking West



Viewpoint No 10: Goodacres Cul-De-Sac Looking East



Viewpoint No. 11 – East of Garden Crescent Looking North East



Viewpoint No 12: Public Right of Way Footpath (325) Off Yapton Road - Looking North

Appendix C – Landscape Character; Descriptions and Assessments

APPENDIX C – LANDSCAPE CHARACTER; DESCRIPTIONS AND ASSESSMENTS

The following Landscape Character Areas are demonstrative of the Landscape Character Areas surrounding the proposed residential development site to the Eric Wall Nursery, Lake Lane, Barnham and are limited to the Zone of Visual Influence.

1.0	<i>Eric Wall Nursery – Landscape Character Area</i> <i>(Landscape Character Photograph A & B – Appendix A)</i>
1.1	Description The proposed development site is located to the south of Lake Lane to the east of Barnham Village in West Sussex. The site is currently a horticulture nursery growing tomatoes for retail through supermarkets and comprises nine, large glasshouses with associated infrastructure. The proposed site benefits from well established mature tree lines to the west and north west of the site as well as scattered trees and tree groups within the site boundaries. The flat topography which prevails in and around the proposed site means the existing vegetation to the north and west of the site constrains and limits views of the existing glasshouses. To the east a combination of buildings and vegetation also constrains views from further east. To the south, the main line east / west railway runs adjacent to the southern boundary and the general lack of intervening vegetation means views are more open and less constrained. There are residential dwellings to the north and south of Lake Lane to the northern edge of the development site and in spite of vegetation to the northern boundary there are views to the proposed development site from first storey windows to the south facing elevations.
1.2	Mitigation To the northern boundary, the existing trees to Lake Lane would be retained and enhanced with additional reinforcing tree and understorey shrub planting. The existing, western boundary tree lines would be enhanced and reinforced with strategic areas of understorey shrub planting. A 'green' buffer zone to the northern edge of the mainline railway line to the southern edge of the proposed development site would limit views from further south as well as limiting the impact of trains. To the east, a native hedgerow with hedgerow trees would soften and filter views to the large glasshouse located adjacent to the eastern boundary. Within the proposed development scheme, trees and native hedgerows would be planted to the access roads with ornamental trees and shrubs to the residential dwellings and frontages.
1.3	Assessment The proposed development site comprises nine, large commercial glass houses which are a dominant and significant component within the proposed development site and are proposed to be removed to accommodate 103 no. residential dwellings in a mix of one and two storeys. The existing boundary planting to the north and west would be retained and enhanced with reinforcing, strategic native tree and shrub planting. Proposed planting to the eastern and southern boundaries would constrain and limit views to and from the proposed development site with internal tree and shrub planting to the proposed road edges, garden areas and public open spaces further limiting near distance views. Although the open grassland field to the south of the proposed development site will form part of the proposed scheme, the demolition of the existing glasshouses (which form a significant component within the east Barnham landscape) and the proposed, single and two storey residential dwellings with associated retained and proposed planting would limit and filter views and therefore there would be a 'Low / Slight Beneficial' Landscape Character Impact upon the Proposed Development Site – Landscape Character Area.

2.0	Open Grassed Fields With Woodland Blocks – Landscape Character Area (Landscape Character Photograph C – Appendix A)
2.1	Description Open Grassland Fields and Woodland Blocks are a common landscape feature around Barnham and to the east and south of the proposed development site. To the north of the railway line there is an open grassland field – part of which lies within the proposed development site. The field continues to the south of the railway line to the northern edge of a small woodland block which lies to the north of the Yapton Road. A tree and shrub belt runs from the railway line south to the eastern edge of this tree block with more open grassland fields further to the east which lie within Sunnyside House Nursery and Caravan Park. Grassland fields with tree lines lie to the west of the proposed development site.
2.2	Mitigation The existing mature and dense vegetation to the western boundary would be enhanced with strategic areas of native tree and understorey shrub planting. To the southern boundary a 'green' buffer is proposed which would be planted with native trees and shrubs which would limit and filter views of the proposed single and two storey residential dwellings from further south. The nine large glasshouses to the west of the Eric Wall Nursery site would be removed in order to facilitate the development proposals.
2.3	Assessment The glasshouses are proposed to be removed to accommodate the development proposals which would reduce the visual impact from views within the open grassland fields to the south. A 'green' buffer zone of native trees and shrubs is proposed to the southern boundary which would filter and soften views to the development proposals. There would be a 'Low / Slight Beneficial' Landscape Character Impact upon the Open Grassland Fields With Woodland Blocks – Landscape Character Area.
3.0	Commercial Horticultural Buildings – Landscape Character Area (Landscape Character Photograph D – Appendix A)
3.1	Description Commercial nurseries are a common landscape feature around Barnham and in the wider landscape; '<i>A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' (Natural England – Landscape Character Area; The South Coast Plain)</i>'. The proposed development site is dominated by nine large glass houses which are a prominent landscape feature, particularly looking north across the open landscape to the south. A large glasshouse lies adjacent to the eastern boundary with yet more glasshouses further to the east. There are several large nurseries to the north and north east of the proposed development site and to the south of the Yapton Road. The glasshouses are characterised by being large, distinctive structures with a lack of vegetation in the near vicinity to maximise the available light.
3.2	Mitigation The existing dense planting to the western boundary would be enhanced with strategic areas of native shrub and tree planting. A 'green' buffer zone with native trees and shrub planting is proposed to the southern boundary. A native hedgerow with hedgerow trees is proposed to the eastern boundary which would soften and filter views to the large glasshouse to the east of the proposed development site.

	Commercial Horticultural Buildings – Landscape Character Area Continued
3.3	Assessment The nine existing glasshouse which are located to the north of the mainline railway line and to the south of Lake Lane are proposed to be removed and replaced with 103 residential dwellings. The existing boundary vegetation would be retained and protected with additional reinforcing tree and shrub planting to the southern boundary and a native hedgerow and hedgerow trees to the eastern boundary adjacent to a 1.5m high wall. Tree and shrub planting is proposed to the access roads and garden boundaries. There would be a 'Low / Slight Beneficial' Landscape Character Impact on the Commercial Horticultural Buildings - Landscape Character.
4.0	Sunnyside House Nursery and Caravan Park – Landscape Character Area (Landscape Character Photograph E – Appendix A)
4.1	Description To the south of the proposed development site and the railway line there are several open fields to the north of the Yapton Road which are part of Sunnyside House Nursery and Caravan Park. Some of the fields are given over to equestrian activities with several small storage buildings. Just to the north of the Yapton Road there is a small, commercial nursery business with one small scale glasshouse. Further to the east it would appear the open grassland fields are given over to livestock grazing. There are mid distance views to the southern edge of the development proposals from the open, grassland fields to the south of the railway line.
4.2	Mitigation The sparse vegetation to the northern edge of the mainline railway line would be reinforced and enhanced with a 'green' buffer zone which would be planted with native trees and shrubs. A native hedgerow with hedgerow trees is proposed to the eastern boundary.
4.3	Assessment The existing glass houses are a significant component within mid distance views from the northern area of Sunnyside House Nursery and Caravan Park and the removal of the nine glasshouses which lie within the western area of the Eric Wall Nursery would reduce the visual impact in these views. The proposed 'green' buffer zone would soften filter and soften views to the proposed residential dwellings and therefore there would be a 'Low / Slight Beneficial' Landscape Character Impact on the Sunnyside House Nursery and Caravan Park – Landscape Character.
5.0	Barnham Urban Edge – Landscape Character Area (Landscape Character Photograph F – Appendix A)
5.1	Description The Eric Wall Nursery is located to the eastern fringes of Barnham and there are residential dwellings to the north and south of Lake Lane which lies to the north of the proposed development site. Further west, across an open grassland field there are single storey residential properties to the north of the Public Right of Way; Footpath (324) which lie to the southern edge of Halliford Drive. To the west there are residential dwellings to the eastern end of Goodacres cul-de-sac and to the south west residential dwellings to Garden Crescent. To the east of the proposed development site there are several large glass houses which form the remainder of the Eric Wall Nursery. The architecture of eastern Barnham fringe is generally of a modern vernacular with a mixture of bungalows, two storey properties and some apartment blocks.

	<i>Barnham Urban Edge – Landscape Character Area Continued</i>
5.2	<i>Mitigation</i> The existing dense and mature tree planting to the western and north western boundaries would be retained and enhanced with additional strategic native tree and shrub planting areas. A 'green' buffer zone with native trees and shrubs to the southern boundary would filter and soften views from the residential areas to the south west including Goodacres and Garden Crescent to the proposed residential development. To the northern boundary the existing vegetation would be enhanced with reinforcing native trees and shrubs. The proposed access roads and public open spaces would be planted with native tree lines and tree groups and understorey shrub planting. The proposed garden areas would be enhanced with ornamental tree, shrub and hedgerow planting, softening near-distance views of the residential scheme.
5.3	<i>Assessment</i> The existing dense and mature tree planting to the western boundary would limit the already limited views from the residential dwellings to the west, located to the southern edge of Halliford Drive. The proposed native tree and shrub planting to the southern edge of the proposed development site would limit views of the residential development proposals from properties to the west and south west. The existing planting to the northern boundary would be reinforced with native tree and shrub planting which would soften and filter views of the proposed residential dwellings. Nine glass houses are proposed to be removed to accommodate the development proposals. There are currently intermittent views of the glasshouses from the Public Right of Way Footpath to the north west of the Eric Wall Nursery Site and mid distance views from the residential dwellings located to the east of Garden Crescent and Goodacres cul-de-sac. The demolition of the glasshouses and proposed native tree and shrub planting to the southern boundary would mean there would be a '<i>Low / Slight Beneficial</i>' Landscape Character Impact on the '<i>Barnham Urban Edge</i>' - <i>Landscape Character</i>.
6.0	<i>Mainline Railway Line – Landscape Character Area</i> (Landscape Character Photograph G – Appendix A)
6.1	<i>Description</i> The southern boundary of the proposed development site lies adjacent to the east / west mainline railway line which links Littlehampton in the east with Chichester in the west via a small station in Barnham to the south west of the site. The track divides at Barnham and links with Bognor Regis on the south coast. The train line is in regular use and the moving trains form a visible and intrusive element within the semi-rural landscape. The train line benefits from being in a slight cutting with intermittent and sparse vegetation to both the northern and southern edges.
6.2	<i>Mitigation</i> The southern edge of the Eric Wall Nursery Development Site, adjacent to the northern edge of the mainline railway line, is proposed to be planted with native trees and shrubs which would provide a 'green buffer' which would soften and filter views to the proposed residential dwellings.
6.3	<i>Assessment</i> The proposed 'green' buffer zone to the southern edge of the proposed development site would soften and filter views to the proposed residential dwellings and therefore there would be a '<i>Low / Slight Beneficial</i>' Landscape Character Impact on the <i>Mainline Railway Line – Landscape Character Area</i>.

Appendix D – Viewpoints; Descriptions and Assessments

APPENDIX D - VIEWPOINTS; DESCRIPTIONS AND ASSESSMENTS

Locations and viewpoints surrounding and within the Eric Wall Nursery, Lake Lane, Barnham have been assessed for their anticipated level of visual change and their visual sensitivity in relation to the anticipated visibility of the development proposals. The identified viewpoints have been assessed for their level of visual change and visual sensitivity within the existing West Sussex landscape.

1.0	<i>Viewpoint No. 01 – Junction of Eric Wall Nursery Site Entrance and Lake Lane - Looking South</i> <i>(Viewpoint Photograph 01 – Appendix B)</i>
1.1	<i>Description</i> This view is located to the entrance of the Eric Wall Nursery just off Lake Lane to the east of Barnham. The view shows the access road which leads to a small traffic island which has some small evergreen trees. To the right of the view, the eastern most residential dwelling which is located at the end of a line of residential buildings to the south of Lake Lane, is partially visible. There would be views from the upper storeys of these properties south over the proposed development site. The access road is lined to both sides by dense shrubs which constrain views to either side. Further south a mature conifer tree line is clearly visible - limiting views further south. Views from this location are limited to a partial view of the traffic island and access road and are largely constrained by the dense, existing vegetation which is mostly evergreen.
1.2	<i>Mitigation</i> The existing dense shrubs to the east and west of the main access road would be retained and the row of mature evergreen conifers would also be retained and protected. The area of grassland which is just visible to the end of the access road is proposed to be a car parking area for the existing Eric Wall Nursery Office and would be edged with native trees and shrubs.
1.3	<i>Assessment</i> The view looks south to the main access road to part of the northern edge of the proposed development site. The line of evergreen, conifer trees to the boundary screen views further south to the reservoir. The dense shrubs to either side of the access road are also proposed to be retained. There would be a glimpsed view of the proposed parking area which would be edged with native trees and shrubs and therefore there would be a ' <i>Negligible Neutral</i> ' Visual Impact on views looking south from the entrance to the proposed development site.
2.0	<i>Viewpoint No. 02 – Junction of Eric Wall Nursery Site Entrance and Lake Lane - Looking West</i> <i>(Viewpoint Photograph 02 – Appendix B)</i>
2.1	<i>Description</i> This viewpoint looks west along Lake Lane and is located just to the east of the main vehicular entrance to the Eric Wall Nursery and proposed development site. The view shows Lake Lane with residential properties to the northern and southern edges. The residential dwellings to the southern side are set back from the road edge as well as having a generous grassed verge. Mature garden vegetation limits views of the residential properties and the large, mature evergreen trees visible in the middle of the viewpoint are located to the north western boundary. This view demonstrates the suburban nature of Lake Lane together with the generally flat topography which extends throughout the proposed site and surrounding area.

2.2	Mitigation The existing vegetation to either side of Lake Lane would remain within the private front gardens of the residential dwellings as would the large conifer trees which are visible over the garden trees and shrubs and which lie to the north west of the proposed development site.
2.3	Assessment This view looks along Lake Lane and the view would remain unchanged, therefore there would be a 'No Change' Visual Impact on views from this location looking west along Lake Lane.
3.0	Viewpoint No. 03 – Lake Lane – Looking South East (Viewpoint Photograph 03 – Appendix B)
3.1	Description This viewpoint is located on Lake Lane and looks south west towards the northern boundary of the proposed development site. The view shows a partial view of a two storey residential dwelling and garage which is located to the southern edge of Lake Lane, there is also a partial view of the gable end and roof of the northern most glass house. There would be partial views over the proposed development site from the south facing upper elevations of the residential dwellings located to the southern edge of Lake Lane. The view shows the well established garden vegetation which prevails along Lake Lane which largely obscures views of the neighbouring residential property to the right of the image.
3.2	Mitigation The existing garden vegetation to the rear garden of the residential property would be retained and protected as would the existing hedgerow to the northern boundary adjacent to the southern edge of the gardens which would be enhanced with additional native tree and shrub planting.
3.3	Assessment There is a partial view of the northern most glass house which would be demolished to accommodate the proposed development. The existing vegetation to the northern boundary would be retained and enhanced with reinforcing, native trees and shrub planting and the existing garden vegetation would remain being out with the proposed residential site. Views across the proposed development site from the upper storeys of the residential dwellings located to the south of Lake Lane would be softened by the proposed boundary vegetation and the large glass houses are to be demolished to be replaced with a mixture of one and two storey, residential properties. Therefore, there would be a 'Negligible Neutral' Visual Impact to views locations looking south west from Lake Lane.
4.0	Viewpoint No. 04; North of Proposed Development Site – Looking South East (Viewpoint Photograph 04 – Appendix B)
4.1	Description This viewpoint is located to the north west corner of the proposed development site and looks across an open grassland field to a residential dwelling which is located to the west of a line of residential dwellings which lie to the south of Lake Lane - there are clear views to the western elevations due to the lack of any intervening vegetation. This viewpoint is dominated by a large stand of Italian Alders which form part of a tree line which lie to the north west boundary of the proposed development site. There is a limited view of one of the glass houses behind the Alders. The view shows the well established garden vegetation which lines the northern boundary of the proposed development site. Whilst this building would appear to be single storey, a velux window to the roof would suggest a loft conversion and there would be views over the proposed development site from this window.

	<i>Viewpoint No. 04; North of Proposed Development Site – Looking South East (Continued)</i>
4.2	<i>Mitigation</i> A large pond is proposed to this area which as well as creating a valuable ecological habitat would be part of a sustainable drainage scheme for the proposed residential scheme. The existing tree line of Italian Alders would be retained which would limit views to the south east and the existing glass houses would be demolished to accommodate the proposed residential scheme. There would be reinforcing, native tree and shrub planting around the eastern edge of the proposed pond which would soften and filter views to the existing residential property.
4.3	<i>Assessment</i> The character of the open grassland field would change with the proposed Pond and the removal of the existing glass houses to accommodate the residential scheme. The line of Italian Alders, which are proposed to be retained and protected and which would continue to soften and filter views to the south. Proposed planting to the eastern edge of the pond would filter and soften views to the existing residential dwelling which lies to the west of the line of properties to the south of Lake Lane. Although the residential scheme would be visible from views in this location the architectural arrangement would be less dense than the existing glasshouses. The existing and proposed planting would further soften and filter views from this location and therefore there would be a '<i>Low / Slight Beneficial</i> Visual Impact from the north of the proposed development site looking south west.
5.0	<i>Viewpoint No. 05 – Public Right of Way Footpath (324) - Looking South West (Viewpoint Photograph 05 – Appendix B)</i>
5.1	<i>Description</i> This view shows a view from the Public Right of Way Footpath (324) which lies adjacent to part of the north western boundary. The view looks in a south western direction and the footpath, which is a rough track, can be seen curving away in the foreground. The view is dominated by the mature and dense tree line which lines the north west boundary of the proposed development site. As well as the tree line there is some understorey and scrub which enhances the screening potential to the large glasshouses, which are in close proximity to the site boundary in this location and visible in glimpsed views through the lower part of the tree line and understorey vegetation. The Footpath continues parallel to the western boundary, running adjacent to the southern edge of the properties located to the south of Halliford Drive before meeting Goodacres cul-de-sac to the west of the proposed development site.
5.2	<i>Mitigation</i> The existing, large conifers to the north western edge of the site boundary would be retained and protected along with the scrub and ruderal vegetation which lies adjacent to the boundary as it provides a valuable ecological resource for reptiles. The tree line would be enhanced with strategic areas of understorey which would further limit views to the proposed residential properties.
5.3	<i>Assessment</i> There are intermittent views from this location through the trees to the glass houses which are in close proximity to the north west boundary. The scale and mass of the proposed residential scheme would be reduced as the glasshouses are proposed to be demolished in order to accommodate the development proposals, would be less than the glasshouse buildings. The boundary vegetation and conifers would be retained and enhanced with areas of strategic tree and shrub planting and therefore there would be a '<i>Low / Slight Beneficial</i> Visual Impact to views from the Public Right of Way to the north west of the proposed development site (324) looking south west.

6.0	Viewpoint No. 06 – South Western Corner of Western Glasshouses – Looking North (Viewpoint Photograph 06 – Appendix B)
6.1	Description This view is located to the south west of the proposed development site, adjacent to the corner of the southern most glasshouse. The view demonstrates the imposing scale of the glasshouses and their unique, architectural vernacular. The dense evergreen tree line which is located to the north western boundary is clearly visible in mid distance views, with gaps which are the result of fallen trees. Also visible is the large area of scrub which edges the boundary, as well as the large, mature Willow trees which lie close to the boundary within the neighbouring land. A refuse pile is located to the edge of the scrub pile. Also worth noting is the contrast between the cut grass adjacent to the buildings and the scrub areas which lie to the boundary edge.
6.2	Mitigation The existing dense conifer tree line to the western boundary would be retained and protected along with some existing scrub and ruderal areas which would be enhanced with strategic native tree and shrub planting. The glasshouses would be demolished to accommodate the development proposals and the scale and massing of the proposed residential scheme would be reduced in comparison to the glasshouses. A proposed access road would encircle a Public Open Space Area which would be enhanced with areas of native tree and shrub planting. An allotment area would be provided for the use of the local community, situated adjacent to the existing dense conifer tree line to the western boundary. Ornamental tree and shrub planting to the access road and residential dwellings would further soften and filter near distance views within the proposed development site.
6.3	Assessment The existing vegetation to the western boundary would be retained and enhanced with strategic areas of native tree and shrub planting. The proposed Public Open Space Area would have areas of native trees and shrubs which would soften and filter views to the north within the development site boundaries. Tree planting to the access road and ornamental shrub planting would further soften and filter near and mid distance views to the development proposals. The existing glasshouses, which dominate views from this location would be demolished and the proposed residential scheme would result in a reduced visual impact and therefore there would be a ‘Low / Slight Beneficial’ Visual Impact on views from this location to the southwest of the proposed development site looking north.
7.0	Viewpoint No. 07 – Southern Edge of Site Boundary within Existing Field - Looking North (Viewpoint Photograph 07 – Appendix B)
7.1	Description This view is located within the open field to the south of the glasshouses and to the north of the railway line which runs along the southern boundary. The view demonstrates the more open landscape to the south of the proposed development site which contrasts with the more constrained views to the north. The large glass house which is located to the right of the viewpoint lies adjacent to the eastern boundary of the proposed development site. The glasshouse which lies to the south of the proposed development site and which is proposed to be demolished to accommodate the development proposals is visible to the middle of the image above the well established hawthorn hedgerow.

	<i>Viewpoint No. 07 – Southern Edge of Site Boundary within Existing Field - Looking North (Continued)</i>
7.2	Mitigation The existing Hawthorn hedgerow would be retained where possible within the development proposals, to the west of the proposed access road and to the Public open Space Area which would be enhanced with areas of native tree and shrub planting. The southern boundary adjacent to the northern edge of the railway corridor would be enhanced with a native tree and understorey shrub buffer zone. The eastern boundary is proposed to be planted with native hedgerow and hedgerow trees adjacent to a 1.5m high wall.
7.3	Assessment This viewpoint looks north along the eastern boundary of the proposed development site with the glasshouses to the left of the viewpoint to be removed and the large glasshouse to the right to be retained. The eastern boundary is proposed to be planted with a native hedgerow and hedgerow trees which would soften and filter views to the retained glasshouse facade. The existing Hawthorn hedgerow would be retained where possible within the development proposals, to the west of the proposed access road and to the Public Open Space Area which would be enhanced with areas of native tree and shrub planting. Although part of the proposed scheme would be in the open field to the south of the Eric Wall Site, the proposed residential scheme would result in a reduction in the architectural mass and scale in comparison to the glasshouses which are to be removed. Proposed tree planting to the access road would further soften and filter views. There would be a ‘Negligible Neutral’ Visual Impact on views from this location to the south of the proposed development site looking north.
8.0	<i>Viewpoint No. 08 – North East Corner of Grassland Field Looking South West (Viewpoint Photograph 08 – Appendix B)</i>
8.1	Description This view looks south and is located adjacent to the mature hedgerow which runs parallel to the edge of the southern most glass house. The view looks across the open, grassland field which lies to the south of the proposed development site toward the main line east west railway line. The view demonstrates the flat topography which prevails throughout the site and surrounding area as well as the open nature of the landscape to the south. Beyond the sparse vegetation which lines the railway line, which is discernible in views from this location, the northern edge of the woodland block which lies to the north of the Yapton Road is prominent on the horizon.
8.2	Mitigation The southern boundary is proposed to be enhanced with a ‘green’ buffer zone which would be planted with native trees and shrubs which would soften and filter views to the railway corridor. The existing hedgerow, which is partially visible to the right of the viewpoint is proposed to be retained where possible. Native tree planting to the access road to the south of the proposed development site would further limit views to the south.

	Viewpoint No. 08 – North East Corner of Grassland Field Looking South West (Continued)
8.3	Assessment Currently there are views south to the northern edge of the woodland block which is located to the north of the Yapton Road. The native tree and shrub 'green' buffer to the northern edge of the railway line corridor would filter and soften views from south of the railway line to the proposed residential scheme as well as filtering views of the development proposals to the railway corridor. Tree planting to the edge of the proposed access road would further soften views. The existing Hawthorn hedgerow is proposed to be retained and protected although a section will be lost in order to accommodate the development access road. Views from the south of the railway line corridor are currently open due to the lack of intervening vegetation and the southern edge of the glasshouses is a large and significant component within the landscape. The loss of the glasshouses and the introduction of the proposed native tree and shrub planting belt to the northern edge of the railway line would limit and constrain views to the development proposals. The open landscape to the south would be limited by the proposed planting to the southern boundary and proposed residential dwellings and therefore there would be a 'Substantial Adverse' Visual Impact on views from this location looking south west.
9.0	Viewpoint No. 09 – Eastern Boundary - Looking West (Viewpoint Photograph 09 – Appendix B)
9.1	Description To the left of this viewpoint can be seen the reception and office building which serves as the headquarters for the Eric Wall Nursery which is reached by the access road to the centre of the image. To the right of the image is the main vehicular entrance which runs off Lake Lane to the north, further west in the middle of the view is a car parking area below a well established, conifer tree line which prevents views further west to the glass houses. The conifers to the right of the image are located adjacent to the garden edge of the residential properties which lie to the south of Lake Lane. The view demonstrates the prevailing flat topography and the constrained nature of the views to the north of the Eric Wall Nursery Development Site.
9.2	Mitigation The existing line of evergreen conifers which runs from north to south would be removed which would open up views to the west. The existing hedgerow and conifers to the northern boundary would be retained and enhanced with reinforcing native trees and shrub planting. The single storey office building which is to the left of the viewpoint is proposed to be retained and a proposed car parking area is to be situated to the east of the building (to the left of the viewpoint). Views to the west would be softened and filtered with native tree planting to the car parking area and to the west of the existing office building. The access road would be softened with tree and hedgerow planting.
9.3	Assessment The existing tree line of conifers which is visible at the end of the access road is proposed to be removed however there would be native tree planting to the west of the proposed office building. The existing vegetation to the northern boundary would also be retained and enhanced with reinforcing planting which would soften and filter views to the upper elevations of the existing line of properties which are located to the south of Lake Lane. The single storey office building which is to the left of the viewpoint is proposed to be retained and a proposed car parking area is to be situated to the east of the building and which would have tree planting to the edges. The development proposals would be visible in views from this location however the proposed tree planting would soften and filter views and therefore there would be a 'Low / Slight Adverse' Visual Impact on views from the eastern boundary looking west.

10.0	Viewpoint No. 10 – Goodacres Cul-De-Sac Looking East (Viewpoint Photograph 10 – Appendix B)
10.1	Description Goodacres cul-de-sac is situated to the west of the Eric Wall Nursery and this view is located to the eastern end. Beyond the mesh fenceline and gates is the open grassland field which lies to the north of the railway line and to the south of the glasshouses which are located within the proposed development site. The dense evergreen trees which lie to the western boundary are clearly visible to the left of the viewpoint and much of the proposed development site and existing glasshouses are screened by this vegetation. The large glasshouse which lies adjacent to the eastern boundary is prominent in mid distance views across the open grassland field. To the right of the image, the northern end of the treeline which runs from the railway line to the woodland block which is located to the north of the Yapton Road is visible. Views from this location are more open and less constrained than to the north of the proposed development site due to a lack of vegetation and variation in topography.
10.2	Mitigation The existing dense vegetation to the western boundary of the proposed development site is proposed to be retained and protected which would constrain and limit views to the residential development from views in this location. The southern edge of the proposed development site is proposed to be planted with a 'green' buffer of native trees and shrubs which would soften and filter views to the development proposals. A native hedgerow with hedgerow trees is proposed to the eastern boundary which would soften views to the glasshouse to the eastern boundary.
10.3	Assessment The existing mature vegetation to the western boundary of the proposed development site is proposed to be retained and protected and would constrain and limit views to the proposed residential development. The proposed native tree and shrub belt to the northern edge of the railway corridor would filter and soften views to the southern area of the proposed residential scheme. A native hedgerow with hedgerow trees is proposed to the eastern boundary which would soften views of the glasshouse located adjacent to the eastern boundary. The removal of the existing glasshouses to the west of the proposed development site and the proposed native planting to the southern boundary would soften and filter views to the development proposals (and the large glasshouse). However the character of the open grassland field to the east of the viewpoint would change to a an urban character and therefore there would be a 'Low / Slight Adverse' Visual Impact on views from the east of Goodacres looking east.
11.0	Viewpoint No. 11 – East of Garden Crescent Looking North East (Viewpoint Photograph 11 – Appendix B)
11.1	Description This view is located to the south of Viewpoint 10 and south of the railway line and looks north east towards the southern boundary of the proposed development site from a location to the east of Garden Crescent. The view looks across the open grassland field to the south of the railway line with the glasshouses within the proposed development site clearly visible over the sparse vegetation which lines the railway corridor. To the left of the viewpoint, the large coniferous tree line which lies to the western boundary of the proposed development site can be seen as can the tree line which runs from the southern edge of the railway line, south to the woodland block to the north of the Yapton Road.

	Viewpoint No. 11 – East of Garden Crescent Looking North East (Continued)
11.2	Mitigation The existing dense tree line to the western boundary would be retained and protected and a belt of native tree and shrub planting is proposed to the southern boundary which would soften and filter views to the southern edge of the proposed residential scheme. The glasshouses to the west of the Eric Wall Nursery Site which are prominent in views from this location are proposed to be demolished in order to accommodate the development proposals.
11.3	Assessment The proposed native tree and shrub belt to the southern edge of the proposed development site would soften and filter views to the proposed development site and limit views of the proposed residential dwellings. The demolition of the existing glasshouses would reduce the visual impact of these large and imposing structures from this viewpoint. The proposed native hedgerow and hedgerow trees to the eastern boundary would soften views of the large glasshouse located adjacent to the eastern boundary of the proposed development site and therefore there would be a 'Low / Slight Beneficial' Visual Impact on views from Garden Crescent looking north east.
12.0	Viewpoint No 12: Public Right of Way Footpath (325) Off Yapton Road - Looking North (Viewpoint Photograph 11 – Appendix B)
12.1	Description This viewpoint is located just north of the Yapton Road on a Public Right of Way; Footpath (325) and looks north to the proposed residential development site. The footpath can be seen heading north towards the Eric Wall Nursery Site and is separated from the open grassland fields to the west by a timber post and rail fenceline to the west and a hedgerow to the east. The glasshouses are a significant component within the semi rural landscape from this location, forming a continuous line in mid distance views. The flatness of the terrain and the lack of any intervening vegetation allow clear views to the southern edge of the proposed development site. The evergreen tree line which is located to the western boundary is visible to the far left of the viewpoint.
12.2	Mitigation The southern boundary would benefit from a 'green' buffer which would be planted with native trees and shrubs which would soften and filter views to the development proposals in views from the south. The existing vegetation to the western boundary of the Eric Wall Nursery site would be retained and protected.
12.3	Assessment The glasshouses to the west of the Eric Wall Nursery are proposed to be demolished to accommodate the development proposals which would lessen the impact of this significant component within the landscape. The proposed 'green' buffer zone which would be planted with native trees and shrubs would filter and soften views to the development proposals and therefore there would be a 'Low / Slight Beneficial' Visual Impact on views from this location to the north of the Yapton Road.

Appendix E – Planning Policy Context – Background to the Assessment

APPENDIX E – PLANNING POLICY AND GUIDANCE - BACKGROUND TO THE ASSESSMENT

Arun District Local Plan- Second review – Adopted 17th April 2003. Plan Period: 1996 – 2011.

POLICY AREA 1 Areas of Special Character

Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:

- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;*
- (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;*
- (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.*

Reason

The District Council recognises that there are areas within the District which have a special character and importance which should be protected.

Explanation

2.02 There are several areas within the District, which because of their special character or historical significance should be subject to more rigorous control over new development.

2.03 It is important that the criteria for designation are selective, otherwise the principle of special protection becomes diluted. In all cases, areas come close to, but do not quite comply with, the criteria for the designation of conservation areas.

2.04 The Council's criteria for the selection of areas for designation as Areas of Special Character are:

- (i) The area must have been substantially built before 1939. Only in exceptional cases will areas dating from a later period be designated;*
- (ii) The area must have a recognisable and distinctive special character worthy of protection;*
- (iii) The area must contain buildings, the majority of which are distinctive or of high quality design and appearance; and*
- (iv) The area must be of sufficient size to be identifiable and cohesive.*

2.05 Supplementary Planning Guidance, entitled 'Areas of Special Character', sets out detailed plans of the areas designated under these criteria and descriptions of each area identifying the special characteristics of each. New areas may be designated in accordance with the Council's agreed criteria.

POLICY AREA 2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Reason

To preserve or enhance Conservation Areas.

Explanation

2.06 The Council has produced Supplementary Planning Guidance entitled 'Conservation Areas'. All proposals for development will be considered in the light of this guidance.

POLICY AREA 5 Protection of Open Space

The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed.

Exceptions to this policy will only be granted where:-

- (i) the development materially enhances the existing facility or satisfies an essential social need that is unable to be provided elsewhere in the locality and where the amount of open space is not significantly reduced, or*
- (ii) an equivalent or increased amount of open space can be provided or improved recreational opportunity created elsewhere in the locality by the developer and where a substantial proportion of the site is retained as usable public open space, in addition to the requirements of Policy GEN20.*

Reason

In view of the shortage of open space within the district it is important that existing facilities are retained or that better facilities can be provided nearby, as an alternative.

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Explanation

2.08 Research undertaken across the district during 1993/94 revealed a serious deficiency of open space when measured against the National Playing Fields Association (NPFA) 'Six Acre Standard'. This recommends a minimum standard for outdoor playing space of 6 acres/2.4 hectares per 1,000 population.

2.09 The table below shows the deficiency on a broad East/West basis.

	Current Provision (hectares)	NPFA Standard (hectares)	Overall Deficiency (hectares)
East	108.64	127.38	18.74
West	136.68	183.27	46.59

These figures include the new District Park at the former HRI site, Littlehampton; Church Field, Barnham; open space achieved at North Bersted; Rosemead; and land at Middleton-on-Sea. However, the survey does not include open countryside or the foreshore. Although these areas are a valuable recreational resource, they are not included within the NPFA's definition of open space.

2.10 Privately owned open space, to which the public have no access, can contribute significantly to the open space needs of an area; the loss of such space can lead to increased pressure on other facilities. School playing fields are not generally available for public use.

2.11 However, playing fields can be a valuable local resource which, once lost to other forms of development, are difficult to replace. Government guidance confirms the need to safeguard school playing fields for general community use. Sport England is consulted on all applications for developments which involve playing fields which are, or were, in the last five years, in use.

2.12 If Sport England objects to such a proposal but the Local Planning Authority is minded to grant planning permission, the Local Planning Authority has to inform the Department of Environment, Transport and the Regions, so that the Secretary of State may decide whether to intervene, or to leave the matter for the Local Planning Authority to decide.

Informative

2.13 For the purposes of criterion (ii) of Policy AREA5, "in the locality" should be taken to mean within easy walking distance, which will vary according to the use of the open space.

POLICY AREA 10 Strategic Gaps

Strategic Gaps, as identified on the Proposals Map will be maintained and protected between the following settlements:

- (i) Worthing and Ferring
- (ii) East Preston and Ferring
- (iii) Littlehampton and Middleton-on-Sea
- (iv) Pagham and Selsey
- (v) Bognor Regis and Chichester
- (vi) Arundel and Littlehampton

Proposals for development within a Strategic Gap will be subject to the most rigorous examination.

Development will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
 - (ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and
- attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

Development will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
- (ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and

Development will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
- (ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

Reason

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To prevent coalescence and retain the separate identity and amenity of settlements and to protect the undeveloped coastline.

Explanation

2.22 The West Sussex Structure Plan sets out the policy framework for strategic gaps and identifies six strategic gaps within Arun District. The objectives of the strategic gaps are to prevent coalescence and to retain the separate identity and amenity of settlements and protect the undeveloped coastline. The protection of the strategic gaps along the District's coastline has been a main aim of planning policy in the District for some years.

2.23 Proposals will be subject to 'rigorous examination', which includes an assessment of the type of use, the proposed level of activity, the scale of the proposed buildings, the impact on the surrounding environment in terms of contributing to the coalescence of settlements and the reduction in openness of the strategic gaps.

POLICY AREA 11 Local Gaps

Local Gaps, as identified on the Proposals Map will be protected and maintained between:

- (i) Findon and Worthing*
- (ii) Angmering and Rustington/East Preston*
- (iii) Felpham and Bognor Regis*
- (iv) Walberton and Barnham*
- (v) Eastergate and Barnham*

Development in the Local Gaps will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and*
- (ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and*
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.*

Reason

Local Gaps between settlements are important in order to prevent coalescence and to retain the separate identity of settlements.

Explanation

2.24 The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures. The term 'gap' is used to emphasise policy objectives and it is not necessarily descriptive.

POLICY GEN 15 Cycling and Walking

The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route.

Reason

To enhance the provision of safe facilities for cyclists and pedestrians.

Explanation

1.58 Safe and convenient provision for cyclists and pedestrians is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use and walking by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses.

1.59 Cycle routes are to be created between Barnham - Felpham, together with a route along the banks of the River Arun from Littlehampton to Arundel. These are shown on the Proposals Map.

1.58 Safe and convenient provision for cyclists and pedestrians is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use and walking by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses.

1.59 Cycle routes are to be created between Barnham - Felpham, together with a route along the banks of the River Arun from Littlehampton to Arundel. These are shown on the Proposals Map.

POLICY SITE 1 Rail Freight Development - Barnham

The site at Barnham, as shown on the Proposals Map, is recognised for its potential for rail freight development. Proposals will be permitted where it has been demonstrated that there will be no adverse impact on neighbouring residential areas through the use of the site or the highway network. Development other than rail freight development will be refused.

Environmental Impact Assessment may be required.

Reason

Using railways to transport freight is a key element in sustainable transport. The potential benefits of reducing road congestion by using railways to transport freight must be balanced against any significant detrimental effects on residential amenity.

The National Policy Planning Framework – March 2012

Core planning principles

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
 - be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
 - not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 - proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
 - contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
 - encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
 - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
 - actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
 - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

4. Promoting sustainable transport

29. *Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*
30. *Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.*
31. *Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.*

7. Requiring good design

58. *Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*
- Planning policies and decisions should aim to ensure that developments:*
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
 - *are visually attractive as a result of good architecture and appropriate landscaping.*

8. Promoting Healthy Communities

73. *Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*
75. *Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

