



SUNNYSIDE, YAPTON ROAD, BARNHAM

Landscape and Visual Impact Assessment

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CONTENTS

1 INTRODUCTION

1.1	Purpose	
1.2	Site Location	
1.3	The Proposals	
1.4	Study Area	

2 OVERVIEW

2.1	Scope	
2.2	Methodology	
2.3	Landscape Policy	
2.4	Green Infrastructure and Open Space	
2.5	HELAA	
2.6	Local Planning History	

3 SITE CONTEXT

3.1	Access	
3.2	Designations/Known Assets	
3.3	Landscape Character	
3.4	Topography and Geology	
3.5	Hydrology	
3.6	Landscape Features	
3.7	Land Use Patterns	
3.8	Historical and Cultural Context	
3.9	Settlement and Road Patterns	

4 VISUAL & PERCEPTUAL

4.1	Perceptual Qualities	
4.2	Visual Analysis	

1 5 LANDSCAPE SENSITIVITY 33

1	5.1	Susceptibility	33
1	5.2	Landscape Value	33
2	5.3	Landscape Sensitivity	34

6 DESIGN RESPONSES 36

4	6.1	Considerations	36
4	6.2	Landscape Strategy	37
4	6.3	Illustrative Masterplan	38
4	6.4	Open Space Provision	39
4	6.5	Design Principles	40

7 PREDICTED EFFECTS 43

7	7.1	Mitigation, Impacts and Effects	43
9	7.2	Predicted Landscape Effects	43
9	7.3	Predicted Effects on Visual Amenity and Perception	44
10	7.4	Local Landscape Policy Impacts	47

8 SUMMARY & CONCLUSION 51

15	8.1	Summary of Baseline Site Context	51
16	8.2	Summary of Baseline Visual Amenity	52
20	8.3	Summary of Baseline Landscape Character	52
21	8.4	Summary of Predicted Effects	53
22	8.5	Conclusion	53

APPENDICES

23	Appendix A - Methodology	
23	Appendix B - Relevant Policy Extracts	
	Appendix C - Photomontages - Oakfield Design and Creation Ltd.	
	(separate document)	

1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) to accompany an outline planning application for 190 residential dwellings, landscaping, parking provision and open space at Sunnyside, Barham in West Sussex (OS Grid reference centred SU 96661 04210).

1.1.2 The report has been prepared to provide an assessment of the key landscape and visual characteristics of both the site and its setting in order to establish a sound landscape led design approach to the evolving layout, and consider the likely landscape and visual effect associated with the proposed development.

1.2 Site Location

1.2.1 The 8.09ha site lies alongside the settlement to the east of Barnham, and is accessed from the B2233 Yapton Road.

1.2.2 The site lies within the planning jurisdiction of Arun District Council (ADC), and within Barnham and Eastergate Parish.

1.2.3 The South Downs National Park lies approximately 2.3km to the north at its closest point. There is little opportunity for views towards the site, however, as the ZTV indicates, with only a small area to the north of Binsted having any potential for intervisibility with the site. This will be investigated further in the visual assessment.

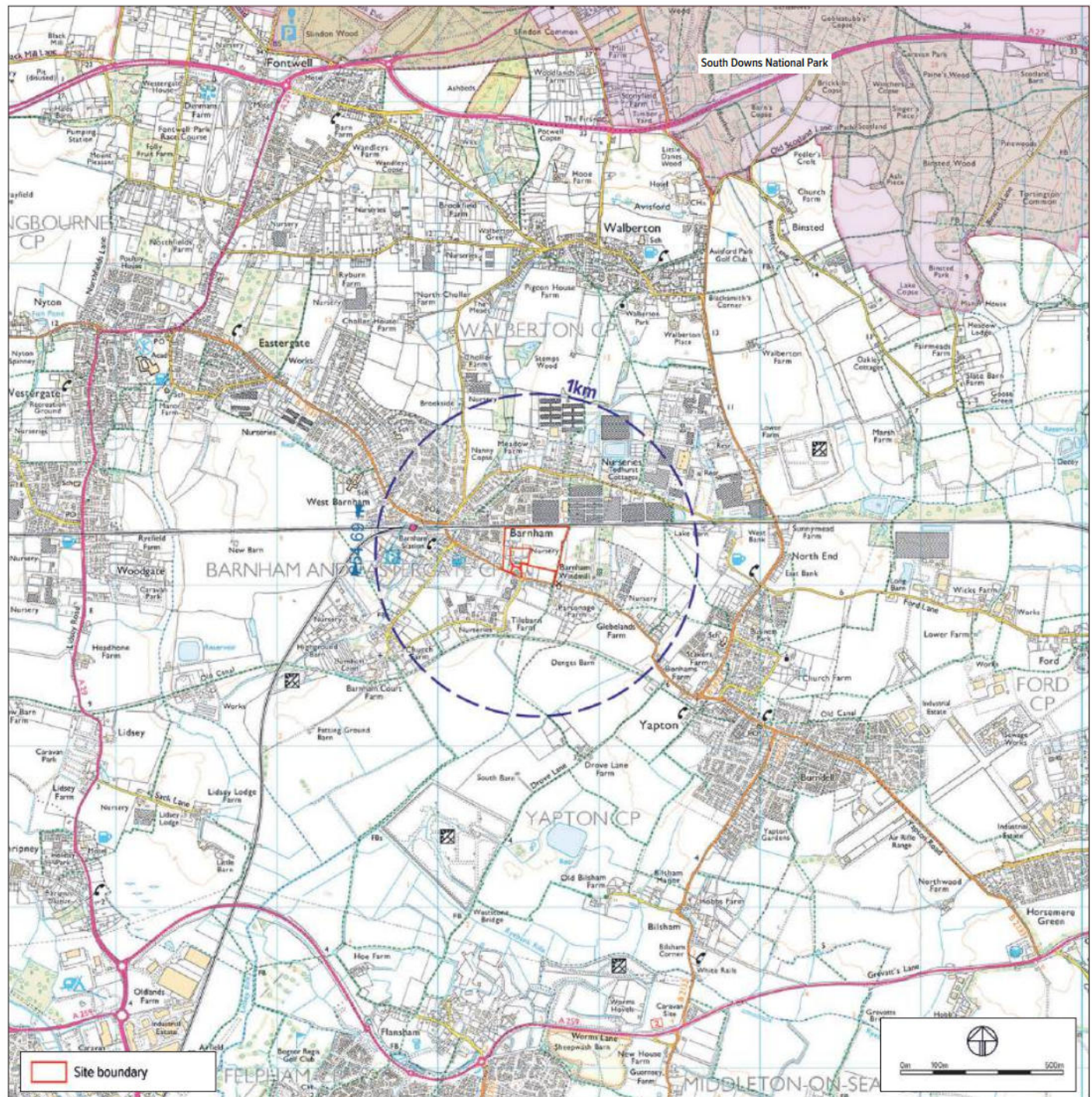


Figure 01 - Site Location

1.3 The Proposals

- 1.3.1 The design approach to the scheme is landscape and habitat led, and has evolved from a green framework established by the initial landscape, visual and ecological findings.
- 1.3.2 The proposals will comprise up to 190 dwellings and provide a new residential development and public open space which includes new play facilities, informal open space and Biodiversity Net Gain, and retains and enhances the existing landscape framework.
- 1.3.3 The site will be accessed from a new junction off the B2233 Yapton Road.



Figure 02 - Proposed Illustrative Masterplan

1.4 Study Area

- 1.4.1 The study area has been determined through a combination of desktop study, contour maps and subsequent field surveys. It identifies the extent upon which the proposals have the potential to affect the landscape character or visual amenity of the area.
- 1.4.2 The study area Zone of Theoretical Visibility (ZTV) has been run with a transmitter set at 11.5m on the highest point of the site. This is the equivalent of the maximum ridge level for three storey housing to allow for inclusion of some three storey units. These zones were identified through GIS mapping and used to inform the study area. Woodland and development within the GIS mapping have been set at heights of 10m and 8m respectively, and their locations checked against aerial mapping.
- 1.4.3 The initial GIS study area identified potential views from within a circa 2.5km radius of the site, which includes the potential for some limited views from parts of the South Downs National Park. However, following the site visit, this was adjusted to reflect the screening potential of intervening built form and vegetation. This is discussed further in Section 4 - Views and Perceptual Qualities. Changes to the baseline visual and perceptual qualities will be based on the refined visual envelope.

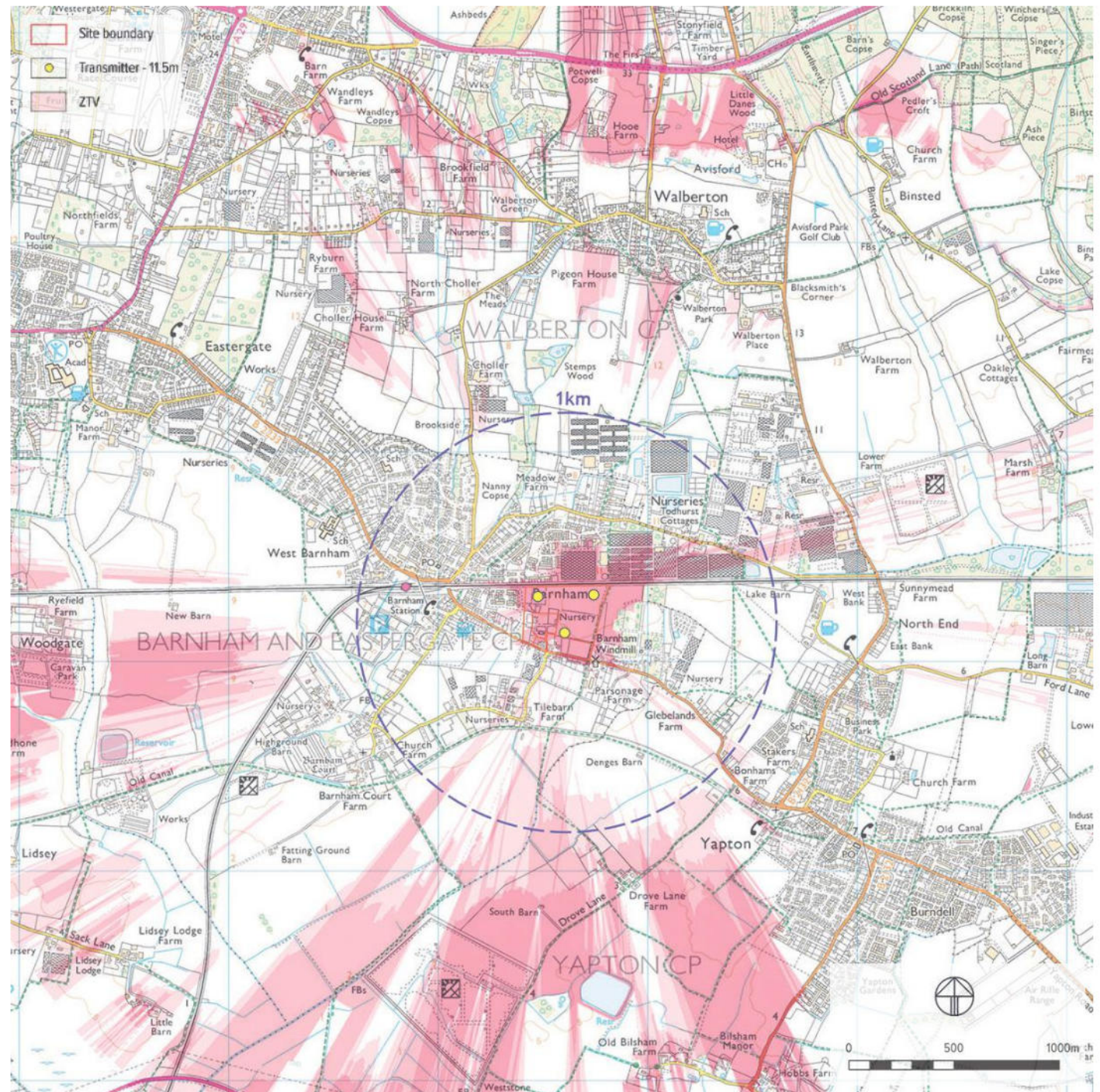


Figure 03 - ZTV Study Area

2 OVERVIEW

2.1 Scope

2.1.1 This assessment has been set out as follows:

Introduction

- Identification of the proposed study area.
- A summary of the relevant policy and how it should be applied to the site and design development.

Landscape and Visual Analysis

- Identification and analysis of the key features and characteristics of the local landscape and initial potential contributions.
- An assessment of the overall value of the site to the landscape character.
- Identification of the key visual receptors and representative photoviewpoints.

Design Responses

- Site Considerations.
- Design Strategies.

Predicted Effects & Conclusions

- A description of the likely effects of the proposals on landscape elements/features, character, and views into and out of the site, from the principal viewpoints. In addition, the mitigation measures employed to avoid, reduce or remove adverse impacts, the residual effects that will remain, and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the site beyond its existing condition.

2.2 Methodology

2.2.1 The methodology and criteria are set out within Appendix A. The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment'

- Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition).

- Assessing landscape value outside national designations - Landscape Institute Advice Note TGN 02-21.
- An Approach to Landscape Character Assessment - Natural England October 2014.
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19.

Photographic Material

2.2.2 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

Representative Viewpoints (RVP)

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

Specific Viewpoints (SVP)

2.2.4 Viewpoints identified on OS mapping, within Conservation Area appraisals, Neighbourhood Plans or local policy.

Illustrative Viewpoints (IVP)

2.2.5 These have been included where necessary to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint. This includes photographs which look out of the site towards potential visual receptors.

Other Technical Sources

- 2.2.6 As part of the application the following technical reports have been used to inform the LVIA and design strategies:
- Arboricultural Survey;
 - Ecological Appraisal;
 - Flood Risk and Drainage Assessment;
 - Noise Assessment; and
 - Transport Assessment.

2.3 Landscape Policy

2.3.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These will be taken forward as part of the Site Considerations and will influence the landscape parameters.

2.3.2 National policy is contained with the National Planning Policy Framework update December 2024 (NPPF).

2.3.3 The Local Planning Authority is Arun District Council (ADC). The relevant local plan and neighbourhood plans are:

- Arun Local Plan 2011 to 2031 adopted 2018; and the
- Barnham and Eastergate Neighbourhood Development Plan 2014-29 made 2014 (Post examination plan 2021-BENP2).

2.3.4 Relevant Supplementary Planning Documents (SPD) include:

- The Arun District Design Guide SPD 2021;
- Open Space, Playing Pitches, Indoor And Built Sports Facilities SPD 2020; and
- Bognor Regis GI Framework SPD 2020.

2.3.5 In regard to other guidance, in December 2024 Fields in Trust released updated guidance relevant to the planning for play space within new developments. As such this supersedes that which was in place when the Arun SPD Guidance was adopted by the Council and b) is therefore a material consideration in its own right.

2.3.6 Table 01 sets out all the landscape policies which are specifically relevant to the redevelopment of the site and summarises the landscape responses and actions. Relevant extracts from the local policy background are available in Appendix B at the end of this document.

2.3.7 The Arun Local Plan identifies the Barham, Eastergate, Westergate (BEW) strategic housing allocation, the area defined extends eastwards to the western edge of the settlement of Barnham.

Table 01 - Relevant Landscape Policy

Policy		Landscape Emphasis and Responses
National Planning Policy Framework (NPPF) December 2024		
National Planning Policy	8 - Promoting Healthy Communities	Landscape and visual elements that are considered important when creating healthy and inclusive communities are; • Positive planning for social interaction through easy accessibility, open space, use of shared spaces and community facilities; • Promote healthy lifestyles, social and cultural well being; • Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces; and • Access to high quality open space and opportunities for sport and recreation.
	12 - Achieving Well - Designed Places	Paragraph 135 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 136 sets out the importance of trees within design to create character, quality urban environments and mitigating climate change. Layouts should ensure new streets are tree lined and include opportunities for additional trees within areas such as parks and communities orchards. Existing trees should be retained where possible.
	14 - Meeting the Challenge of Climate Change	Paragraph 164 notes that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems.
	15 - Conserving And Enhancing The Natural Environment	The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. Policy and decisions should enhance the intrinsic positive features that contribute to landscape character, scenic beauty and biodiversity.
Arun Local Plan 2011 to 2031 adopted 2018		
Local Planning Policy	Policy SD SP1 Sustainable development	There is a presumption in favour of sustainable development
	Policy C SP1 Countryside	Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty
	Policy GI SP1 Green Infrastructure and development	The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals
	Policy LAN DM1 Protection of landscape character	Places emphasis on protection of the setting of the South Downs National Park including views into and out of the park, respecting particular characteristics and reinforcing and or repairing character, in addition to historic character and development pattern
	Policy D SP1 Design	Proposals should reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats)
	Policy D DM1 Aspects of form and design quality	Places emphasis on character, appearance/attractiveness, minimising impact to users and occupiers of nearby property, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and complying with the Arun District Design Code
	Policy HWB SP1 Health & Wellbeing	Reinforces the need for healthy communities and reducing health inequalities
	Policy OSR DM1 Open Space, sport & recreation	Open space provision should be in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity and provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision
	Policy ECC SP1 Adapting to climate change	Development must be designed to take account of the following issues: a. Location (in relation to flood risk and vulnerability to coastal erosion); b. Water efficiency; c. Shade, cooling, ventilation, solar gain; d. Connectivity to the green infrastructure network; e. Layout and massing; f. Resilience of buildings and building materials to extreme weather events; and g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)
	Policy T DM1 Sustainable Travel and Public Rights of Way	Places emphasis on development being located close to established public transport facilities and extending and joining up public rights of way and cycle routes
	Policy ENV SP1 Natural Environment	Places emphasis on protection of trees and the requirement for Arboricultural Impact Assessments
	Policy ENV DM5 Development and biodiversity	States developments should achieve a net gain in biodiversity and existing habitats/species protected, and they should incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features
	Policy W DM3 Sustainable Urban Drainage Systems	Development proposals must incorporate SUDS within the private and public open spaces of the development in order to provide source control features to an overall SUDS design
Neighbourhood Planning Policy	Policy QE SP1 Quality of the environment	Development must not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District
	Barnham and Eastergate Neighbourhood Development Plan 2014-29 made 2014 (Post examination plan 2021)	
	Policy ES1 Flooding, drainage and new development	No development should take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (seen maps in Evidence Base) and proposals on undeveloped land (i.e. greenfield) must demonstrate that peak surface water run- off rates and run off volumes from the application site will be returned to pre-development greenfield criteria
	Policy ES3 The Local Gap/Green Infrastructure Corridors	Eastergate and Barnham should be protected from a continuous urban form/ coalescence along the north and south aspects of the B2233. A Landscape and Visual Impact Assessment must demonstrate no diminution of openness of and use from the local gaps.
	Policy ES4 Protection of open views	The open views and vistas identified in the Neighbourhood Plan will be maintained if possible, and an assessment of views to and from the development should be provided - the site does not form a notable constituent in any of the local views and vistas identified and an assessment of views is provided
	Policy ES5 Quality of design	Conserve and enhance landscape character by demonstrating that they are informed by existing landscape character, the context and type of landscape; integrate with the local landscape and built environment; contribute to and conserve the features of distinctive character, pattern and evolution of the landscape. Proposals should not reduce the biodiversity, landscape and amenity value and character of historic rural roads. Hill Lane to the south of the site is recorded as an historic rural road but there is very little intervisibility with the site. Yapton Road which runs to the south of the site is also noted, although this road is relatively busy with traffic passing through. Development will need to refer to the Barnham and Eastergate Design Guide.
Neighbourhood Planning Policy	Policy ES7 Conserving and enhancing Non-designated Heritage Assets	Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages
	Policy ES10 Trees and Hedgerows	Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss

Table 01 - Relevant Landscape Policy Continued

Policy	Landscape Emphasis and Responses
Policy ES15 Green Infrastructure and Ecosystem Services	Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric. The site includes part of Biodiversity Corridor 8. along the eastern boundary, although it should be noted that the footpath route is closed at the time of writing. The policy notes that new development must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors
Policy ES16 Dark night skies	Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time
Policy H1 Housing & H4 Integration of new housing into surroundings	Provides guidance for residential development including site boundaries and refers to the Barnham and Eastergate Design Guide for detailed design guidance

2.4 Green Infrastructure and Open Space

2.4.1 Local Plan Policy GI SP1 Green Infrastructure and development aims to enhance and extend the GI network across the district. The following aspects are considered relevant to the GI network of the site and local context and will be considered as part of the landscape strategy and layout:

- Enhancing biodiversity through improved connectivity.
- Linking urban and rural areas.
- Contributing to water management.
- Creating a sense of place.
- Providing opportunities for exercise, active recreation and healthy living.

2.4.2 Local Plan Policy OSR DM1 Open Space, sport and recreation outlines the aspirations to retain recreational spaces and provide new provision where appropriate. The policy refers to the Open Space, Playing Pitches, Indoor And Built Sports Facilities SPD 2020 and the relevant standards for each identified typology have been assessed in Table 02.

2.4.3 For the purposes of this assessment, the site requirements are based on 190 dwellings with a population of 418 persons¹ and also take into consideration the typology thresholds identified within the Open Space, Playing Pitches, Indoor And Built Sports Facilities SPD 2020.

2.4.4 There is a Public Right of Way (PRoW) within the site, however, this has been closed for an extended period due to safety concerns at the railway crossing and is overgrown. It is not clear at this stage whether it will re-open but consultation is underway with a view to closing it permanently.

Table 02 - Open Space Requirements

Typology (Based on Appendix 5 and Table 4.1.1 and 4.1.2 of the SPD)		Quantity guideline per 1000 population (Ha)	Quantity guideline per person (m ²)	Required Provision for 418 population (m ²) based on 190 dwellings x 2.2 population per dwelling	Notes (based on SPD Appendix 5)
Allotments		0.25	2.5	1045 *	Does not meet threshold of 728 dwellings - Arun Toolkit does not account for thresholds - off site financial contribution
Public Open Space	Amenity Green Space	0.60	6	2508	Meets threshold of 15 dwellings or greater - on site contribution
	Parks and Gardens	0.80	8	3344	Meets threshold of 143 dwellings - on site contribution
	Natural and Semi-natural	1.8	18	7524	Meets threshold of 15 dwellings or greater - on site contribution
			Total POS	13376 (omits asterisk'd figure)	Arun Toolkit does not account for thresholds - see asterisk marked figures
Play Space	Equipped/designated play areas (LAPs and LEAPs)	0.25	2.5	1045	Meets threshold of 15 dwellings or greater and 34 dwellings or greater - on site contribution
	Other outdoor provision (NEAPs e.g MUGAs and skate parks)	0.30	3	1254	Meets threshold of 83 dwellings or greater
			Total Play Space	2299	
TOTAL (for policy compliance based on SPD Appendix 5 thresholds)				15675m ² (excludes asterisk'd figures)	Approximately 1.57 hectares

However, there are nearby routes which provide links to the wider PRoW network.

- 2.4.5 There is a park approximately 200m to the south west of the site (Murrells Field Local Green Space) which includes a MUGA and play facilities as well as a large area of amenity grassland.

2.5 Housing & Economic Land Availability Assessment (HELAA)

- 2.5.1 Arun District Council carried out the HELAA study as part of their evidence base for the Local Plan. The site lies within HELAA_17BN1 Land West of Croftway Nursery Yapton Road (refer to Figure 05 for location). The summary for 17BN1 notes “This site is immediately adjacent to the BUAB and services. Neighbours a recently permitted site and is adjacent to the built up area of Barnham. This site is considered suitable for development and could be developed with the adjacent site to the east to provide housing in a sustainable location close to the centre of Barnham.”

2.6 Local Planning History

- 2.6.1 The paddock to the immediate south of the site (eastern section of the southern site boundary) has been subject to previous applications in recent years:
- BN/128/19/OUT Outline application for 70 bed care home and 14 assisted living bungalows (refused 29.04.2020, and appeal dismissed 18.03.2021); and
 - BN/119/22/OUT Outline application for 19 dwellings for the over 55s (refused 16.02.2023, and appeal APP/C3810/W/23/3327867 dismissed 03.06.2024).
- 2.6.2 The Inspector’s Decision centred around two key issues:
- The location outside of the Built Up Area Boundaries; and
 - The design and the effect of the development on the character and appearance of the area.

- 2.6.3 The Decision noted that proposed design should be in accordance with design policy (and therefore should reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details). Policy also notes that proposals should be developed from a thorough site and context analysis.

- 2.6.4 In regard to the Built Up Area Boundaries (BUABs), the appeal site is located outside the BUABs of Barnham and Eastergate. However, the inspector concedes, it is difficult ‘to say precisely where the edge of Barnham is located’. This is because dwellings and nurseries/commercial premises continue eastwards along the Yapton Road on both sides of the road.

- 2.6.5 In regard to the application site, the previous nearby applications/appeals have been considered in the development of the current proposals, as part of an iterative design process, alongside the technical studies. Of pertinence it is noted the site has the benefit of being set back from the Yapton Road along the eastern part of the southern boundary, which allows opportunities for mitigation, including screening from this section of the Yapton Road. In addition, that the site benefits from notable trees/hedgerows along its eastern and western boundaries which limit opportunities for views considerably.

- 2.6.6 The implications in terms of other planning considerations is considered by Luken Beck in their supporting statement.

LANDSCAPE AND VISUAL BASELINE



3 SITE CONTEXT

3.1 Access

Roads

3.1.1 The local area around the site is linked by a network of B roads and local roads, which are generally busy routes. The B2233 Yapton Road runs along parts of the site's southern boundary, and the junction with Hill Lane which runs southwards from it, lies opposite the site to the southern side of the B2233.

3.1.2 Vehicular access to the site is obtained from an existing entrance off the Yapton Road, alongside Sunnyside dwelling.

Railways

3.1.3 The railway mainline to London lies runs east-west to the immediate north of the site, with the nearest railway station at Barnham to the west (approximately 600m away).

PRoW and National Cycle Routes

3.1.4 There is a broad network of Public Rights of Way (PRoW) within the local area, linking outwards from the settlement edge. Footpath BAR 325/1 which runs along the site's eastern boundary is currently closed to protect public safety following a risk assessment of the operation of a railway crossing on the route. Consultation is currently underway to permanently close this footpath between Lake Lane and the Yapton Road. The footpath does however continue southwards crossing the B2233 and meets footpath BAR 158/1 which links towards the old canal footpath BAR 200/1. The closest footpath crossing the railway to the east of the site (YAP/330/1&WAL326/3) also appeared closed at the time of survey.

3.1.5 There are no nearby National or Regional Cycle Routes. The closest would be the England Coast Path route which runs along the sea front through Bognor Regis, and National Cycle Route 2 which runs along the A259 at Flansham at its closest point.

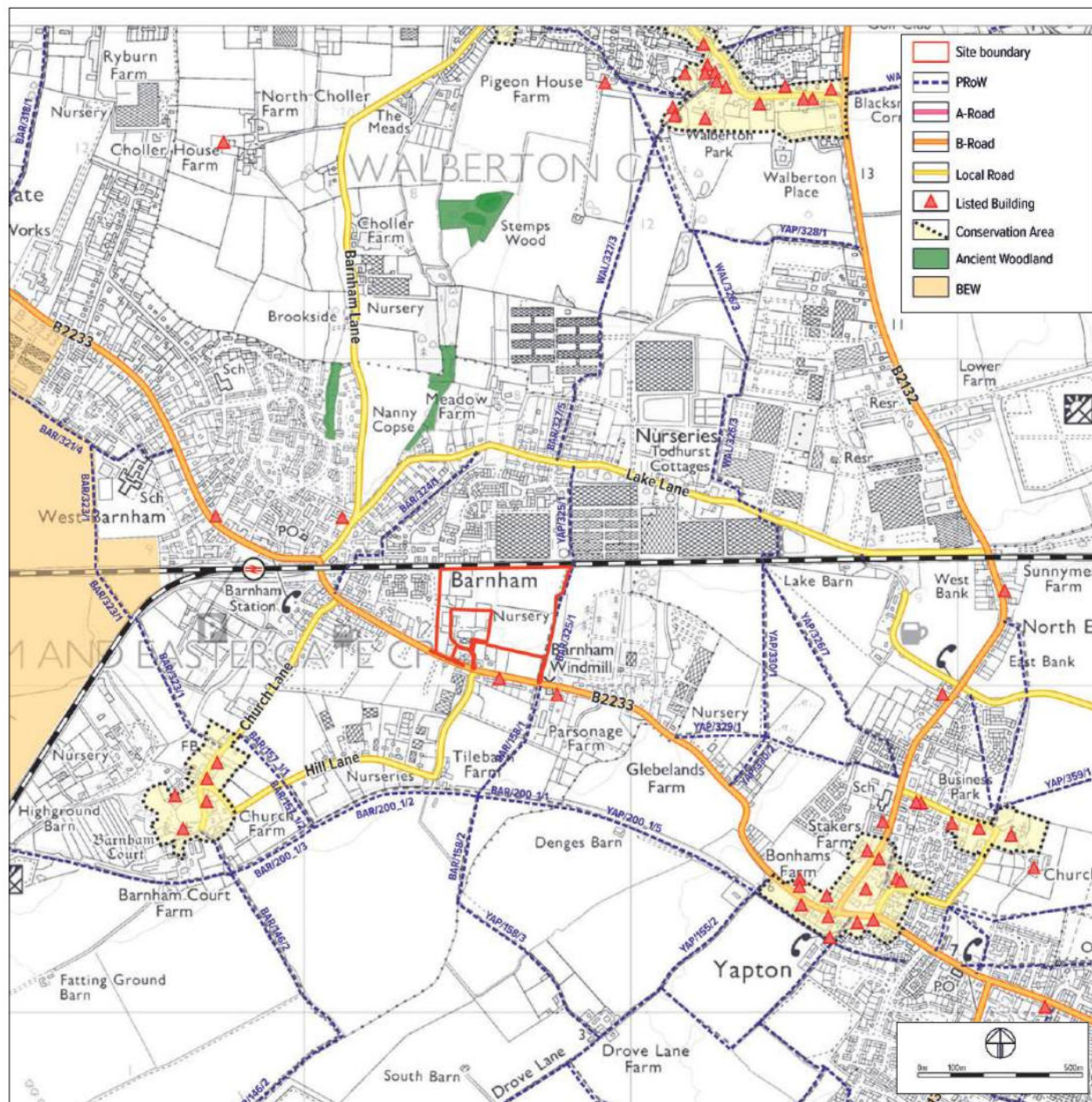


Figure 04 -Site Context

3.2 Designations/Known Assets

Landscape

3.2.1 The site is not subject to any landscape designations, and there are no nearby landscape designations; the nearest being the South Downs National Park which lies some 2.3km to the north at its closest point. There is little opportunity for views towards the site, however, as the ZTV indicates, with only a small area to the north of Binsted having any potential for intervisibility with the site. A site visit was made to Binsted Lane and bridleway WAL338 in August 2025, however, due to a combination of localised landforms and layers of vegetation no publicly accessible views towards the site were found to be available.

3.2.2 There are no Tree Preservation Orders on the site, however, the land to the immediate east has a TPO covering numerous trees (TPO/BN/4/20). In addition there are two much older TPOs nearby to the west (TPO/BN/1/00 and TPO/BN/2/00).

Heritage Assets

3.2.3 There are no statutory heritage assets on the site or in its immediate vicinity. The closest is located at Rose Cottage (Grade II) and Barnham Windmill (Grade II) both of which are located nearby to the south of the Yapton Road.

3.2.4 There are other Listed Buildings in the study area, however, none of these would be likely to experience any notable intervisibility with the site.

3.2.5 There are Conservation Areas at Yapton to the east of the site, and Church Lane, Barnham to the west, along with Walburton to the north, and Eastergate to the north west. However, as shown by the ZTV there is no potential for intervisibility between these areas and the site.

Ecological Assets

3.2.6 There are no known statutory ecological designations associated with the site. There are areas of Priority Habitat Deciduous Woodland and Orchard in the vicinity of the site to the immediate east. In addition, the Neighbourhood Plan identifies the eastern edge of the site as within a Biodiversity Corridor (no 8), although the footpath route is currently closed, limiting access.

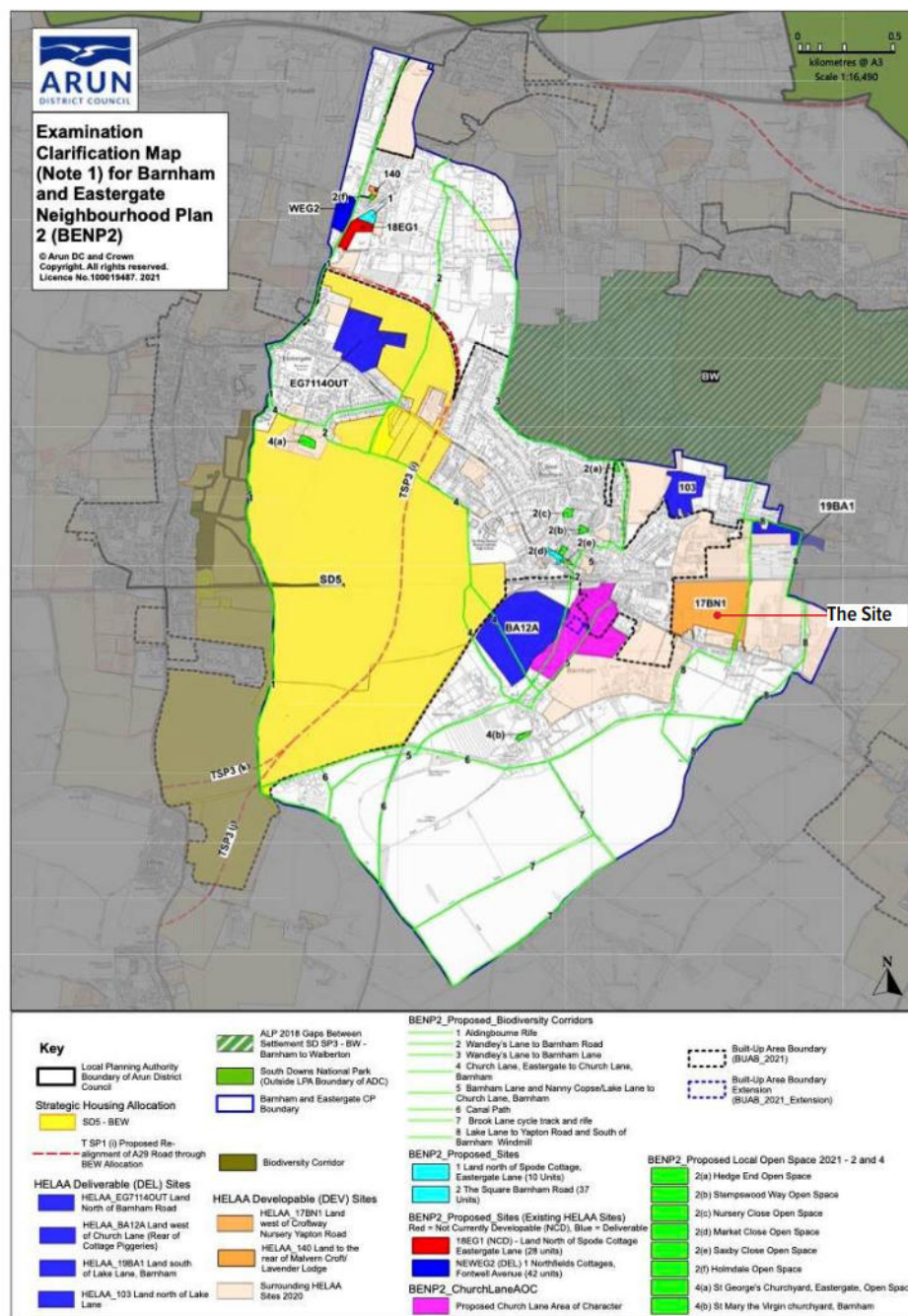


Figure 05 - Barnham and Eastergate Neighbourhood Development Plan Extract (site shown in orange as 17BN1, with biodiversity corridor 8 to the east)

3.3 Landscape Character

3.3.1 Landscape character is defined as the distinct pattern, or combination of elements, that occur consistently in a particular landscape to make it different and unique from one place to another. It relates to our perception of the interaction between various aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place.

3.3.2 The site lies within National Character Area (NCA) 126 South Coast Plain which provides a broad brush regional character assessment. This regional scale assessment has also been refined to a local level in various landscape character assessment studies which include:

- West Sussex Landscape Character Assessment 2003: The site lies within a mix of landscape types including Landscape Type L2 Medium to Small Scale Arable, L3 Coastal Plain Enclosed Pasture and M1 Mobile Home/Caravan Park, and Nursery, in addition to Landscape Character Area SC9 Chichester to Yapton Coastal Plain.
- Arun Landscape Study: Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026; The site lies within LCA22 Barnham-Yapton Coastal Plain, which is shown as having a Medium/High Landscape Capacity.

3.3.3 The National Historic Landscape Characterisation (250m grid) shows the site and adjacent land as Enclosed Agriculture (Typically Pre Modern Form and a small area to the north west of the site of Modern Form) between two broad areas of Horticulture (post Medieval to Modern) and two areas of Settlement Residential Extension at Barnham and Yapton.

3.3.4 A summary of the key characteristics pertinent to the site and local area are presented in Table 03, along with a consideration of the site's contribution.

3.3.5 The **West Sussex Landscape Character Assessment 2003** includes the following Land Management Guidelines for SC9 of pertinence to the site:

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features; Maintain and strengthen field boundaries such as hedgerows and shelterbelts; Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors; Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas; Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape; Restore and strengthen the landscape of the gaps between settlements; Encourage landscape enhancements around villages and on their approaches; Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles; Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

3.3.6 In addition to the 2003 study, West Sussex commissioned further studies as follows:

- **A Strategy for the West Sussex Landscape 2005**; and
- The **Local Distinctiveness Study of West Sussex 2005**; the site lies within the South Coast Plain Character Area.

3.3.7 **A Strategy for the West Sussex Landscape 2005** notes in regard to landscape guidelines for residential development on the rural urban fringe:

- Ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.
- Seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates),
- Make the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local and historic character.
- Retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.
- Conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.
- Ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.
- Integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.

- Incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.”

3.3.8 The **Local Distinctiveness Study of West Sussex 2005** records the site as within the South Coast Plain Character Area. The study notes the following pertinent to the site and characteristics of dwellings in this area:

- “Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none;
- Relationship to road: facing the front of the plot occasionally with some side on;
- Size: normally two storey small scale cottages;
- Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare);
- Roof: thatch, clay tiles, Welsh slate; and
- Enclosure: hedges – typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut paling, flint and brick walls.”

3.3.9 Since 2005, recent residential development in the vicinity of the site has included typically larger house sizes than recorded in the study and although 2 storey is predominant, 3 storey flats and dwellings are present.

Design Considerations

- Retain and enhance and extend boundary hedgerows, and combine with hedgerow trees, shelterbelt or tree groups to maintain well vegetated character;
- Retain open space area to Yapton Road frontage in places to retain gaps within the village;
- Reflect characteristics of local dwellings from the Local Distinctiveness Study and consider the historic dwellings along Yapton Road, including the windmill in any new development;
- Promote the establishment of waterside vegetation features in association with new SuDS features.

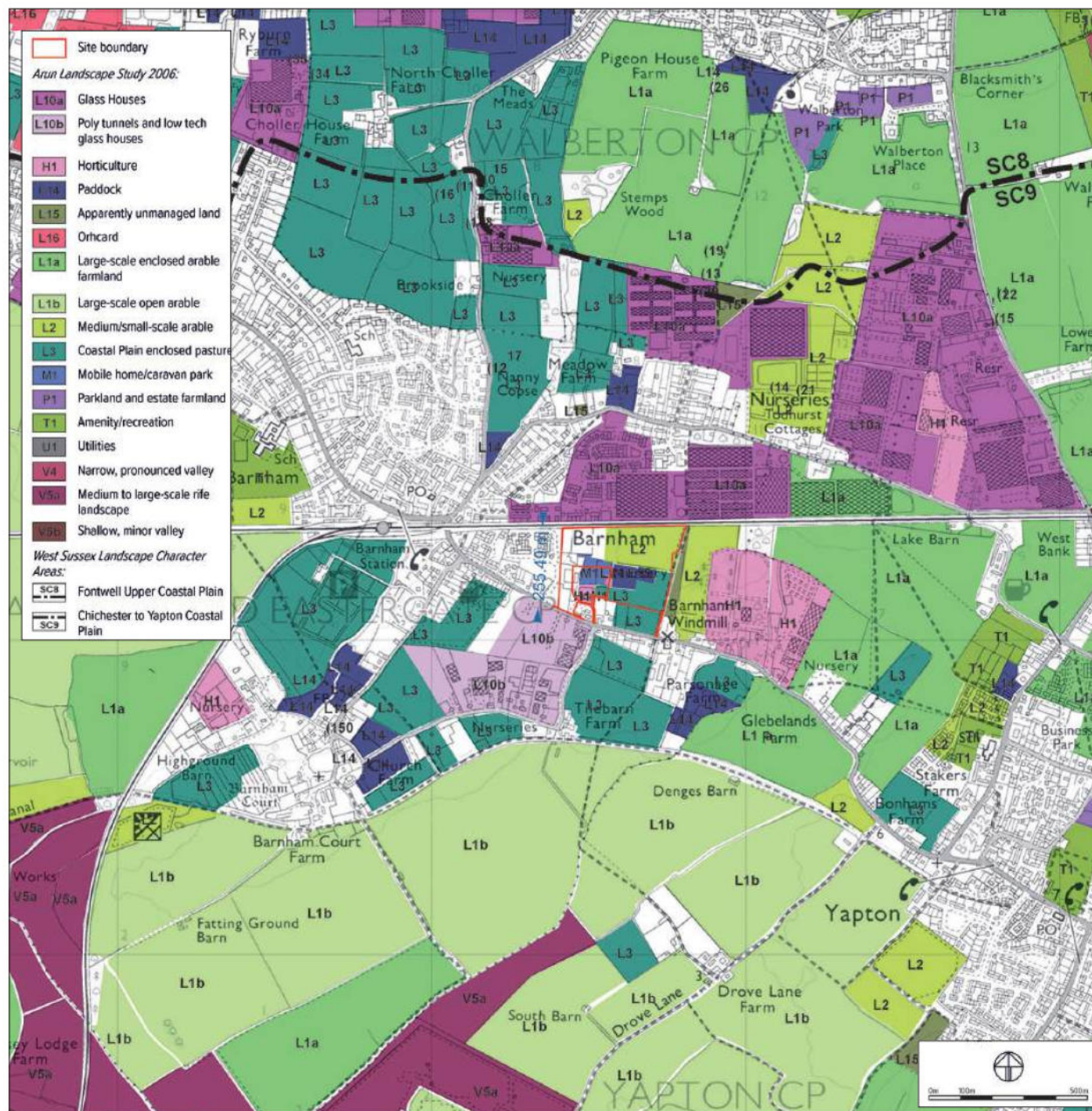


Figure 06 - Landscape Character Background

Table 03 - Published Landscape Character Assessments Key Characteristics

NCA PROFILE - 126 SOUTH COAST PLAIN	LOCAL LCA - WEST SUSSEX LCA - SC9 CHICHESTER TO YAPTON COASTAL PLAIN	LOCAL LCA - ARUN LS - LCA22 BARNHAM-YAPTON COASTAL PLAIN	SITE REPRESENTATION AND EXTENT OF CONTRIBUTION
TOPOGRAPHY, GEOLOGY AND DRAINAGE			
The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.	Low lying flat open landscape.	Former Chichester-Arundel Canal runs along southern boundary. Relatively flat landscape.	The site is relatively flat, though there is no evidence of rifes or drainage ditch systems except a short, shallow ditch in the north eastern corner. The former canal is fairly distant to the south, and not perceptible from the site.
The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.	N/A		
In places, streams and rivers flow south from the higher land of the Downs to the sea.	Meandering rifes and straight drainage ditch systems.		
LANDSCAPE FEATURES			
N/A	A low density of hedgerows and hedgerow trees with occasional shelterbelts. Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.		Hedgerows and hedgerow trees are present along the western and eastern boundaries, and a biodiversity corridor is shown in the Neighbourhood Plan along the eastern boundary.
LAND USE AND FIELD PATTERNS			
There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.	Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.	Occurrence of arable land towards the east leads to more open character.	The described landscape characteristics have not taken into account the recent residential developments in the area around the site. Therefore although there are some remnants of small scale patchwork pasture, horticulture and linear development, there are also numerous larger residential developments which have led to notably larger settlement character. Although the site includes some arable land, it does not exhibit a more open character, with a high level of enclosure due to existing surrounding dwellings, and tall boundary vegetation.
N/A	Clusters of glasshouses.	Small-scale patchwork of paddocks, pasture, horticulture (including glasshouses, poly tunnels) and small-holdings associated with linear post-war low density development.	
The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis.	The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements. Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.		

Table 03 - Published Landscape Character Assessments Key Characteristics Continued

NCA PROFILE - 126 SOUTH COAST PLAIN	LOCAL LCA - WEST SUSSEX LCA - SC9 CHICHESTER TO YAPTON COASTAL PLAIN	LOCAL LCA - ARUN LS - LCA22 BARNHAM-YAPTON COASTAL PLAIN	SITE REPRESENTATION AND EXTENT OF CONTRIBUTION
HISTORIC AND CULTURAL CONTEXT			
N/A	Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.		The surroundings of the site include numerous recent residential developments which have resulted in perception of a larger settlement at Barnham. However, both older dwellings and recent developments in the area reflect the vernacular building materials, with brick, flint and tile being present in the area immediately adjacent. No notable vernacular built form on the site but adjacent buildings exhibit this characteristic.
The National Historic Landscape Characterisation (250m grid) shows the site and adjacent land as Enclosed Agriculture, Horticulture and Residential Extension.	N/A	Character area extends between built edges of Barnham in the west and Yapton/ North End in the east, and includes cluster of Listed Buildings in Conservation Area south of Barnham.	
SETTLEMENT, ROAD PATTERN AND RIGHTS OF WAY			
The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.	Busy minor and major roads.		The Yapton Road which runs to the south of the site, although a minor road, is now a busy route, and although the villages were once small and notably nucleated this is more difficult to perceive with recent suburban development in this area. The site sits within Barnham with residential development within the village on three sides. There is a PRoW along the eastern edge, however, this is closed at the time of writing due to safety concerns at the railway crossing. It is not clear when/whether this will re-open and a current WSCC consultation is underway concerning closing it permanently.
N/A	Large farmsteads along roads, and on dead-end tracks.		
N/A	Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.		
VIEWS AND PERCEPTUAL QUALITIES			
N/A	Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral. The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.		The area around the site is well enclosed by dwellings, glasshouses and trees within and along the edge of the village. As a result long views are more difficult to obtain. There are glimpses towards the distant South Downs on the skyline in places around the site, however, and the nearby windmill forms a local landmark in some local views.

3.4 Topography and Geology

Wider

- 3.4.1 The broad landform of the area is heavily influenced by the coast and its coastal plain which stretches inland for around 9km until ground starts to rise up towards the South Downs ridge.

Site

- 3.4.2 The general topography within the site itself is reflective of the wider relatively flat landform of the local area, and lies at approximately 10-11m AOD, rising gently northwards towards the railway line.
- 3.4.3 The geology of the site reflects the descriptions outlined within the National Character Area profile which notes an underlying geology of flinty marine and valley gravels which give rise to deep and well-drained high quality soils.

3.5 Hydrology

- 3.5.1 The site lies within the relatively flat landscape of the coastal plain. This land is drained by numerous rifes further south (traditional drainage ditches) but these are not present in the area around the site. In the immediate vicinity, there is a drainage ditch running along the northern section of the eastern edge of the site before turning eastwards.
- 3.5.2 The site lies within Flood Zone 1, reflecting a low probability of flooding from rivers or the sea.

Design Considerations

- Consider existing drainage ditch, and introduce SuDS.
- Consider materials palette to include permeable surfaces and GI to reduce runoff.

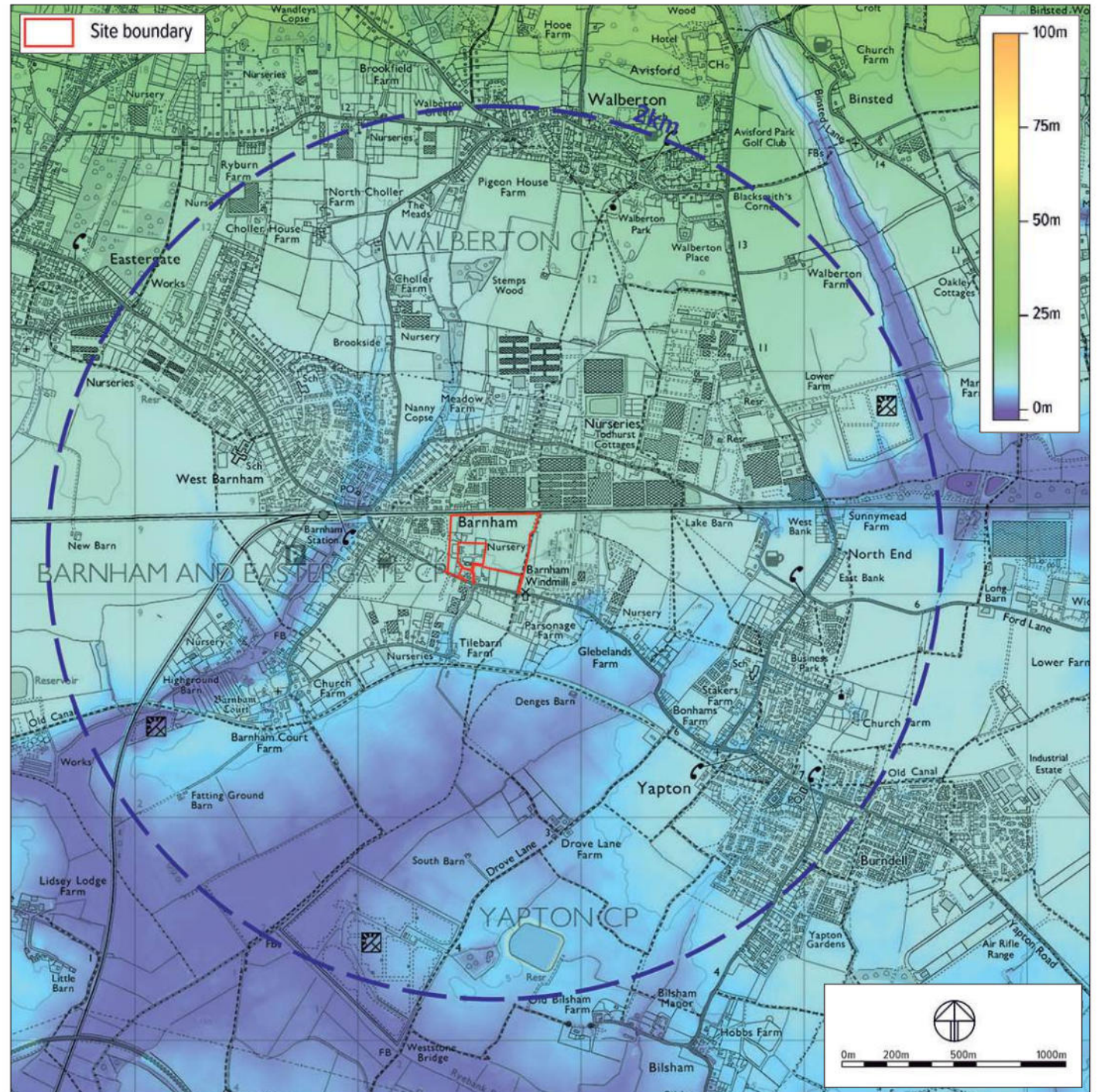


Figure 07 - Topography and Hydrology

3.6 Landscape Features

- 3.6.1 Figure 08 illustrates the current site features. The quality of these have also been assessed as part of the ecological and arboricultural technical assessments submitted separately. There are no known historic assets on the site or in its immediate vicinity.
- 3.6.2 The site is predominantly in arable use, with some associated outbuildings and grassland paddocks on its westernmost part where the former nursery buildings were located. In addition to some remnant soil mounds and dilapidated outbuildings. In terms of site features it includes a PRoW along the eastern boundary (now closed off at the railway line), well treed hedgerow boundaries to the east and west, and a short section of ditch in the north eastern corner. The South Downs Ecology Tree Survey (April 2025) records four 'B' Category trees (moderate value) on the western boundary, and two 'A' Category (high value) along with 6 'B' Category trees on the eastern boundary. There is also one 'B' Category (moderate value) *Acer pseudoplatanus* (sycamore) outside the site to the south, a 'B' Category *Sambucus nigra* (elderberry) on the Yapton Road to the south of the site, and a 'B' Category mixed native hedgerow along the same boundary.

Boundaries

- 3.6.3 The site's northern boundary is formed by concrete post and wire fencing along the railway line with bramble and occasional native shrubs beyond. The mainline railway immediately beyond has frequent trains passing through. On the other side of the railway, large scale glasshouses on the eastern section, and on the western section allotments and residential development occupy the land, separated from the railway line by 2m tall close board fencing.
- 3.6.4 The southern boundary is comprised of a variety of treatments, ranging from a dilapidated post and wire fence along Yapton Road at the western extent, along with an existing access. There are various residential boundary fencing and hedging stretches through the central section, and timber post and rail fence towards the eastern end. The disused footpath at the south eastern corner adjoins the Yapton Road. There is an old windmill to the south east which acts as a local landmark.



Recent drone photography (March 2025) illustrates site setting alongside the village and enclosure due to vegetation even during winter months when leaf cover is reduced

Design Considerations

- Retain, manage and enhance existing hedgerows and trees of value as part of the Green Infrastructure, and extend these features to integrate successfully into local character.
- Enhancement of vegetation including providing increased species diversity for climate adaptation and longevity.
- Maintain connectivity and longevity through additional landscape features to create a stronger green framework and habitat network that maintains connections for wildlife and extends the eastern boundary biodiversity corridor.
- Consider opportunities to extend LCA key features such as drainage ditches and enhance biodiversity.

- 3.6.5 The western boundary is comprised of hedgerow and mature trees alongside the Devonshire Lane and Blossom Way residential development. This appears fairly dense in summer but in winter the boundary is more open due to leaf fall.
- 3.6.6 The eastern boundary is comprised of garden vegetation from a dwelling on Yapton Road at the southern end, which gives way to hedgerow and tree line separating the site from a paddock. The tree line is thin and gappy in places but broadly extends along the boundary to the northern end. The currently disused footpath along this boundary is overgrown in places but appears to extend along a grassed corridor for much of the route, then crossing the ditch and entering an enclosed blackthorn and elm scrub which has overgrown the northern end. The exit to the railway line is closed.
- 3.6.7 The features of the site are few, and much of it is in a poor condition, limited by the use of the larger part as arable farmland, and by previous ground disturbance and clearance associated with its former nursery use.
- 3.6.8 The following photographs illustrate the features which contribute to the site and its immediate surroundings. The locations of site photos 1-9 are shown on Figure 08.

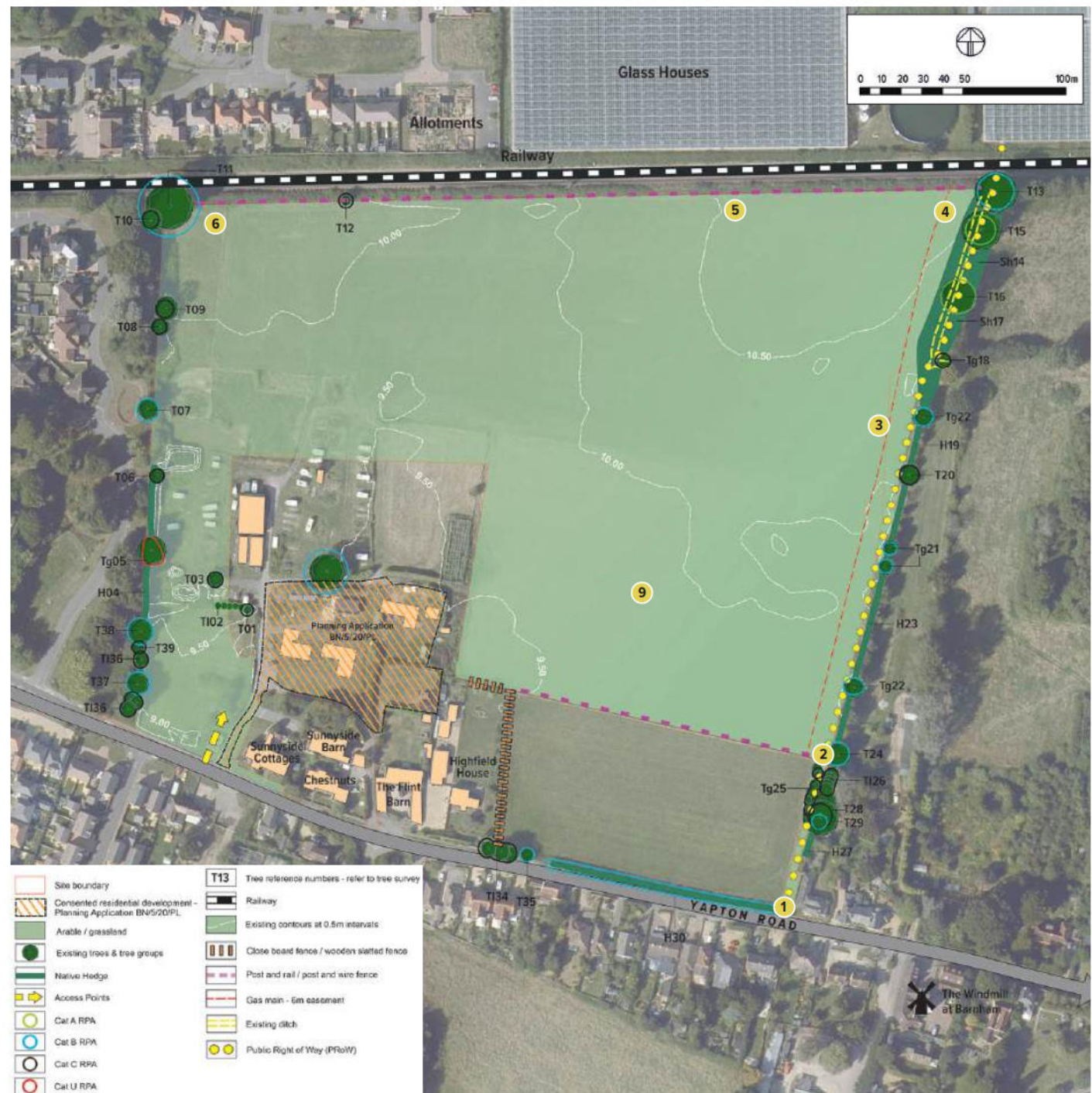


Figure 08 - Landscape Features (numbers relate to site photos)



Site photo from far south eastern extent of site at the defunct footpath entrance looking north east



Site photo from the eastern site boundary looking along westwards along the southern site boundary



Site photo from the central section of the eastern boundary looking south along the defunct footpath (access across railway line now blocked)



Site photo from the north eastern site corner at the railway line looking south



Site photo from central section of northern boundary with railway line looking towards eastern and southern boundaries



Site photo from the north west site corner looking northwards across the railway line to recent residential development



Site photo looking west from the western part of the site through the western site boundary towards Devonshire Lane



Site photo looking towards the southern boundary (western section) and site beyond



Site photo from central part of the site looking towards the southern and western site boundaries

3.7 Land Use Patterns

- 3.7.1 The local land use and field patterns are closely interlinked with the historical and topographical context of the area. Much of the area was historically in horticultural use and field patterns were extensively influenced by horticultural nurseries to both the north and the south of the railway line.
- 3.7.2 As the settlement of Barnham has expanded, land use has changed notably in the area around the site, with much of the previously horticultural and agricultural land now being occupied by dwellings.
- 3.7.3 In the immediate vicinity of the site, land use includes residential, and horticultural alongside arable and horticultural crops, and remnants of pasture. A small shopping village is located to the south of the Yapton Road.
- 3.7.4 There is little woodland in the area, trees tending to be limited to small copses, tree belts and hedgerow trees along field boundaries and gardens, the edges of settlements or roadsides.

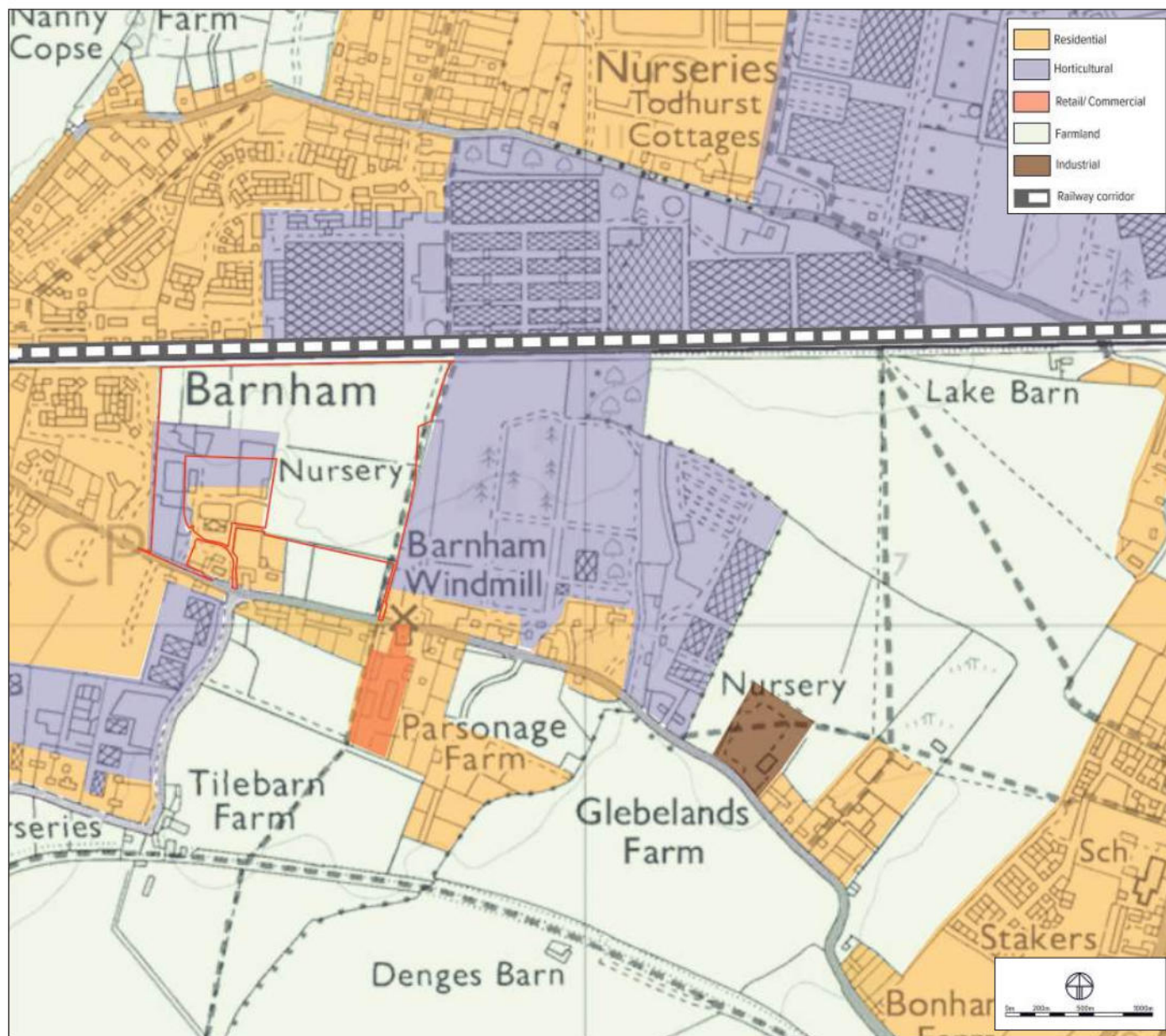


Figure 09 - Land Use

Design Considerations

- Restore, enhance and maintain strong field boundaries and site's contribution to wider network of trees and hedgerow context.
- Reflect the transitional position of the site between urban and more rural patterns, and reference the defunct footpath route as part of any open space proposals.

3.8 Historic and Cultural Context

Historic Landscape Characterisation

- 3.8.1 The National Historic Landscape Characterisation (250m grid) shows the site and adjacent land as Enclosed Agriculture (Typically Pre Modern Form) and Horticulture with settlement to the north, south and west.

Historic Context

- 3.8.2 The site's historic context would have been within a pattern of rural farmland between Barnham and Yapton. The coastal plain farmlands were historically interspersed with nucleated villages, however many of these are now considerable in size and alongside busy roads which has changed their character considerably, and this is the case for both Barnham and Yapton. In the area around the site, both villages have continued to expand over recent years.
- 3.8.3 The site's current context includes the busy Yapton Road, with both older dwellings and new residential developments to the south. To the north the railway line borders the site, with new residential development, and large scale glasshouses beyond. Recent residential development is located to the west, and to the east a now disused nursery site. The site retains much of its historic boundary according to the 1880 OS map as shown on Figure 10, however, later development resulted in the introduction of additional piecemeal boundaries developing, particularly on the western part where the old nursery buildings were located. As a result it would be considered to make very little contribution to historic agricultural patterns. The historic map pre-dates the establishment of the horticultural nurseries across the area but shows the now Listed Rose Cottage and the windmill to the south, and a few other dwellings and agricultural buildings nearby. The footpath shown on the site's eastern edge is currently disused.

Design Considerations

- Restore, enhance and maintain strong field boundaries and site's contribution to wider network of trees and hedgerow context.
- Reflect the transitional position of the site and reference the former footpath and nearby historic buildings as well as the adjacent residential areas within Barnham to enhance and maintain its setting.

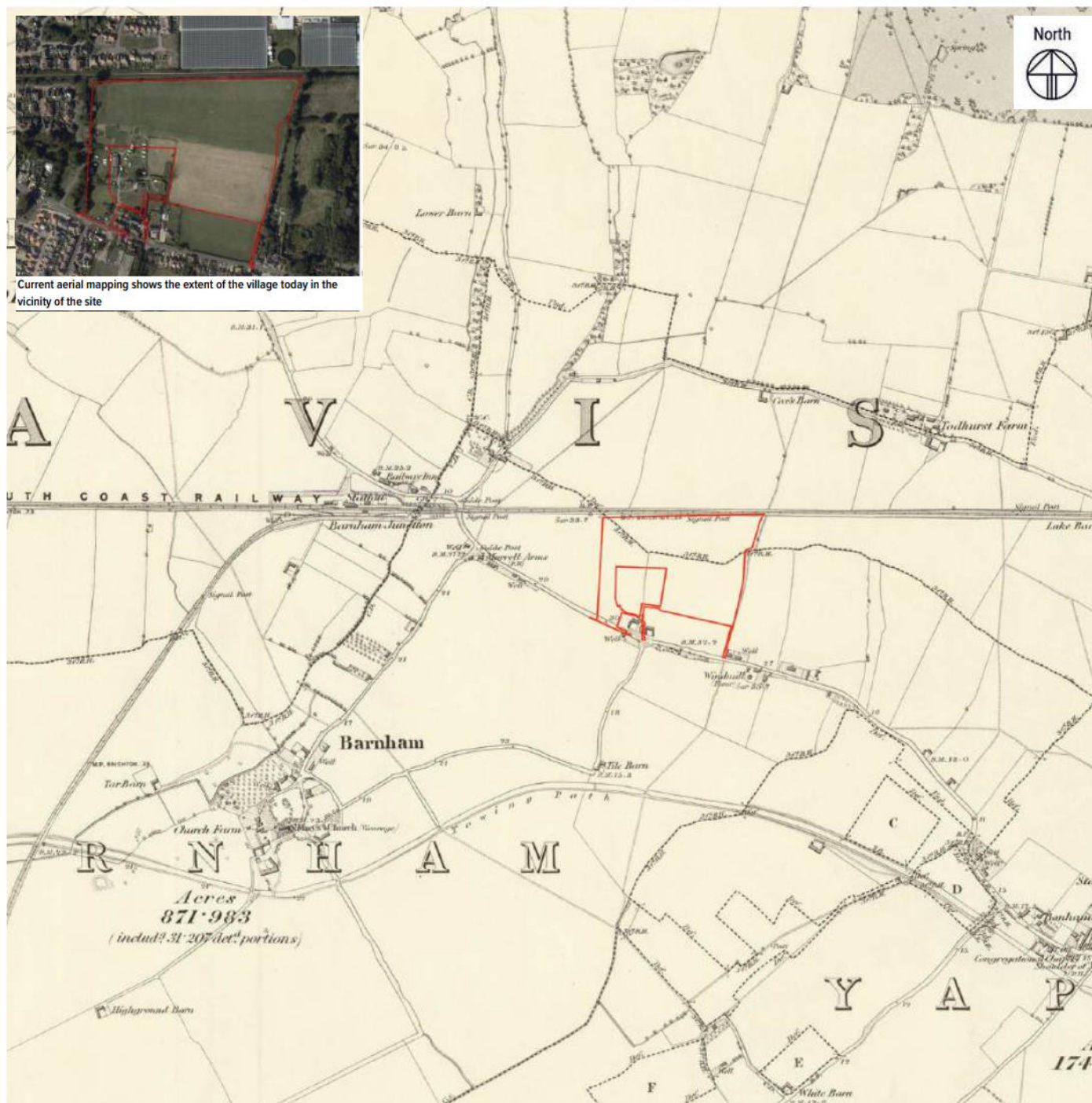


Figure 10 - Historic OS Map dated 1880

3.9 Settlement, Road Pattern and Typologies

- 3.9.1 Barnham has an established, dense village centre and a more dispersed, low-density rural character in outlying areas. Historically, it was an agricultural centre but today has evolved into a dormitory town, including medium-density housing estates. Notable recent and planned development around the Barnham, Eastergate, and Westergate (BEW) on the western edge of Barnham will further influence the overall settlement pattern with new community facilities, sports hubs, and road networks.

Road Pattern

- 3.9.2 The existing road network in this area has changed relatively little, and B Roads (including the B2233 Yapton Road to the south of the site) passing through the area, linked by a network of local roads, have become much more heavily trafficked. There will be road improvements as a result of the BEW developments, to the east of the settlement of Barnham.

Typologies

- 3.9.3 Styles of dwellings are varied throughout the area, as is typical of a long period of expansion, and the images shown adjacent illustrate some of the styles found locally. Dwellings are typically 2 storey within Barnham village. However, there are also some 3 storey flats and single dwellings within the Edward Tompkins development to the south of Yapton Road, opposite the site. Materials include red and orange, and multi brick, sometimes with flint infill, with red clay tiled roofs or slate. Timber cladding is also typical, along with cream or white render with thatch or red clay roof tiles.
- 3.9.4 Typical boundaries to dwelling curtilages were traditionally brick and flint walling for example. Tree lines and hedging are also common features, often set behind walling, and sometimes close boarded fencing.
- 3.9.5 Road corridors within Barnham village are typified by walling, trees and hedges which help to retain a village feel to the area. Outside the villages, hedgerow and timber fencing is a more common characteristic, usually interspersed with hedgerow trees or tree belts in places.



Rendered dwellings to south east of site



Recent dwellings and landscape buffer at Devonshire Close (west of site)



Recent dwellings (brick and flint, and brick and tile) and boundary hedge on Yapton Road to the south of the site



Brick and flint boundary treatments on eastern edge of the site



Sunnyside showing multi-brick and clay tile on southern edge of site

Design Considerations

- Retain well vegetated characteristics along roads.
- Introduce key LCA features such as brick and flint walls as boundary treatments and flint and brick within dwellings.
- Development to reflect higher quality vernacular of housing.
- Ensure positive relationship and transition with surrounding properties, and the Yapton Road.

4 VISUAL AND PERCEPTUAL QUALITIES

4.1 Perceptual Qualities

- 4.1.1 Parts of the site are visible from the Yapton Road immediately adjacent to it, however, for the most part, due to the intervening tall boundary hedgerow and existing dwellings through the central section, it appears in glimpses as you travel along the road. The site is located alongside the edge of the village, with built form on all sides except to the east. As a result, it is notably influenced by urban characteristics including adjacent dwellings, and noise and activity from the Yapton Road, and lighting at night nearby. The railway line to the north also contributes notable noise and movement to the immediate north.

4.2 Visual Analysis

Visual Context

- 4.2.1 The landscape within which the site is located is relatively flat, and this means that although in theory there is potential for long views as was demonstrated on the Zone of Visual Influence software, where built form and screening vegetation are present, these are very effective at screening views.
- 4.2.2 There is little woodland cover in the area but there are numerous tree belts and hedgerows, many of which include hedgerow trees. In addition well vegetated settlements are typical in the landscape around the site.
- 4.2.3 The site has built form on three sides, and glasshouses to the north are large scale, although removed slightly from the edge of the site by the railway line. Built form within the built up areas of Barnham and within Yapton provide considerable screening in views towards the site. In addition, vegetation cover within Barnham, particularly the tree belts to the eastern and western site boundaries contribute to screen views towards the site from much of the village.
- 4.2.4 As noted, parts of the site are visible from the Yapton Road immediately adjacent to it, however, for the most part, due to the intervening tall boundary hedgerow and existing dwellings through the central section, it appears in glimpses as you travel along the road. From elsewhere in public locations within the village, partial views only would be available.

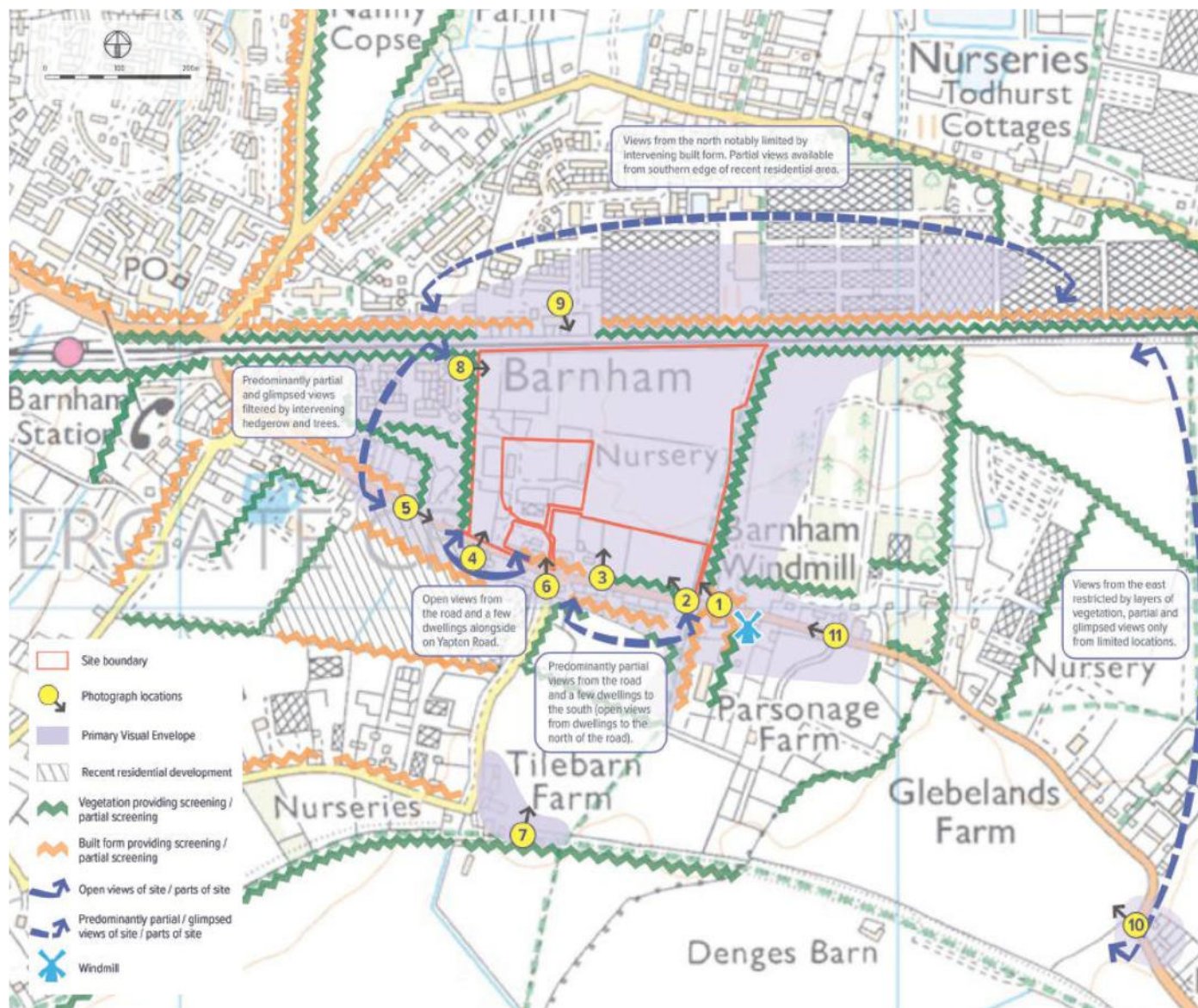


Figure 11 - Visual Analysis and Representative Viewpoints (RVP) Location Plan

More open views would be likely to be available from private locations such as upstairs windows of dwellings facing the site to the immediate north, south and west. In addition travellers on the railway would experience some open, though transient, views across the whole of the site.

- 4.2.5 Further afield, views are very limited, this is largely due to intervening built form within the adjacent village and the well vegetated surroundings, in combination with the low lying topography. During initial site survey in August, elevated public locations along the edge of the South Downs National Park were investigated, however, it was found that the level of intervening vegetation largely screened the village, and the site was not discernible amongst it.

Visual Receptors

- 4.2.6 Visual receptors likely to experience views of the site include:

- Views from Yapton Road to the south alongside the site - Residents, motorists, cyclists and pedestrians;
- Views from the south on Hill Lane and the old canal PRoW (BAR 200 1/1&2) - Walkers;
- Views from the west on Blossom Way and Devonshire Lane - Residents;
- Views from the north on Lapwing Grove and the intervening railway line - Residents and travellers on the railway service; and
- Views from the east further afield - motorists, cyclists and residents.

Views from the Yapton Road (alongside the site)

- 4.2.7 The Yapton Road to the south of the site is a relatively busy local route and the majority of people would experience the site as glimpses as they travel past it in vehicles, in the context of the adjacent village dwellings. Pedestrians and walkers would also experience partial views for more prolonged periods as they pass by more slowly. Residents on both sides of the road would be likely to have glimpses from ground floors but more extensive views across the site from upper floors (rooms not generally occupied during waking hours). These existing upper floor views already include the recent residential developments north of the railway line and west of the site.

- **RVP 01** - View from Yapton Road at junction with Windmill Shopping Village access looking north west - this location is the first opportunity for people travelling westwards on Yapton Road to have any awareness of the view towards the site. The ground level of the site is obscured by the hedgerow along the roadside and the intervening dwelling, and this would likely be the case even during winter months. No notable views would be likely above this hedgerow towards the proposed development from this RVP either, as the development area would be obscured by the existing house in the middle distance.
- **RVP 02** - View from Yapton Road at junction with PRoW BAR/325/1 looking north west - the boundary hedgerow along the roadside and edge of the PRoW is openly visible in the middle distance and this screens much of the ground level of the site. However, there are framed views through the gateway to the central part of the site, with dwellings north of the railway, and tree belts on the skyline beyond. Depending on weather conditions there may also be far distant glimpses of elevated ground within the South Downs National Park beyond.
- **RVP 03** - View from Yapton Road at Rose Cottage looking north - at this point along the road, the hedgerow has broken down, leaving a brief gap through which partial views towards the site are available (and are more apparent in winter months due to leaf fall). These partial views through to the background currently comprise arable land, and large scale glasshouses and dwellings north of the railway line, some of which break the skyline but elevated ground within the South Downs National Park may also be glimpsed in the far distance beyond.
- **RVP 04** - View from Yapton Road at the junction alongside Sunnyside dwelling looking north - in between RVPs 03 and 04 existing dwellings including Flint Barn, Chestnuts and Sunnyside and garden vegetation screen much of the view towards the site. However, at Sunnyside dwelling views towards the western part of the site open up increasingly and although there is partial screening by the dwelling (and would be some further screening once the approved bungalow application is completed), travelling westwards views become briefly openly available, in parts of the foreground as well as through the middle distance and background. Residents in the small number of dwellings to the north of Yapton Road would be likely to have some open views across the site.

- **RVP 05** - View from Yapton Road at junction with Blossom Way looking north east - this location is the first opportunity for people travelling eastwards on Yapton Road to have any awareness of the view towards the site. The dense tree belt (including some evergreens) which occupies the foreground and middle distance screens the majority of the site. However, there are partial views in the middle distance, to the fore of Sunnyside dwelling, of the south western part of the site.

- 4.2.8 In this relatively frequently trafficked, urban and urban edge environment, the experience of receptors includes a wide range of features, some of which are urban characteristics, and although there are glimpses of farmland and glasshouses beyond in places, given the foreground of the road and mixed quality dwellings alongside it, along with derelict features on the site in places, scenic quality is considered low to moderate.

Views from the south on Hill Lane and the old canal PRoW (BAR 200 1/1&2)

- 4.2.9 Views towards the site available to walkers to the south are considerably limited by intervening vegetation and dwellings all along Yapton Road. This is also the case for residents in the small number of dwellings in this area, although they may have some glimpses from upper storeys depending on location and orientation.

- **RVP06** - View from Hill Lane at the junction with Yapton Road at Flint Barn looking north - There are very few opportunities for views towards the site from the lane as a result of intervening dwellings, other built form, and vegetation. Walkers (or other lane users) would only be likely to experience views towards the site close the junction with Yapton Road, and these would be limited to partial glimpses in the background only.
- **RVP 07** - View from PRoW BAR/200/1/2 (old canal) looking north - the old canal route is separated from the site by several layers of vegetation, and by dwellings along Yapton Road. There are no views available to walkers of the ground level of the site but in winter months when the leaves have fallen from the trees views northwards would be more evident, and it is likely that some of the site vegetation would be more easily distinguished on the skyline.

- 4.2.10 This area is well used by walkers, including from the urban edge environment and longer distance walkers. The experience of receptors

includes a rural, and edge of village character with dwellings, farmland and glasshouses in places, and scenic quality is considered moderate to high but it should be noted that views towards the village already include dwellings on the skyline between vegetation.

Views from the west on Blossom Way and Devonshire Lane

4.2.11 There is a considerable belt of hedgerow and trees between the site and this residential development, and in addition a broad swathe of green infrastructure.

- **RVP 08** - View from Devonshire Lane alongside the railway line looking south east - In summer intervening vegetation in the foreground and middle distance forms a fairly dense screen in views towards the site but in winter there are more partial filtered views across the site including the ground level, and these would be more likely from upper storeys of a small number of dwellings on the edge facing the site. Further west into the development views would be screened by a combination of intervening dwellings and vegetation.

4.2.12 In this urban edge environment, the experience of receptors includes a wide range of features, some of which are urban characteristics, and although there are small glimpses of farmland and horticultural sheds beyond in places, given the foreground of the residential layout, and the adjacent railway line, scenic quality is considered moderate.

Views from the north on Lapwing Grove and the intervening railway line

4.2.13 Residents and travellers on the railway service to the immediate north have opportunities for open views across the site. In the case of railway travellers these views would generally be transient as the trains pass through but nearby residents to the north would have some prolonged viewing opportunities.

- **RVP 09** - View from Lapwing Grove at the allotments looking south - Residents at Lapwing Grove do not have ground level views across the site from public or ground floor locations due to intervening 2m fencing (although there are views of upper parts of trees and dwellings on the skyline at the southern edge of the site). From upstairs windows, open views across the whole site would be available in the middle distance and background.

Railway travellers have open views across the whole site, albeit, only experienced briefly as they pass through.

4.2.14 With the trains passing through close by and frequently, in this urban and urban edge environment, the experience of receptors includes a wide range of features, some of which are urban characteristics, and although there are glimpses of farmland and the glasshouses lie alongside, given the foreground of the existing housing development and railway line, the glasshouses and the various built form on the site at present, scenic quality is considered low to moderate.

Views from the east further afield - motorists, cyclists and residents

4.2.15 From the edge of Yapton and on the approach to Barnham from the east receptors experience very limited opportunities for views towards the site. This is largely due to several layers of intervening vegetation at field and garden boundaries and trees within the former nursery premises to the east. The railway crossing point for the two footpaths to the east of the site was closed at the time of survey (as is the site's footpath), and intervening vegetation limited views towards the site such that walkers have not been included in this group.

- **RVP 10** - View from Yapton Road (B2233) looking north west - it is unlikely that motorists would have any awareness of the site, which is predominantly screened in the background of the view, from this point on Yapton Road as they travel along, and elsewhere on this approach, screening increases. Residents in dwellings in this area would only be likely to have background glimpses from upper storeys.
- **RVP11** - View from Yapton Road at the former Croftway nursery premises looking north west - This location at the edge of the village, is the first opportunity on the approach from the east, for the Yapton Road alongside the site to be visible. However, there are no notable views into the site due to the intervening dense layers of vegetation and dwellings along the roadside. During winter months there may be some heavily filtered glimpses towards the eastern boundary due to leaf fall.

4.2.16 In this relatively frequently trafficked, urban edge environment, the experience of receptors includes a wide range of features, which include

farmland and horticultural premises but also some urban characteristics. Given the relatively busy road and mixed quality dwellings alongside it, disused premises but an attractive well wooded skyline at the village edge, along with glimpses towards the windmill, scenic quality is considered moderate.

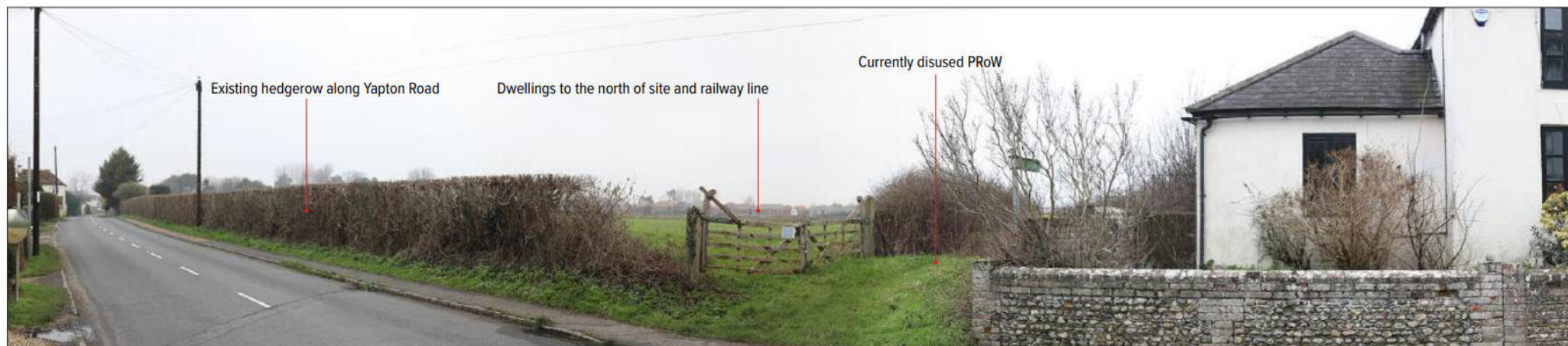
Design Considerations

- Consider relationship and transition with surrounding properties by limiting building height appropriately.
- Retain vegetation along site boundaries and enhance screening with additional tree and hedge species where gaps/weaker areas are present to ensure continued screening. Introduce tree and hedge planting within the design to further filter and screen views from receptors in the immediate vicinity.
- Introduce features such as stone walls as boundary treatments, and high quality design and materials to contribute to the attractive quality of views within the village.



RVP 01 - View from Yapton Road at junction with Windmill Shopping Village access looking north west

Distance From Site:	40m	Direction of View:	North west
OS Grid Reference:	SU 96766 03993	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 02 - View from Yapton Road at junction with disused PRoW BAR/325/1 looking north west

Distance From Site:	7m	Direction of View:	North west
OS Grid Reference:	SU 96723 04003	Camera Focal Length:	50mm fixed lens
Date & Time:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 03 - View from Yapton Road at Rose Cottage looking north			
Distance From Site:	85m	Direction of View:	North
OS Grid Reference:	SU 96604 04028	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 04 - View from Yapton Road at junction alongside Sunnyside dwelling looking north			
Distance From Site:	7m	Direction of View:	North
OS Grid Reference:	SU 96446 04077	Camera Focal Length:	50mm fixed lens
Date & Time:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 05 - View from Yapton Road at junction with Blossom Way looking north east

Distance From Site:	55m	Direction of View:	North east
OS Grid Reference:	SU 96354 04118	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 06 - View from Hill Lane at the junction with Yapton Road at Flint Barn looking north

Distance From Site:	95m	Direction of View:	North
OS Grid Reference:	SU 96526 04043	Camera Focal Length:	50mm fixed lens
Date & Time:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	8m



RVP 07 - View from ProW BAR/200/1/2 (old canal) looking north

Distance From Site:	410m	Direction of View:	North
OS Grid Reference:	SU 96499 03671	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	6m



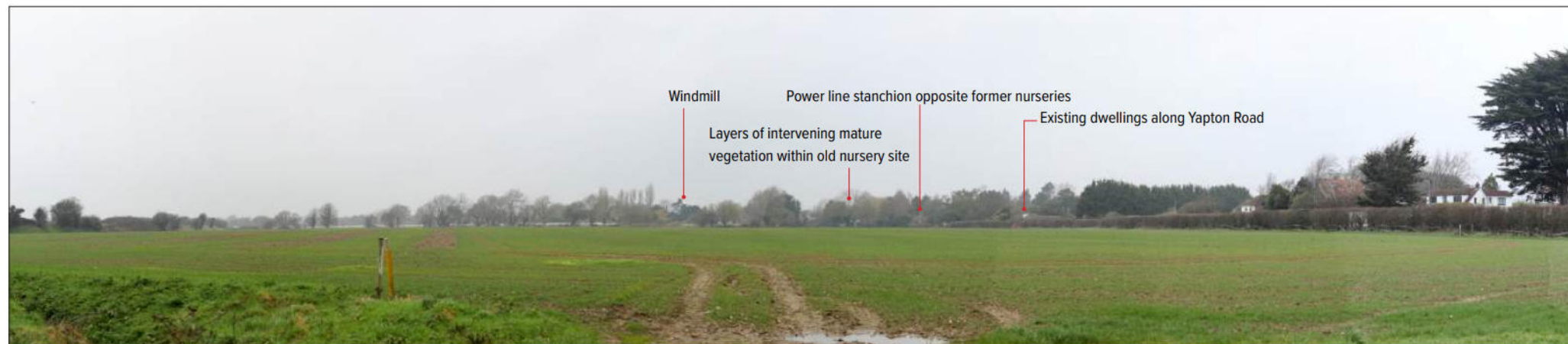
RVP 08 - View from Devonshire Lane alongside the railway line looking south east

Distance From Site:	30m	Direction of View:	South east
OS Grid Reference	SU 96385 04348	Camera Focal Length:	50mm fixed lens
Date & Time:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	9m



RVP 09 - View from Lapwing Grove at the allotments looking south

Distance From Site:	60m	Direction of View:	South
OS Grid Reference:	SU 96542 04424	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	10m



RVP 10 - View from Yapton Road (B2233) looking north west

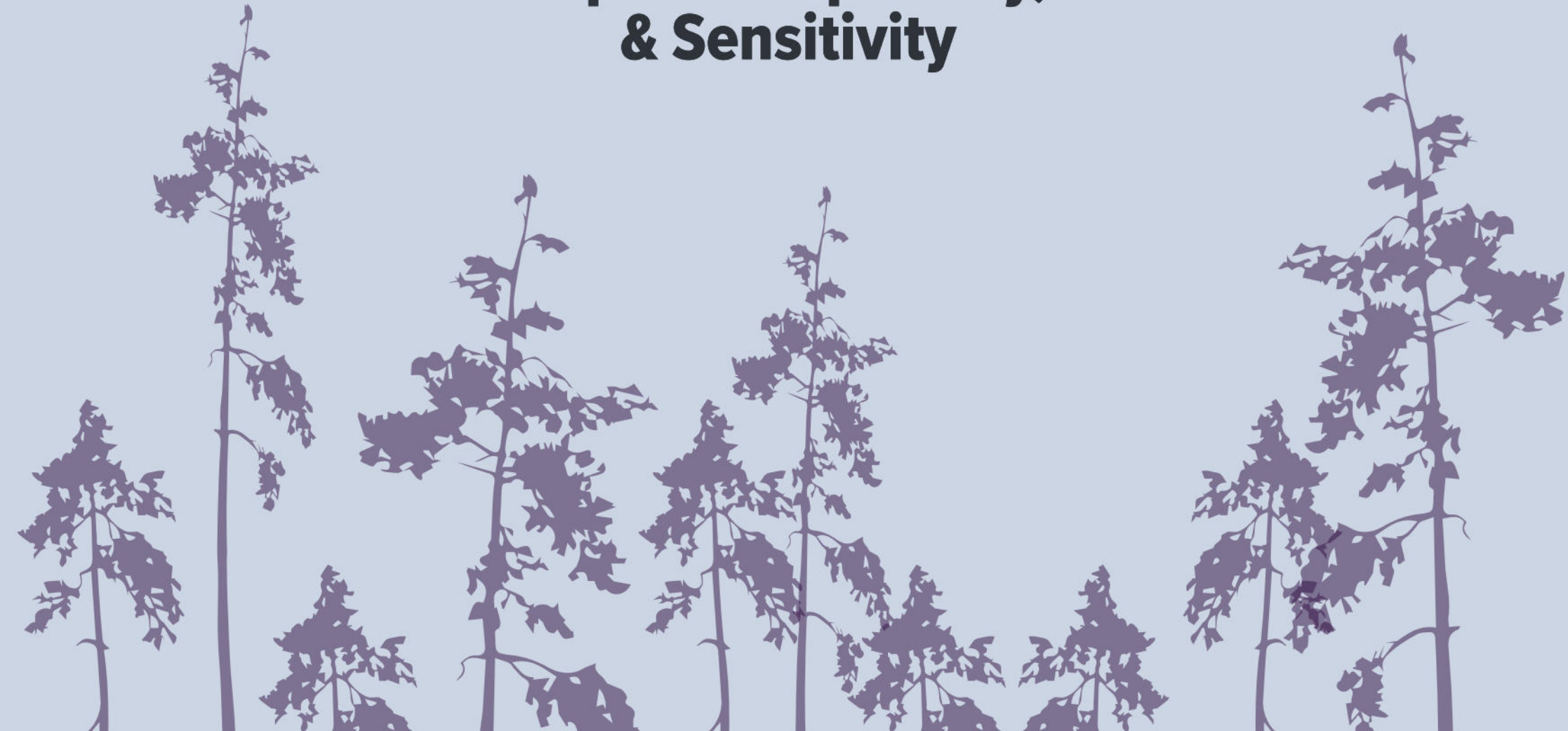
Distance From Site:	750m	Direction of View:	North west
OS Grid Reference:	SU 97332 03563	Camera Focal Length:	50mm fixed lens
Date & Time:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	3m



RVP 11 - View from Yapton Road at the former Croftway nursery premises looking north west

Distance From Site:	197m	Direction of View:	North west
OS Grid Reference:	SU 96922 03959	Camera Focal Length:	50mm fixed lens
Date:	26.01.2026	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Elevation (AOD):	6m

Landscape Susceptibility, Value & Sensitivity



5 LANDSCAPE SENSITIVITY

5.1 Susceptibility

- 5.1.1 The GLVIA sets out that the susceptibility of a site must relate to the type of development that is being undertaken and not recorded as part of the baseline, but considered as part of the assessment of effects. The susceptibility to change relates to the ability of the site to 'accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy'.
- 5.1.2 In this instance the development will relate to a residential development experienced in the context of an existing village and therefore, the considerations will include typical scale and massing associated with such design, the potential area of influence of the changes and the duration of the effects. The proposed development has evolved as part of an iterative process with the baseline studies which have influenced the design of the residential layout.
- 5.1.3 The extent that a landscape feature or area can 'accept change of a particular type and scale without unacceptable adverse effects on its character' is influenced by both the baseline situation of the site and the proposal. Following on from technical assessment the baseline site is considered to make a small beneficial contribution to local character, as a result of its mature boundary hedgerows and trees, and truncated drainage ditch (landscape resources).
- 5.1.4 Given the site's location alongside the village with recent residential development to the south west, west and the north, it is considered that an appropriately designed residential layout on the site would not be out of character or expectation in this setting, and as a result susceptibility would be considered Medium/Low.

5.2 Landscape Value

- 5.2.1 *"Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity*

or wilderness, cultural associations or other conservation issues" – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

- 5.2.2 The GLVIA further describes landscape value as *"The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons."* – (Source GLVIA).
- 5.2.3 The technical note also includes the 'Functionality' as part of the value and is described as 'Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape'. This includes the landscape contribution to healthy landscape systems, to its character, setting and wider GI including sustainability. This value is reflected across the following criteria and therefore not given a separate description, but is influential in the decision of the overall value.
- 5.2.4 The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level.
- 5.2.5 The GLVIA3 and the Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations May 2021' provides a list of potential criteria that could form part of the consideration of the value of landscapes. Desktop research, site visits and other technical reports have been used, alongside professional judgement, to formulate an overall value.
- 5.2.6 In summary, the site currently forms part of the experiences of an existing settlement edge location. The site does not lie within any landscape designation and has few landscape features with the exception of the boundary hedgerows and trees, and a short drainage ditch on the eastern edge. There are no known protected or designated ecological, or heritage assets associated with the site.
- 5.2.7 Where there are positive contributions, such as the hedgerow boundaries and trees, these are focussed on the boundaries and would benefit from enhancement and management to provide ongoing longevity and increased species and habitat diversity. These features also contribute to the wider landscape pattern.

- 5.2.8 Whilst there is currently a footpath alongside the eastern boundary of the site which runs partly within it, this path was heavily overgrown and out of use at the time of survey. This is due to its long term closure as a result of safety concerns about the railway crossing. It is understood that discussions are still underway regarding the future of this path.

- 5.2.9 There are numerous characteristics that detract from the quality and condition of the landscape of the site, derelict buildings, and soil heaps from its former uses. In addition, the railway corridor, and the relatively busy Yapton Road, and views of adjacent glasshouses and storage facilities to the north, along with lighting along the nearby road network at night combine to create a suburban character. However, despite its limited biodiversity due to arable use, and various derelict areas, overall the undeveloped nature of the site does make a small positive contribution to the easternmost part of Barnham village, providing some limited perception of a physical gap along the road. The site, however, no longer forms part of a wider pattern of open land in this area due to the recent residential developments on three sides. In addition, the hedgerows and trees along the eastern and western boundaries, make a positive contribution to the network of vegetation in the area. Given the current status of the footpath, this is not considered to make a positive contribution to the site features.

- 5.2.10 Overall, the site is considered to have a localised low to moderate landscape value as noted in Table 04.

Table 04 - Landscape Value

VALUE LVIA METHODOLOGY	SITE CONTRIBUTION	LEVEL OF VALUE
QUALITY AND CONDITION	Key characteristics within the site are limited to the native boundary hedgerows which include numerous mature trees; these aspects require management in places to improve longevity. The arable field is considered low quality, as are the derelict areas previously associated with nursery use, which include derelict buildings, and soil mounds.	LOW/MODERATE
UNIQUENESS, RARITY AND CONTRIBUTION TO KEY FEATURES	The site is considered an 'everyday' landscape. Boundary vegetation makes a positive contribution to the structure of the local landscape but need enhancements to improve quality.	LOW/MODERATE
DESIGNATED LANDSCAPE ASSETS/ FEATURES	There are no known statutory or local landscape, heritage or ecological designations relating to the site.	NEGLECTABLE
SCENIC QUALITY & PERCEPTUAL	The site is influenced by the relatively busy Yapton Road to the south and the frequency of trains along the railway to the immediate north, in addition to notable recent residential development to the north, south east, and west. Older residential development tends to be linear along the Yapton Road and is present to the south and east. The large scale glasshouses to the north form both a reminder of previous land uses in the area and a detractor in some views. Despite this the site does retain some rural characteristics in terms of arable farmland and some attractive boundary vegetation.	LOW/MODERATE
CULTURAL OR HISTORICAL ASSOCIATIONS/DESIGNATIONS	There are no statutory heritage designations associated with the site. The nearest assets are on Yapton Road at Rose Cottage, and the Barnham Windmill to the south. However, existing built form and vegetation between the site and these assets mean that there is limited intervisibility between them, in particular the windmill which today lies within a residential development.	LOW/MODERATE
RECREATIONAL USE	There is a footpath running along the eastern boundary, however, this had been closed for an extended period at the time of survey due to concerns over safety at the railway crossing, and the route was overgrown. It is not yet confirmed that the route will re-open.	LOW/MODERATE
FUNCTIONALITY	The function of the site is limited to a localised level and it lies adjacent to both the village residential areas on three sides, and horticultural glasshouses to the north east. The small paddock which lies to the south east of the site contributes a notable break in dwellings along the Yapton Road, however, the site itself is set back beyond it, and is not widely perceptible due to the boundary hedgerow along the roadside.	MODERATE
OVERALL VALUE		LOW/MODERATE

5.3 Landscape Sensitivity

- 5.3.1 Within GLVIA methodology the landscape sensitivity results from the culmination of susceptibility and value. This relates to the type of development and the appropriateness of the site's location, referring back to the technical assessments.
- 5.3.2 Overall, the site itself is located between the Yapton Road and the mainline railway and is largely comprised of an arable field, with areas of grassland to the west and some derelict buildings which were previously in use as a horticultural nursery. Given the current quality and condition of the site, a Low to Moderate value combined with a Medium to Low susceptibility would result in a **Low to Moderate sensitivity** to the type of change proposed. It is considered that there are opportunities for improvements to the site's features and contribution to local character.

- 5.3.3 In consideration of broader landscape character areas, West Sussex Landscape Character Assessment's **LCA SC9 Chichester to Yapton Coastal Plain** is considered to be of low to moderate sensitivity, encompassing a range of urban edge and rural characteristics, as noted in the baseline landscape character descriptions.
- 5.3.4 The Arun Landscape Study's **LCA22 Barnham-Yapton Coastal Plain** was published in 2006 and notes a small-scale patchwork of paddocks, pasture, horticulture (including glasshouses, poly tunnels) and small-holdings associated with linear post-war low density development. However, although the site and its context reflect some of these characteristics, recent residential developments to the immediate north, west and south east have notably altered the site's context. As a result it is considered to

be of low to moderate sensitivity, encompassing a range of urban edge and rural characteristics, as noted in the baseline landscape character descriptions. The Arun Landscape Study included a Landscape Capacity Study, which recorded the site as having a medium/high capacity.

DESIGN RESPONSES

6 DESIGN RESPONSES

6.1 Considerations

- 6.1.1 The baseline analysis has identified the following considerations to inform the development and GI infrastructure to preserve the valued landscape and visual characteristics of the site, its contribution to the wider setting and its successful assimilation into the existing settlement boundary. Opportunities for enhancements and mitigation have derived from the policy and landscape character background, site survey information and published design guidance.
- 6.1.2 The following considerations have emerged from the baseline and informed the development of the landscape strategy:
- Existing vegetation - Retain, manage and enhance existing hedgerows and trees as part of the Green Infrastructure. Incorporate within landscape buffers and avoid impacts on Root Protection Areas (RPAs).
 - Green Infrastructure - Introduce a new landscape structure to the site which links to adjacent areas, and increases biodiversity, referencing the biodiversity corridor to the east and extending it across the site.
 - Set development areas back from south eastern roadside paddock to ensure openness is retained along the Yapton Road, and in reference to the Windmill and Rose Cottage historic assets to the south.
 - Access - Create safe and attractive entrance into the development from Yapton Road.
 - Surface water – Ensure adequate SUDS provision across site to manage runoff.
 - Visual amenity – Ensure visual amenity of neighbouring residential properties. Maintain privacy and avoid overlooking or overshadowing by development.
 - Existing PRoW – retain PRoW corridor to function as part of pedestrian access through the site, regardless of the footpath status.
 - Intervisibility – Maintain and enhance level of screening of views towards the site by enhancing well vegetated boundaries.
 - Settlement Edge – Ensure a high quality and positive edge to the current settlement of Barnham.

6.2 Landscape Strategy

- 6.2.1 The landscape and GI strategy illustrated on Figure 12 has been based on the identified mitigation and enhancement objectives as follows.
- Set the south eastern edge of the development back from the Yapton Road to ensure perceived open gap is retained from the road, and no notable change to perception of historic assets.
 - Retain and protect eastern boundary biodiversity corridor and route of PRoW, enhancing biodiversity and pedestrian linkages across the site.
 - Restore, enhance and maintain strong field boundaries ensuring the site's contribution to wider network of trees and hedgerow context.
 - Reflect the transitional position of the site between urban and more rural patterns.
 - Use SuDS to manage water and support biodiversity and local character.
 - Access onto Yapton Road allows linkages with local facilities, including the nearby station and walking and cycling routes.
 - Enhance screening and filtering of local and more distant views to and from the proposed dwellings where required using locally typical tree species both on boundaries and within the proposed layout.
 - Reflect locally typical materials and styles to make a positive contribution to the village of Barnham.

6.3 Illustrative Masterplan

- 6.3.1 The Illustrative Masterplan shown on Figure 13 provides an illustrated design layout incorporating the strategy and mitigation measures. The design sits into its landscape setting, creating a new and well defined settlement edge which reflects local landscape character and typologies.

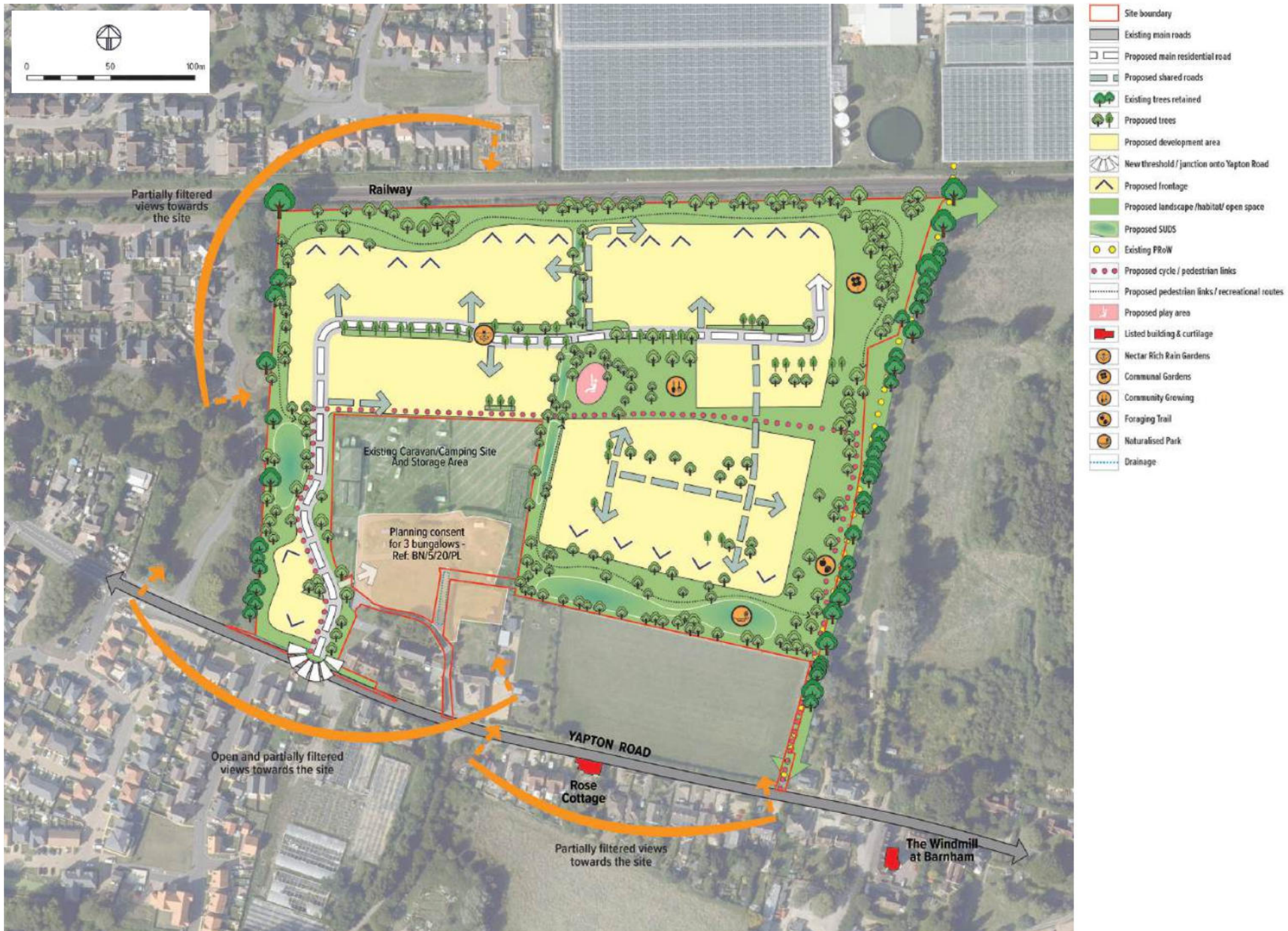


Figure 12 - Landscape Strategy



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Figure 13 - Illustrative Masterplan

6.4 Open Space Provision

- 6.4.1 The following table sets out the open space provision within the proposed development.
- 6.4.2 The open space strategy shown on Figure 14 illustrates open space provision across the site, and demonstrates that there is further scope for informal play within natural and semi natural areas, as part of the wider green infrastructure across the site.
- 6.4.3 In addition, Murrells Field Local Green Space is located within approximately 300m to the south west of the site and includes a trim trail, children's play area, picnic area and a MUGA, as well as a large amenity grassland area.

Table 05 - Open Space Provision

Layout Reference DIA-2242-100-DR-L101-S11					
		26.11.25	190 dwellings		
ADC Categories	SPD Typologies	m2 per person	Required Provision (m2) for 418 Population (190 dwellings @ 2.2 ppd)	Trigger Threshold	Masterplan Provision
Public Open Space	Parks and Gardens	8.0	3344.0	143 dwellings (min size 3ha)	6923.0
	Amenity Green Space	6.0	2508.0	15 dwellings	2761.0
	Natural and Semi Natural	18.0	7524.0	57 dwellings	18724.0
TOTAL POS REQUIREMENT			13376.0		28408.0
Play Space	LAPS			9 dwellings (min size 100m2)	400.0
	LEAPS	2.5	1045.0	34 dwellings (min size 400m2)	440.0
	NEAPS				0.0
	Other Outdoor (MUGA/Stakes)	3.0	1234.0	83 dwellings (min size 1000m2)	0.0
TOTAL PLAY SPACE REQUIREMENT			2299.0		840.0
			15675.0		29248.0

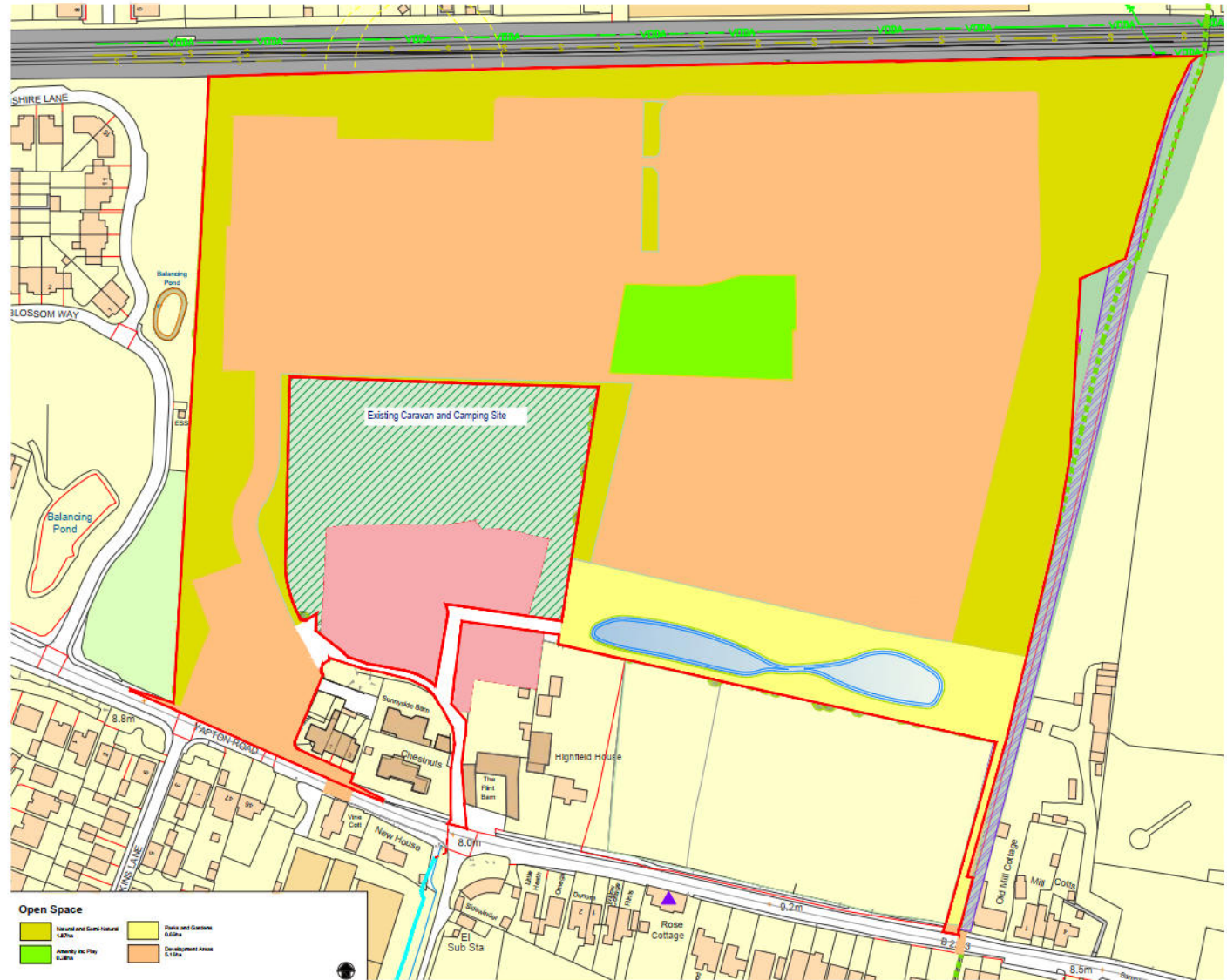


Figure 14 - Open Space provision

6.5 Design Principles

6.5.1 The key principles are shown on the following pages, with reference to the relevant Barnham and Eastergate Neighbourhood Plan Policy (BENP) and Design Guide (DG) and Arun Local Plan (Arun). A summary is provided in the bullets below:

- Restore, enhance and maintain strong field boundaries and site's contribution to wider network of trees and hedgerow context (Arun G1, D SP1, ENV SP1). The north, eastern and western buffers reflect semi natural character with defensible hedgerow boundary, native trees and informal planting (BENP ES10 & DG Appendix 6). This results in the eastern biodiversity corridor extending around much of the site. (BENP ES15, Arun D SP1, LAN DM1, ENV DM5).
- Reflect the transitional position of the site between urban and more rural patterns, and set back south eastern frontage from Yapton Road (BENP ES3, Arun QE SP1). Reference the existing footpath route as part of off-road cycle/footway and open space proposals. The off-road combined cycle/footway runs through green corridors and open spaces around much of the site (BENP ES15).
- Local 'village green' area for play and gathering and community growing (Arun HWB SP1).
- Porous pavements (BENP DG Appendix 2), rain gardens and swales and ponds within open space areas provide conveyance and storage of surface water as part of attractive semi natural GI network (BENP ES1b, Arun W DM3).
- Development to reflect higher quality vernacular of housing, and introduce key LCA features such as brick and flint walls and hardwood post and rail and native hedges as boundary treatments, and flint, brick, slate or clay tiles within dwellings. (BENP ES5 & DG Appendix 2)
- Ensure positive relationship and transition with surrounding properties (Arun QE SP1), and retain well vegetated characteristics along the Yapton Road, and internal access roads using street trees, native single species hedges and mixed species hedgerow and trees where appropriate. (BENP H4, ES10 & DG Appendix 6).
- Sufficient distances between properties (BENP H5, DG 4b).
- Houses address the street and overlook public open space.
- Building turns the corner to prevent a blank gable end.
- On-street frontage parking interspersed with landscaping (BENP GA5).
- Off street on plot parking to the sides of houses.
- Unallocated visitor spaces.
- Tertiary streets with shared surfaces.



Typologies

Development to reflect higher quality vernacular of housing, and introduce key LCA features such as brick and flint walls and hardwood post and rail and native hedges as boundary treatments, and flint, brick, half timber and stone, slate or clay tiles within dwellings. (BENP ES5 & DG Appendix 2)



Rain Gardens & Street Trees

Rain gardens and street trees lining the main street, BENG Design Guide 1b. & c.

Off Road Parking

Sufficient off road parking provision through private driveways, garages and unallocated visitor spaces. All parking is in accordance to the WSCC Parking Standards.



Accessibility - Pedestrian Cycle/Permeability

Reflect the transitional position of the site between urban and more rural patterns, and set back south eastern frontage from Yapton Road (BENP ES3, Arun QE SP1). Reference the existing footpath route as part of off-road cycle/footway and open space proposals. The off-road combined cycle/footway runs through green corridors and open spaces around much of the site (BENP ES15) and links to existing external routes across the local area.

Transition

Ensure positive relationship and transition with surrounding properties (Arun QE SP1), and retain well vegetated characteristics along the Yapton Road, and internal access roads using native single species hedges and mixed species hedgerow and trees where appropriate. (BENP H4, ES10 & DG Appendix 6).



Figure 15: Illustrative Masterplan Responses



Active Frontages

Houses address the street and overlook public open space. Ensure positive relationship and transition with surrounding properties, and retain well vegetated characteristics along the Yapton Road, and internal access roads using native single species hedges and mixed species hedgerow and trees where appropriate. (BENP H4, ES10 & DG Appendix 6).

Biodiversity

Restore, enhance and maintain strong field boundaries and site's contribution to wider network of trees and hedgerow context (Arun G1, D SP1, ENV SP1). The north, eastern and western buffers reflect semi natural character with defensible hedgerow boundary, native trees and informal planting (BENP ES10 & DG Appendix 6). This results in the eastern biodiversity corridor extending around much of the site. (BENP ES15, Arun D SP1, LAN DM1, ENV DM5).

Opportunities for Natural Play

Local 'village green' area for play, gathering and community growing and informal play within wider green infrastructure including potential Trim Trail/Informal Play along eastern boundary (Arun HWB SP1).

Open Space

Reference the existing footpath route as part of off-road cycle/footway and open space proposals. The off-road combined cycle/footway runs through green corridors and open spaces around much of the site (BENP ES15).

SuDS Provision

Porous pavements (BENP DG Appendix 2), rain gardens, and swales and ponds within open space areas provide conveyance and storage of surface water as part of attractive semi natural GI network (BENP ES1b, Arun W DM3).

PREDICTED EFFECTS



7 PREDICTED EFFECTS

7.1 Mitigation, Impacts and Effects

7.1.1 As illustrated on Figures 12, and 13 Landscape Strategy and Illustrative Masterplan, the following key mitigation and enhancement measures, have been embedded at the design stage to minimise adverse effects:

- South eastern edge of the development set back from the Yapton Road (to ensure perceived open gap is retained from the road, and no notable change to perception of historic assets).
- Eastern boundary biodiversity corridor and route of disused PRoW retained and incorporated into the design, extending further biodiversity and pedestrian linkages from this across the site.
- Existing strong field boundaries restored, enhanced, and extended, ensuring the site's contribution to wider network of trees and hedgerow, and continued screening.
- Layout and strong green infrastructure designed to reflect the transitional position of the site between urban and more rural patterns.
- SuDS used to manage water, providing biodiversity and reflecting local character.
- Access onto Yapton Road promotes linkages with local facilities, including the nearby station, park and walking and cycling routes.
- Locally typical tree species both on boundaries and within the proposed layout provide screening and filtering of local and more distant views both to and from the proposed dwellings.
- Reflect locally typical materials and styles to make a positive contribution to the village of Barnham.

7.1.2 Impacts derive from the physical and perceptual changes to the baseline landscape resulting from the described development and the proposed design-embedded mitigation and enhancement measures.

7.1.3 The effects assessment is based on a scale of magnitude of change that is outlined within Appendix A ranging from Major to Negligible. The changes are considered in terms of size and scale, the geographical extent over which the proposals would be experienced and the duration and potential reversibility.

7.1.4 The predicted effects are established using sensitivity of the receptor, combined with the magnitude of the change, and these effects may be beneficial or adverse. It should be noted that the methodology tables provide guidelines only, with professional judgement on the final nature of effects and a justified reasoning included.

7.1.5 Effects are considered at year 1 on completion of the construction works, and, in this case, at year 10 as it is considered that mitigation planting would be likely to mature to achieve its design intentions by that time.

7.2 Predicted Landscape Effects

7.2.1 In terms of broad landscape character areas, the site lies within the West Sussex Landscape Character Assessment's LCA SC9 Chichester to Yapton Coastal Plain. This broad area exhibits a range of urban and rural characteristics, which are noted in the baseline landscape character section. It is not considered that the proposed development would result in any notable change to the characteristics of this broad area, as whilst it would introduce new built form, it would also introduce new locally typical tree and hedgerow planting, and water management features. As a result of a low to moderate sensitivity and a minor adverse magnitude of change, a **permanent Minor adverse effect** would be anticipated.

7.2.2 The Arun Landscape Study's LCA22 Barnham-Yapton Coastal Plain identifies a finer level of detail in terms of characteristics, as noted in the baseline landscape character section. This baseline has helped to inform design development, and support the local landscape characteristics. However, in regard to land use and field patterns, the described characteristics have not taken into account the recent residential developments in the area around the site. Therefore, although there are some remnants of small scale patchwork pasture, horticulture and linear development, there are also numerous larger residential developments which have led to notably larger settlement character. Although the site includes some arable land, it does not exhibit an open character, due to a high level of enclosure from existing surrounding dwellings on three sides, and tall boundary vegetation. This enclosure is considered to provide a strong landscape structure for

the proposed development, which can be further extended without notable change to local landscape character, and would considerably limit perceived change from the surrounding area. Therefore, a low to moderate sensitivity, combined with a moderate adverse magnitude of change on completion of construction works, would result in a **Moderate adverse effect initially**. However, as the new landscape structure establishes and matures, by year 10, this would be anticipated to reduce to a **permanent Minor adverse effect**.

7.2.3 The site itself is considered to have a low to moderate landscape sensitivity to the type of change proposed. At present the site is comprised predominantly arable land and derelict horticultural land. As a result, some areas are in poor condition, and notable landscape features are limited to trees and vegetation along the eastern and western boundaries, which are to be retained and enhanced within the proposals. There would be a loss of arable/derelict land/paddock, the introduction of the built form of a residential layout but also numerous beneficial impacts as a result of new planting and increased biodiversity, SUDS and an improved pathway network around the site. On balance, this would be considered a major adverse magnitude, which combined with a low to moderate sensitivity would result in a **Major to Moderate adverse effect initially** on completion of the works. As planting matures to achieve its design intentions, biodiversity increases, and an attractive green infrastructure emerges, this would be judged to continue to reduce, resulting in a **permanent Moderate adverse effect by year 10**.

7.3 Predicted Effects on Visual Amenity and Perception

Views from Yapton Road alongside the site (RVPs 01-05)

Sensitivity

7.3.1 Residential Receptors:

A continuous line of houses fronts onto Yapton Road with most properties set back around 15m with front windows overlooking parking areas. Views at ground level are truncated by the Highfield paddock boundary hedge that borders Yapton Road, therefore these receptors are assessed as **Low Sensitivity**.

Elevated views from first floor windows would have the potential to look over the hedge towards existing dwellings, glasshouses, shipping containers, caravans and redundant commercial buildings associated with the former Sunnyside nurseries. These urbanising influences create the perception that this is not a deeply rural or tranquil landscape with expectations of seeing built form in the landscape, therefore these receptors are assessed as **Moderate sensitivity**.

7.3.2 Road Users:

Yapton Road is a busy lane with a low expectation of high-quality views across the rural landscape from either motorists or walkers on highway footpaths, therefore these receptors are assessed as **Low sensitivity**.

Visualisations

7.3.3 The description of predicted changes to the views from Yapton Road should be read in conjunction with Appendix C: Photomontages, which illustrate the predicted changes to views along the route, allowing for 10 years growth to the proposed planting. The following pages include extracts from this document for ease of reference.

Views from Yapton Rd – Eastern Section

RVP 01:

7.3.4 From locations around the access to Windmill Shopping Village access at the edge of the village, the site is largely screened by the intervening dwellings, and the hedgerow along the Yapton Road, with the view focusing on Highfield paddock and existing houses in the near horizon.

RVP01			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Negligible	Minor to negligible	Negligible
Residential (upper storey) Moderate	Negligible	Minor to negligible	Negligible
Road Users Low	Negligible	Minor to negligible	Negligible

N.B. Effects are assumed to be adverse unless otherwise noted.

RVP 02 (See Visualisations Views A, B and C):

7.3.5 Moving further west, there are opportunities for views from receptors located south of the stopped-up PRoW BAR /3/2/5/1 that formerly ran alongside the site’s east boundary.

7.3.6 At ground level there is a gap created in the hedgerow by the corner field gate into Highfield creating a framed view over the field towards the southeast portion of the site. Existing buildings lying north of the railway already stretch fully across the middle horizon. Views from houses lying south of the PRoW focus more towards the east portion of the site dominated by glasshouses. Upper storey windows would potentially look over the hedgerow where views of the South Downs may be visible in the distance lying beyond the urban fringe north of the railway line. There is already an expectation that buildings will be seen from these locations.

7.3.7 Proposed mitigation is to set the buildings well back from the southeast boundary (35m) creating a naturalised parkland with new native hedgerow and significant new tree planting. The visualisations (View A and B) show that the proposed buildings would move closer to the receptors, but mitigation planting would be effective in gradually filtering and screening the proposed houses over a 10 year period.

7.3.8 Moving further west for a distance of approximately 105m, the mature roadside boundary hedge blocks views of the site at ground level throughout the year as shown in View C, which would result in a correspondingly negligible change along this section. Elevated views from first floor windows have the potential to see over the top of the hedgerow similar in nature to views described in RVP 02.

RVP02			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Moderate	Moderate to minor	Minor
Residential (upper storey) Moderate	Moderate	Moderate	Moderate to minor
Road Users Low	Moderate	Moderate to minor	Minor

N.B. Effects are assumed to be adverse unless otherwise noted.

RVP 03 (See Visualisations Views A, B, C and D):

7.3.9 A gap appears in the mature roadside hedge opposite Rose Cottage, which lies close to the roadside edge, and experiences traffic movements at close quarters from single windows on the ground and at first floor elevation.

7.3.10 This gap allows a framed glimpse of the south and east parts of the site area, from ground level. The magnitude of change would be a minor to moderate adverse initially, reducing to minor adverse as planting matures on the southeast boundary matures over a ten-year period. Elevated views from first floor windows have the potential to see over the top of the hedgerow similar in nature to views described in RVP 02 above and more moderate adverse in nature.

7.3.11 Flints and Willow Cottage to the west of Rose Cottage are set further back into the plot and their views broken by taller shrubs and conifer trees resulting in minor adverse changes reducing as mitigation planting matures over the ten-year period.

7.3.12 Views of the site further west are substantially blocked by existing dwellings on the north side of Yapton Road as far as the existing site entrance. Occasional gaps between buildings may facilitate glimpsed transient views



Visualisation View A with 10 years vegetation growth (location: RVP 02 - View from Yapton Road at junction with disused PRow BAR/325/1 looking north west)



Visualisation View B with 10 years vegetation growth (close up at the gateway near location RVP 02 - View from Yapton Road at junction with disused PRow BAR/325/1 looking north west)



Visualisation View C wireline used to illustrate how built form would be screened by the existing hedgerow (further west on the Yapton Road)

towards the approved bungalows (RVP06) but views of the proposed development would be negligible.

RVP03			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Moderate to minor	Moderate to minor	Minor
Residential (upper storey) Moderate	Moderate	Moderate	Moderate to minor
Road Users Low	Moderate to minor	Moderate to minor	Minor

N.B. Effects are assumed to be adverse unless otherwise noted.

Views from Yapton Road - Western Section

RVP 04 (Visualisation View E, F and DAS View G):

- 7.3.13 Visual receptors to the southwest of the site opposite the site entrance have low expectations of high-quality views currently looking towards existing houses north of the railway line; abandoned buildings; car parking; caravan park and utilitarian structures in the near foreground. The planning permission for three bungalows to the rear of Sunnyside will add to these built forms and further curtail longer views. Sunnyside boundary itself is marked by a low-quality chain-link fence. The South Downs are barely noticeable, seen as a sliver of green rising just above these urbanising features.
- 7.3.14 A key principle of the illustrative layout is to enhance the street character using high quality built complementing the character of Sunnyside and adjacent cottages to the east.
- 7.3.15 The site entrance is moved slightly further west creating a larger landscaped area adjacent to Sunnyside which will be planted with a new hedgerow and street trees.
- 7.3.16 The defunct roadside hedge would be replaced with a flint and brick wall in keeping with this north side of Yapton Road.
- 7.3.17 From receptors located at ground floor level including the houses opposite, the combination of the access curving road, frontage buildings and extant permission for three new bungalows will largely block views of dwellings within the rest of the site, with only occasional glimpses of buildings. While there will be an increase in the scale of built form, overall there would be a

minor to moderate positive enhancement of views in this locality.

- 7.3.18 Upper storey windows of houses opposite have the potential to see more of the development but have correspondingly increased views of existing detracting features.
- 7.3.19 Overall while there will be a perception of an increase in built form there would remain a minor positive enhancement of these localised views through replacing low quality dilapidated features with high quality buildings and boundary features.
- 7.3.20 Further west, the proposed frontage houses would block any opportunity for views in the rest of the site as shown in (Visualisation - View F). While the magnitude of the change would be moderate to minor, changes would be would be positive as above.

RVP04 (beneficial effects)			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Minor	Minor	Minor
Residential (upper storey) Moderate	Minor	Moderate to minor	Moderate to minor
Road Users Low	Minor	Minor	Minor

N.B. Effects would be considered beneficial from this location.

RVP 05:

- 7.3.21 Views of the site extend as far as the entrance to Blossom Way, where relatively little of the site is visible due to the tree belt along Blossom Way and existing buildings. While the new entrance onto Yapton Road and the proposed frontage buildings would be visible, there would be a minor positive enhancement of these localised views, replacing low quality dilapidated features with high quality buildings and boundary features.

RVP05 (beneficial effects)			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Minor	Minor	Minor
Residential (upper storey) Moderate	Minor	Moderate to minor	Moderate to minor
Road Users Low	Minor	Minor	Minor

N.B. Effects would be considered beneficial from this location.

Views from the south on Hill Lane and the old canal PRoW (BAR 200 1/1&2)

Sensitivity

- 7.3.22 Lane Users:

Lane users experience some attractive village edge views in this area, however, looking northwards towards the site, dwellings along Yapton Road are evident, largely screening views towards the site, and providing expectations of seeing built form alongside the village, therefore these receptors are assessed as **Moderate sensitivity** for recreational users and **Low sensitivity** for motorists who would be intent on their task travelling northwards to join the Yapton Road.

- 7.3.23 PRoW Users:

PRoW users experience some attractive rural views in this area, however, looking northwards towards the site, the upper storeys and rooftops of dwellings along Yapton Road are evident, and this creates the perception that this is not a deeply rural or tranquil landscape with expectations of seeing built form in the landscape, therefore these receptors are assessed as **Moderate sensitivity**.

RVP06:

- 7.3.24 This location lies on Hill Lane, close to the Yapton Road junction, as further down the lane views are rapidly screened by vegetation, and built form in places. Very little change would be perceptible given the level of screening by existing dwellings and the angle of the view. There may be glimpses of distant rooftops through the driveway gap or beyond the dwellings but these small changes would be likely to go unnoticed by the majority of lane users, given the context of the foreground and middle distance.

RVP06			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Lane Users (recreational) Moderate	Negligible	Minor to negligible	Negligible
Lane users (motorists) Low	Negligible	Minor to negligible	Negligible

N.B. Effects are assumed to be adverse unless otherwise noted.



Visualisation View D with 10 years vegetation growth (RVP 03 - View from Yapton Road at Rose Cottage looking north)



Visualisation View E with 10 years vegetation growth (RVP 04 - View from Yapton Road at junction alongside Sunnyside dwelling looking north)



Visualisation View F with 10 years vegetation growth (location: From the Yapton Road at the south western site corner)

RVP 07:

- 7.3.25 This location looks towards the edge of the village from the south and although close to the village edge, relatively little is visible in summer months due to the well vegetated surroundings of the dwellings in this part of the village. During winter, however, existing dwellings along Yapton Road become partially visible, largely revealing rooflines and ridges. A small section of a glasshouse lying north of the site and railway is just visible.
- 7.3.26 Roofs and ridges of proposed dwellings in the eastern parts of the site would likely be revealed in the winter scene between Flints/Willow Cottage (to the left of view) and Elfin Hollow (to the right of view). These would be seen below the South Downs tree line, broken and filtered by existing trees and hedges in the foreground vegetation. Changes would be minor adverse in nature, further reducing as tree planting matures.

RVP07			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
PRoW Users (recreational) Moderate	Minor	Minor to negligible	Negligible

N.B. Effects are assumed to be adverse unless otherwise noted.

Views from the west on Blossom Way and Devonshire Lane

Sensitivity

- 7.3.27 Residential Receptors:

A small number of houses front onto Devonshire Lane. Further west these dwellings would screen most views towards the site. Views at ground level are screened (in summer) and filtered (in winter) by the boundary hedgerow and tree belt along the site boundary, therefore these receptors are assessed as **Moderate Sensitivity**.

- 7.3.28 Elevated views from first floor windows would be typically less frequently used but would have the potential to look over the hedgerow through the trees (in winter) towards existing caravans and redundant commercial buildings associated with the former Sunnyside nurseries. These urbanising influences create the perception that this is not a deeply rural or tranquil landscape with expectations of seeing built form in the landscape, therefore these receptors are assessed as **Moderate sensitivity**.

RVP 08:

- 7.3.29 This location lies close by to the west of the site but relatively little of the site is visible due to the tree belt along Devonshire Lane and Blossom Way bordering the site’s west boundary. In summer the boundary vegetation with the site is robust affording limited glimpses into the site. Winter views are more filtered with occasional wider gaps in the vegetation
- 7.3.30 Mitigation proposals on the west boundary of the site are to retain and reinforce an ecological corridor, enhanced with scrub and tree planting. It is considered that there would be a Moderate adverse change from ground and upper floors of adjacent residents, for a small number of residents on the eastern edge of the residential area. Proposed trees and scrub management within the western boundary buffer would soften and assimilate the new dwellings over time, reducing the magnitude of change to Minor adverse.

RVP08			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Moderate	Moderate	Moderate	Moderate to minor
Residential (upper storey) Moderate	Moderate	Moderate	Moderate to minor

N.B. Effects are assumed to be adverse unless otherwise noted. A winter scenario is assumed in the above, and it should be noted that a **Minor adverse effect** would be anticipated at year 10 during summer months.

Views from the north on Lapwing Grove and the intervening railway line

Sensitivity

- 7.3.31 Residential Receptors:

A small number of houses back onto the railway line, with other dwellings set considerably further north by an open space with trees. Further north these dwellings would screen views towards the site. Views at ground level are generally screened by 2m close board fencing therefore these receptors are assessed as **Low Sensitivity**.

- 7.3.32 Elevated views from first floor windows would be typically less frequently used but would have the potential to look over the fence across the railway line towards the site’s existing fields, caravans and redundant commercial buildings associated with the former Sunnyside nurseries. These urbanising influences, along with the existing dwellings on Yapton Road, give the

expectation of seeing built form, therefore these receptors are assessed as **Moderate sensitivity**.

RVP 09:

- 7.3.33 From Lapwing Grove opposite the Ashdown Vale allotments much of the view looking south towards the site is screened by an intervening 2m high close board fence. Upper floors and roofs of buildings including Sunnyside can be seen lying beyond the western half of the site. Additional scrub vegetation lying next to the railway line to the left of the view, currently blocks out the eastern half of the site even in winter. Ground floors views of adjacent properties that front onto the railway line are blocked by the close board fences, with open upper floor views from first floor windows looking towards buildings along Yapton Road. Transient, open views would also become available from passing trains for a short duration.
- 7.3.34 Mitigation on the northern boundary includes a minimum 20m building offset from the railway line and creating an ecologically enhanced landscape corridor that includes scrub and tree planting.
- 7.3.35 There would be open major adverse changes in views from first floor windows of those properties adjoining the railway line, seen in the foreground to existing buildings on Yapton Road. Views would reduce to moderate as tree planting matures within the northern landscape buffer.

RVP09			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Residential (ground floor) Low	Minor	Minor	Minor to negligible
Residential (upper storey) Moderate	Major	Major to moderate	Moderate to minor

N.B. Effects are assumed to be adverse unless otherwise noted.

Views from the east further afield

Sensitivity

7.3.36 Road Users:

Yapton Road is a busy lane with a low expectation of high-quality views across the rural landscape from either motorists or walkers on highway footpaths, therefore these receptors are assessed as **Low sensitivity**.

RVP 10:

7.3.37 View from Yapton Road (B2233) looking north west. From just outside of Barnham village to the east, views travelling towards the village are restricted by roadside hedgerows, and opportunities for glimpses are limited to gaps in the hedgerow or upper storeys of dwellings. Where views are available views of the village are well vegetated with glimpses of dwellings in places between. In summer months much of the built form is hidden, though in winter more would be visible, though filtered by vegetation. Similarly, the proposed development would be predominantly screened by intervening vegetation but, particularly in winter months it is likely glimpses of rooftops and upper storeys would be available of a minor to negligible adverse nature.

RVP10			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Road Users Low	Minor to negligible	Minor to negligible	Negligible

N.B. Effects are assumed to be adverse unless otherwise noted.

RVP 11:

7.3.38 View from Yapton Road at the former Croftway nursery premises looking north west. On the approach to the village edge from the east, closer to the site, views are generally channelled along the road corridor, with glimpses of dwellings alongside, set in well vegetated gardens. Vegetation along the former nursery premises boundary screens views towards the site in summer and winter blocking any opportunity for views of the development, resulting in negligible changes to the view.

RVP11			
Sensitivity of receptors	Magnitude on completion	Effects on completion	Effects at year 10 (as planting matures)
Road Users Low	Negligible	Minor to negligible	Negligible

N.B. Effects are assumed to be adverse unless otherwise noted.

7.4 Local Landscape Policy Impacts

7.4.1 Table 06 on the following pages considers the landscape policy context within the Arun Local Plan 2011 to 2031 (adopted 2018) and the Barnham and Eastergate Neighbourhood Development Plan 2014-29 made 2014 (Post examination plan 2021), and the design response at this Outline application stage.

Table 06 - Local Landscape Policy Impacts

Policy		Landscape Impacts and Mitigation
Arun Local Plan 2011 to 2031 adopted 2018		
Local Planning Policy	Policy SD SP1 Sustainable development	There is a presumption in favour of sustainable development. The site lies in a location adjacent to the BUAB, close to local facilities and public transport connections, and would include SuDS to manage drainage.
	Policy C SP1 Countryside	Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. The site lies adjacent to the BUAB, and includes numerous detractive features such as derelict buildings. In addition it is enclosed on 3 sides by dwellings and residential areas, and due to a dense, tree lined hedgerow along the eastern boundary, there is no connection with the wider countryside. As a result, with the exception of its eastern and western boundary hedgerows/tree lines, the site makes no notable contribution to the intrinsic character and beauty of the countryside. The hedgerows/tree lines would be retained, enhanced and extended providing a strong new edge to the settlement.
	Policy GI SP1 Green Infrastructure and development	The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. The BENDP Biodiversity Corridor is shown along the eastern boundary of the site on the GI network map. The proposals allow a broad buffer along this corridor and would improve biodiversity with new meadow and native planting, providing notable enhancements and creating further linkages, extending it around the site.
	Policy LAN DM1 Protection of landscape character	Places emphasis on protection of the setting of the South Downs National Park including views into and out of the park, respecting particular characteristics and reinforcing and or repairing character, in addition to historic character and development pattern. No views were identified from the SDNP as a result of the site's location with dwellings on three sides and intervening layers of vegetation. The proposals would interrupt distant glimpses towards the SDNP available from a small number of dwellings on the Yapton Road, however, these glimpses already include glasshouses and recent residential development north of the railway line, and are not considered notable. Character and development pattern would be supported by the proposals with a strong new settlement edge, comprising native tree and hedgerow planting along existing field boundaries in line with LCA guidelines.
	Policy D SP1 Design	Proposals should reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats). The outline proposals have been developed through an iterative process of site analysis and context within this LVIA and have demonstrated that the objectives could be accommodated. These would be further reinforced as part of a RM application.
	Policy D DM1 Aspects of form and design quality	Places emphasis on character, appearance/attractiveness, minimising impact to users and occupiers of nearby property, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and complying with the Arun District Design Code. The outline proposals have been developed through an iterative process of site analysis and context within this LVIA and have demonstrated that character would be reinforced with appropriate scale and density, public realm and attractive GI. Other aspects including detailed native tree, shrub and hedgerow planting and appearance and attractiveness would be further reinforced as part of a RM application.
	Policy HWB SP1 Health & Wellbeing	Reinforces the need for healthy communities and reducing health inequalities. The proposals include provision for walking and cycle routes, communal growing areas and play within attractive GI on the site, and due to location alongside the BUAB, close pedestrian/cycle access to facilities and transport links would offer further opportunities for healthy lifestyles.
	Policy QSR DM1 Open Space, sport & recreation	Open space provision should be in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity and provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision. The proposals offer open space provision in line with the policy, and due to the close proximity of Murrells Field, offer a contribution in regard to NEAP.
	Policy ECC SP1 Adapting to climate change	Development must be designed to take account of the following issues: a. Location (in relation to flood risk and vulnerability to coastal erosion); b. Water efficiency; c. Shade, cooling, ventilation, solar gain; d. Connectivity to the green infrastructure network; e. Layout and massing; f. Resilience of buildings and building materials to extreme weather events; and g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS). The proposals lie within flood zone 1 with a low probability of flooding, and provide SuDS to manage drainage, and demonstrate connectivity to the GI network, other detailed information would be provided as part of an RM application.
	Policy T DM1 Sustainable Travel and Public Rights of Way	Places emphasis on development being located close to established public transport facilities and extending and joining up public rights of way and cycle routes. The site location at the edge of the BUAB and close to facilities provides sustainable travel opportunities, and the extension of pedestrian/cycle routes across the site would extend public access opportunities to support this policy.
	Policy ENV SP1 Natural Environment	Places emphasis on protection of trees and the requirement for Arboricultural Impact Assessments. An AIA was carried out as part of the technical studies, and trees are to be retained and protected as part of the proposals.
	Policy ENV DM5 Development and biodiversity	States developments should achieve a net gain in biodiversity and existing habitats/species protected, and they should incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features. The proposals include BNG and protection of species, and further elements would be included as part of an RM application.
	Policy W DM3 Sustainable Urban Drainage Systems	Development proposals must incorporate SUDS within the private and public open spaces of the development in order to provide source control features to an overall SUDS design. A comprehensive site wide SuDS design is included within the proposals and further detail would be provided as part of an RM application.
	Policy QE SP1 Quality of the environment	Development must not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District. The location of the site, set back from the Yapton Road dwellings, along with the broad landscape buffer along the south eastern section, in addition to the current derelict built form on the site at the south western section, would ensure no significant long term negative impact on residential amenity from the south. To the west, the existing hedgerow/tree line, and proposed planting would ensure none from the dwellings to the west. To the north, the intervening railway line, and the proposed landscape buffer and tree planting along it would ensure none from the north. The existing PRoW is closed and is not anticipated to re-open but proposed new pedestrian cycle links around the site would ensure beneficial effects on recreational opportunities.

Table 06 - Local Landscape Policy Impacts

Policy		Landscape Impacts and Mitigation
Barnham and Eastergate Neighbourhood Development Plan 2014-29 made 2014 (Post examination plan 2021)		
Policy ES3 The Local Gap/Green Infrastructure Corridors	Eastergate and Barnham should be protected from a continuous urban form/ coalescence along the north and south aspects of the B2233. A Landscape and Visual Impact Assessment must demonstrate no diminution of openness of and use from the local gaps. No local gap is identified on the site, it is not identified as open space (there are very few open spaces south of the railway) but does have a biodiversity corridor along the eastern edge which currently includes a ProW (closed). The site's south western section of boundary abuts the Yapton Road but includes derelict built form such that openness is not perceptible. The site's south eastern section of boundary location is set back from the Yapton Road by a paddock with a tall boundary hedgerow (Highfield appeal land) and the proposals include a further broad landscape buffer. As a result of this, and the existing residential areas and glasshouses north of the railway line, a loss of openness is not anticipated. The former ProW route within the site would be retained as informal pathway, and extended around the site within the landscape buffers to provide GI network benefits and contribute positively, providing new open space south of the railway (which is currently very limited).	
Policy ES4 Protection of open views	The open views and vistas identified in the Neighbourhood Plan will be maintained if possible, and an assessment of views to and from the development should be provided - the site does not form a notable constituent in any of the local views and vistas identified and an assessment of views is provided within the LVIA, illustrating the high level of visual containment offered by the existing boundary vegetation, which would be further reinforced by proposed vegetation.	
Policy ES5 Quality of design	Conserve and enhance landscape character by demonstrating that they are informed by existing landscape character, the context and type of landscape; integrate with the local landscape and built environment; contribute to and conserve the features of distinctive character, pattern and evolution of the landscape. Proposals should not reduce the biodiversity, landscape and amenity value and character of historic rural roads. Hill Lane to the south of the site is recorded as an historic rural road but there is very little intervisibility with the site. Yapton Road which runs to the south of the site is also noted, but the proposals address the street at the south western boundary with locally typical features and are set back from the road at the south eastern section beyond a paddock and broad landscape buffer such that, once established, they would not be readily perceptible. The Barnham and Eastergate Design Guide will further inform the RM application.	
Policy ES7 Conserving and enhancing Non-designated Heritage Assets	Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages. The pertinent heritage assets would be Rose Cottage and Barnham Windmill south of the Yapton Road. However, the Windmill is located within an existing residential development and, in addition, is notably removed from the proposals as a result of the road, the Highfields paddock and broad landscape buffer. Rose Cottage is located alongside Highfields in a row of dwellings to the south of Yapton Road, and is set back from the proposals by the road, Highfields paddock and the broad landscape buffer.	
Policy ES10 Trees and Hedgerows	Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss. An AIA was carried out as part of the technical studies, and trees and hedgerows are to be retained and protected as part of the proposals.	
Policy ES15 Green Infrastructure and Ecosystem Services	Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric. The site includes part of Biodiversity Corridor 8. along the eastern boundary, (the footpath route is closed). The policy notes that new development must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors and the proposals widen and extend the corridor westwards across the site, linking to southern and northern new biodiversity corridors, and achieve the required BNG across the site.	
Policy ES16 Dark night skies	Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time and this information will be provided as part of an RM application.	
Policy H1 Housing	Provides guidance for residential development including site boundaries and refers to the Barnham and Eastergate Design Guide for detailed design guidance which would be referenced within an RM application.	
Policy H4 Integration of new housing into surroundings	Policy notes: 'Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value. Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise (see Design Guide Appendix 6). Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either: • to the front of dwellings as an integral part of the new public realm; • to define green spaces; • to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width. • Hedgerows and buffers should be maintained as part of the development's communal green space.' The proposed broad eastern boundary biodiversity corridor would include existing mature hedgerow and trees and new native tree and shrub planting to form a strong new settlement edge, and the south eastern section planted landscape buffer would be provided in reference to retaining openness from the Yapton Road. The south western section would address the street, and make a positive contribution, in place of derelict buildings. Other boundaries would benefit from landscape buffers and new native tree, shrub and hedgerow planting to integrate into site setting. Detailed landscape proposals would be provided as part of an RM application.	
Policy H8 Settlement Boundary	Land outside of the settlement boundary is considered to be countryside and development will only be allowed if it is the subject of a specific policy in this neighbourhood plan or can demonstrate a need to be located in the countryside, as set out in national and local policies. At the Highfields appeal decision, the inspector noted: 'The intention of the BUABs also includes identifying the transition between the built form of a settlement and the surrounding countryside. Although drawn as a harsh line, the perception of where the settlement of Barnham begins or ends on the ground is less definitive due to the various areas of the existing built form located along alternate sides of Yapton Road. As concluded by another Inspector on the Walberton appeal, albeit concerning the gap between Barnham and Eastergate, it is difficult for me to say precisely where the edge of Barnham is located.' Whereas the Highfields appeal considered land fronting onto the Yapton Road at the edge of the perceived settlement, the proposals have set back proposed built form beyond both the paddock and a broad, planted landscape buffer, such that the proposals would not be likely to extend the perceived settlement edge.	

SUMMARY & CONCLUSION



8 SUMMARY & CONCLUSION

8.1 Summary of the Baseline Site Context

8.1.1 The site is bordered by the built-up area boundary of Barnham, and is strongly enclosed by the surrounding buildings, and vegetation within the local landscape. The site is predominantly in arable use, with some associated outbuildings and grassland paddocks on its westernmost part where the former nursery buildings were located, in addition to some remnant soil mounds and dilapidated outbuildings.

8.1.2 The busy London to Bognor Regis railway line immediately abuts the northern boundary, with large scale glass houses and residential development adjoining it to the north. A disused horticultural nursery borders the eastern boundary, separated from the site by a combination of mature trees and hedgerow. The western boundary is similarly defined by a mature treed hedgerow, and a ribbon of trees bordering Blossom Way/Devonshire Lane, with residential development beyond to the west.

8.1.3 To the south, a cluster of terraced and detached houses are located, with a former caravan park and outbuilding lying to the rear. Part of this area has benefit of full planning permission for three detached bungalows. A rectangular grass paddock borders the site's southeast boundary, so that the site is set well back from the Yapton Road. The residential development to the south of the site and the Yapton Road, is defined by more contiguous two storey housing, fronted by a mix of low-quality fences, clipped hedges and estate railings.

8.2 Summary of Baseline Visual Amenity

8.2.1 The topography within the local area, is relatively flat, which given the well vegetated village context, and area's well treed hedgerows, contributes a sense of enclosure to the site, with limited opportunity for long views into or out of it.

8.2.2 There is little woodland cover in the area but there are numerous tree belts and hedgerows, along with garden vegetation within the villages. These features, when combined with the existing built form within Barnham, and

nearby Yapton, effectively screen longer views towards the site. Tree belts, hedges and existing houses lie to the perimeter of the site. This limits the availability of close views to residential receptors in dwellings that border the site, as well as some glimpsed and broken views from Yapton Road to the south.

8.2.3 Close open views across parts of the site are available from the Yapton Road, from where the site is seen against the context of existing houses, glasshouses and the railway line. Footpath BAR/325/1 runs along the site's eastern boundary before crossing the railway line. However, as consultation is currently underway to close the route between the Yapton Road and Lake Lane to the north of the railway line due to safety concerns at the crossing, this has not been considered separately within the LVIA.

8.2.4 The South Downs National Park lies approximately 2.3km to the north at its closest point, however, there is limited visual connectivity between the National Park and the site due to a combination of adjacent dwellings and glasshouses, localised landforms and layers of vegetation. It is not considered likely that the proposed development would result in any significant landscape and visual effects on views into or out of the National Park.

8.3 Summary of Baseline Landscape Character

8.3.1 The site lies within the West Sussex Landscape Character Assessment's Landscape Character Area SC9 Chichester to Yapton Coastal Plain. In addition, the more localised Arun Landscape Study was produced in 2006 to help identify development choices. Within this study, the site lies within LCA22 Barnham-Yapton Coastal Plain, and is shown as having a Medium/High Landscape Capacity. Both studies provide key landscape character characteristics which have been examined as part of the landscape baseline for the proposed development.

8.3.2 Landscape baseline studies undertaken by the project landscape architects have noted that the site is considered to have a low to moderate landscape value and corresponding low to moderate landscape sensitivity, which confirms that the site has good capacity for residential development. In addition, Arun District Council carried out a Housing & Economic Land

Availability Assessment (HELAA) as part of the evidence base for the Arun Local Plan (adopted 2018). The site lies within HELAA_17BN1 Land West of Croftway Nursery Yapton Road. The summary for 17BN1 notes; "This site is immediately adjacent to the Built Up Area Boundary (BUAB) and services, neighbours a recently permitted site and is adjacent to the built up area of Barnham. This site is considered suitable for development and could be developed with the adjacent site to the east to provide housing in a sustainable location close to the centre of Barnham."

8.4 Summary of Predicted Effects

Landscape Effects

8.4.1 The LVIA considers the landscape character background of the site, and its contribution to local landscape character. In terms of the wider character context, effects on West Sussex Landscape Character Assessment's LCA SC9 Chichester to Yapton Coastal Plain would be considered permanent Minor adverse. In addition, effects on The Arun Landscape Study's LCA22 Barnham-Yapton Coastal Plain, which identifies a finer level of detail, would be considered Moderate adverse reducing, as the new landscape structure establishes and matures, to a permanent Minor adverse effect.

8.4.2 Effects on the site itself would be considered Major to Moderate adverse initially due to the introduction of the residential layout but as planting matures to achieve its design intentions, biodiversity increases, and an attractive green infrastructure emerges, this would reduce to a permanent Moderate adverse effect.

Visual Effects

8.4.3 Overall, opportunities for notable views towards the proposed development would be limited to the site's immediate surroundings, that is the Yapton Road alongside the site, Blossom Way and Devonshire Lane, the railway line and Lapwing Grove beyond.

8.4.4 The visual assessment, and the accompanying visualisations in Appendix C demonstrate the likely effects on the views of visual receptors in these locations are modest, and would reduce further over 10 years as tree, shrub and hedgerow planting matures on the southern, eastern and western boundaries.

- 8.4.5 Visual receptors further afield would be unlikely to perceive any notable change, given the existing site context, and high level of enclosure from hedgerow and tree belts around the site, and within the local area.

8.5 Conclusion

- 8.5.1 The proposed development would retain the site's key features, boundary trees and hedgerows, which contribute towards its character and its sense of enclosure. While the footpath to the east is closed, a pedestrian access would still be provided into the site from the southeast corner of the site. In addition, the landscape-led development and its landscape framework provides for prioritised pedestrian and cycle connectivity, with new recreational routes around and within the site. The generous open space strategy would include significant tree, hedge and scrub planting with opportunity for a variety of habitats, and biodiversity benefits. The interconnected surface water strategy would create additional visual and biodiversity interest. Overall, the landscape features of the site would be significantly enhanced above their current baseline condition.
- 8.5.2 Whilst there would be an overall adverse change to the site's landscape character through the loss of arable fields and openness, these effects would be very localised and would not adversely affect the wider landscape character.
- 8.5.3 With regard to visual amenity, the landscape led layout includes substantial planting mitigation as well as generous open spaces that could accommodate forest-scale trees to assimilate the development into its landscape, and reduce views from Yapton Road. It is likely that there would be some notable adverse visual effects during the construction phase, and initially on completion before mitigation planting has matured, from a limited number of residents in adjoining properties, however, these effects would be limited to the site's immediate surroundings. The footpath to the east is closed due to safety concerns at the railway crossing, and this is overgrown and not easily accessible at the time of writing, therefore footpath users have been scoped out of the assessment.

- 8.5.4 Arun Local Plan and Barnham and Eastergate Neighbourhood Plan policy and design guidance has been referenced throughout design development, and would continue to further inform detailed design development as part of a Reserved Matters application.

- 8.5.5 This Landscape and Visual Impact Assessment has been used throughout the design process to inform design development to ensure the scheme is landscape-led, and that any impacts are appropriately mitigated. The existing key landscape features will be retained and protected, and as a result of the site's immediate context, and mitigation proposals, landscape and visual effects would be highly localised, and would not be likely to ripple out to the wider landscape.

APPENDICES



APPENDIX A METHODOLOGY

METHODOLOGY

There are two levels of Landscape and Visual Assessment.

LVIA as part of a standalone Landscape ‘appraisal’ and LVIA as part of an Environmental Impact Assessment (EIA). This methodology has been set out to define the processes involved in the first procedure, as part of a stand-alone appraisal.

Whilst the processes and principles are fundamentally the same, LVIA as part of an ‘appraisal’, is not required to establish the significance of the effects. GLVIA3 Statement of Clarification 1/13 10-06-13 states; *‘The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would likely be significant, given the term ‘significant’ is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.’*

The level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. These are:

Project Description

A description of the proposed development, main features of the proposals and any established parameters and this can include a description of any alternatives considered.

Baseline Studies

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely, independently of the development. Includes information of the condition and value of elements that contribute to the baseline and factors that would affect the sensitivity of receptors. These are described in further detail on the following pages. Landscape sensitivity and susceptibility follow on from the baseline as part of the effects.

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

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

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

The GLVIA3 sets out a series of different visual receptor groups that may be considered;

- Public viewpoints, including buildings, open access land and PRoW
- Transport Routes
- Places of work

The guidance sets out that, in some cases, it may be appropriate to consider private view points such as residential properties. The extent and range of receptors should be agreed with the LPA where possible.

For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/appraisal **not** as part of a residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits, to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

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

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

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

Specific Viewpoints (SVP) are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

Illustrative Viewpoints (IVP) are included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

The photographs within this document have been produced for context only. A professional judgement has been used to provide an extent of view that represents not only the site and its context but also an understanding of the quality of view and influences within the experiences.

The methodology for annotation Type 1 visualisation photographs1 suggest two ‘Fields of View’ to provide a comparable ‘in the field’ visual experience2:

- 39.6° x 27° (single landscape photograph with a fixed 50mm lens) - presented at 390mm x 260mm @ A3; and
- 90° x 27° (multiple landscape photographs with a fixed 50mm lens) - presented 820mm x 250mm as a Cylindrical Panoramic image @ A1 width.

These can be reproduced at these dimensions if required.

Photographs are taken following the GLVIA and Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals. Locations of the photographs are recorded using a GPS.

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

Identification and Description of Effects

The assessment clearly and systematically evaluates the potential effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial. The effects should be considered in relation to their scale and size within the landscape context, the geographical influence and the potential duration and reversibility. The criteria for these are set out within Table Mag01.

Following the identification of these potential receptors, the likely effects of the development and the proposed mitigation are then assessed.

Landscape Impacts

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

Examples of changes and effects can include (but not exhaustive):

- Quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.
- Changes to the perception of the landscape
- Changes in the character of an area/local and wider landscape character areas
- Changes to the experience of being in a particular space or designed landscape
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

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

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. The potential time-scales and mitigation measures should also been considered.

Mitigation

Table 3.1 of the GLVIA3 sets out that mitigation is only a requirement of the EIA process, however, it may be appropriate to consider mitigation of adverse

- 1
- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11;
- 2
- To be held at arms length.

effects to inform and contribute to a holistic design approach.

For the purposes of this assessment this has included investigating measure to avoid, remove or reduce adverse effects. It is considered that avoidance mitigation for any significant effects should be the pre-requisite to any scheme design.

Most development will inevitably result in some landscape or visual impacts which cannot be avoided. It is how these effects are dealt with in the design response that normally determines the acceptability, or not, of the development. These will be identified through the assessment of predicted effects and additional measures recommended.

Offset or compensatory mitigation are the measures to be undertaken in order to compensate for effects that cannot be satisfactorily mitigated by design alone.

Enhancement

Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors.

Enhancement is not a requirement of the EIA regulations but is often included as best practice and to provide a holistic approach to the development framework and landscape setting.

Susceptibility/Sensitivity to development

The GLVIA identifies sensitivity as a combination of the ‘susceptibility of the receptor to a specific type of change or development’ and the ‘value related to that receptor’. The GLVIA sets out that the susceptibility of a Site must relate to the type of development that is being undertaken and not recorded as part of the baseline but form part of the assessment of effects.

The value of the elements that are considered to contribute to the value of the Site will be assessed as part of the baseline.

Technical Assumptions

For the purposes of the assessment the following assumptions have been made:

- For visual receptors, views are assessed at 1.8m, assuming adult standing height
- For assessment of planting mitigation measures the following heights (Table 1) have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices

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

Technical Assumptions Table 1 - Average Planting Heights

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

ASSESSMENT CRITERIA

LANDSCAPE

Landscape Value

The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at a national, regional and local level.

The GLVIA3 looks at this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84). This is further guided by the Landscape Institutes Technical Guidance Note 02/21 Assessing landscape value outside national designations May 2021. The criteria in the following tables have been drawn from this table, desk top research and site visits. Professional judgement is then used to formulate an overall value that is used in the table.

- Quality, condition and intactness of both individual features and overall Landscape Condition (Table LV1);
- Uniqueness, rarity and contribution to key local features (Table LV1);
- Designation of a landscape or feature(s) (Table LV2);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity (Table LV3);
- Cultural or historical associations and designations (Table LV4);
- Recreational use of the landscape (Table LV5); and
- Functionality (Table LV6).

Functionality is described as *‘Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape’* this includes the landscape contribution to healthy landscape systems, to its character, setting and wider GI, including sustainability.

The value methodology tables form a guidance framework on which to base the appraisal. It may be that certain values are more significant to some receptors or have slightly alternative criteria. A landscape does not always need to fulfil all of the criteria, however, a thorough reasoning and assessment should be given to justify the value. This is where the professional judgement is key to identify and provide a well considered and balanced narrative of the overall value.

“Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues” – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

Landscape Value Table 1 - Landscape Quality, Condition, Uniqueness, Rarity and Contribution to key features

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character. Considered an outstanding exemplar.
High	National, Regional District/Local	High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved. Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees). Considered between ‘outstanding’ and ‘everyday’ landscape (see Glossary)¹.
Moderate	Regional District/Local	Moderate quality landscape or features. Some management of the whole or significant features evident. Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management, however, also some evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees). Considered an ‘everyday’ landscape.
Low	District/Local	An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements may be worthy of conservation and enhancement, currently minimal management. Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on the significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees). Considered between ‘everyday’ and ‘degraded’ landscape.
Very Low/ Negligible	N/A	An ordinary low quality landscape, devoid of any key landscape features, often with minimal management. A ‘degraded’ landscape.

1 Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106 - Refer to Glossary for definitions

Landscape Value Table 2 - Designated Landscape Assets/Features

Value	Importance	Typical Examples/Features
Very High	International/ National	World Heritage Sites, National Parks, AONB Notable contribution to internationally and / or nationally-designated areas relating to the elements of landscape character - landscape features, biodiversity, archaeology, historic/cultural and/or geological. This can include Registered Historic Parks and Gardens, Scheduled Monuments, Grade I and / or II listed buildings context / setting of heritage asset, contribution to character of settlement or feature of international or national importance, SACs, SSSIs, Contribution to international and nationally important assets identified through heritage and ecological assessment.
High	National, Regional District/Local	Areas of AONB and National Parks that may have been degraded through historic use, in appropriate management or subject to degradation. Notable contribution to designation which have nationally-regional importance relating to the elements of landscape character - landscape features, biodiversity, archaeology, historic/cultural and or geological. This can include Areas of Great Landscape Value (AGLV) , Unregistered Historic Parks and Gardens, Country Parks, TPOs, Ancient Woodlands, Local Wildlife Sites / Local Nature Reserves, Grade II Listed Buildings, Conservation Areas, setting of heritage asset, contribution to character of settlement or feature of national or regional importance Contribution to nationally and regionally important assets identified through heritage and ecological assessment.
Moderate	Regional District/Local	Un-designated landscapes which have specific policy, strategies and guidance for their protection and enhancement. Notable contribution to locally designated areas relating to the elements of landscape character, setting, landscape features , biodiversity, archaeology, historic/cultural and or geological.
Low	District/Local	Un-designated landscapes without specific policy, strategies or guidance for their protection and enhancement. Limited contribution to locally designated or undesignated areas relating to the elements of landscape character, setting, landscape features, biodiversity, archaeology, historic, cultural and or geological.
Very Low/ Negligible	N/A	Negligible contribution to any landscape feature or function.

Landscape Value Table 3 - Scenic Quality & Perceptual

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view. Lack of human activity providing a sense of total remoteness/wilderness. Emotive landscapes - landscapes that invoke inspiration and awareness of a very natural or culturally important landscape. Areas identified as Dark Sky Areas/Reserves. Tranquil and remote landscape with minimal influence from human activity.
High	National , Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views. Predominantly free of human activity providing a strong sense of remoteness/wilderness. Emotive landscapes, landscapes that invoke inspiration and awareness of a very natural or culturally important landscape. Areas identified as Dark Sky Areas with some long distance light influences/occasional light from local roads/dwellings. A tranquil or rural landscape with minimal or occasional influence from human activity.
Moderate	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires. Landscapes that invoke inspiration and awareness of a perceived attractive landscape, setting or locally culturally important landscape. Areas that are affected by low level light influences/light from local roads/dwellings/close urban boundaries. Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features. Landscapes that are strongly influenced by urban setting, form, scale and massing. Landscape that can invoke a feeling of threat or unease. Areas influenced by lighting, street lighting and lighting along main transport routes. Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Very Low/ Negligible	N/A	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape. Landscape that invokes a feeling of threat or unease. Heavily influenced by major transport networks/industrial/waste management including noise pollution, odour, high level lighting, constant human activity.

Landscape Value Table 4 - Cultural or Historical Associations or Designations

Value	Importance	Typical Examples/Features
Very High	I n t e r n a t i o n a l / National	Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations.
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/ cultural features. The landscape contains elements that have historical and cultural associations.
Moderate	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape.
Low	District/Local	Historical and cultural associations that do not relate to the landscape.
Very Low/ Negligible	N/A	No historical or cultural associations.

Landscape Value Table 5 - Recreational Use of the Landscape

Value	Importance	Typical Examples/Features
Very High	I n t e r n a t i o n a l / National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and attractions for locals and visitors.
Moderate	Regional District/Local	Provides a well-used recreational resource or attraction for local residents/community.
Low	District/Local	Provides some informal recreational use of limited access.
Very Low/ Negligible	N/A	No recreational or public access.

Landscape Value Table 6 - Functionality

Value	Importance	Typical Examples/Features
Very High	International	Landscapes and landscape elements which provide a significant contribution to the healthy functioning of an internationally recognised landscape, Green Infrastructure designation or policy (UNESCO, RAMSAR, SAC, SPA). Plays a significant role in the wider landscape / visual function of Green Belt.
High	National, Regional, District	Landscapes and landscape elements with a number of key features which play an important role and function as part of a wider National/Regional/District Green Infrastructure network, designation or policy (e.g National Park, AONB, Floodplain). Plays a role in the wider landscape / visual function of Green Belt, Green Gap and other landscape buffers at a strategic scale.
Moderate	Regional, District/Local	Landscapes and landscape elements with some key features or functional links with adjacent nationally designated landscapes, their setting or special features. Provides some contribution to the function of Regional/District/Local Green Infrastructure networks, designations or policies (e.g AGLV, Flood plain, Green Gap, BOA). Plays a role in the local landscape protection and visual function of Green Gap and other landscape buffers of settlements.
Low	District/Local	Contribution to the function of the landscape is weak or limited to a localised level. Examples of poor management, erosion or loss of features, links to wider designations/features are ineffective. Limited or no contribution to the local landscape protection and visual function of Green Gap and other landscape buffers of settlements.
Very Low/ Negligible	N/A	Does not contribute to the functioning of any landscape.

Landscape Susceptibility

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

These tables provide guidance only. An impact can sometimes deviate from the set criteria through site specific circumstances and professional judgement, however, this will be justified through sound rational.

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

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

The susceptibility to change relates to the ability of the Application Site to ‘*accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy.*’

Potential landscape receptors include key features/characteristics identified within the various LCAs as well as criteria identified through the site visits and technical assessments.

Landscape Sensitivity

The GLVIA identifies sensitivity as a combination of the ‘**susceptibility of the receptor to a specific type of change or development**’ and the ‘**value related to that receptor**’.

Landscape sensitivity relates to the extent that a landscape feature or area can ‘*accept change of a particular type and scale without unacceptable adverse effects on its character*’; and is based on the matrix in LSS Table 02.

A clear narrative should be given explaining how the sensitivity relates back to the relevant criteria for susceptibility and value. A landscape does not have to be a protected or designated landscape to have a high sensitivity, for example; if it scores highly in other values and susceptible features.

Landscape Susceptibility & Sensitivity Table 01 - Susceptibility

Landscape Susceptibility	
High	A well-recognised landscape or features afforded protection through international/national, local or regional policy and designation. A landscape that strongly contributes to the distinctive nature and key features/qualities identified within AONB/National Park/LCA/National/Regional Heritage Assets and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Low/Negligible capacity for development. A landscape particularly sensitive to adverse change that would only accept minor and not easily recognisable adverse effects on the physical and perceived qualities of a landscape or townscape character, feature or elements that contribute to its distinctiveness.
Medium	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape or feature that is identified to detract or negatively effect the distinctive nature and key features/qualities identified within AONB/National Park/LCA/National Heritage Assets criteria. Will require justification and clear clarification of opportunities for improvement. Landscapes associated with heritage or cultural assets but not deemed to contribute to them within Heritage assessments. A landscape that has a moderate contribution to the distinctive nature and key features/qualities identified within local policy/LCA and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Moderate capacity for development. A landscape capable of accepting limited change resulting in an easily recognisable new element within the landscape or townscape character, or impact on a feature that would not be perceived as out of context with the overall quality and experience.
Low	A landscape capable of accommodating considerable proposed change without significant effects on landscape or townscape character, features or elements. A degraded or low quality landscape with poor structure, condition and value. A landscape that has a low/negligible contribution to the distinctive nature and key features/qualities identified within local policy/LCA and criteria identified within any LPA capacity/sensitivity assessments. Landscapes identified within Capacity assessment as contributing to or having Moderate to High/High capacity for development.

Landscape Susceptibility & Sensitivity Table 02 - Sensitivity

Landscape Value (See Landscape Value tables 1 - 6)	Landscape Susceptibility - see table 1		
	High	Medium	Low
Very High	High to Very High	High	High - Moderate
High	High	High - Moderate	Moderate
Moderate	High - Moderate	Moderate	Moderate - Low
Low	Moderate	Moderate - Low	Low
Very Low	Moderate-Low	Low	Low - Very Low

VISUAL

Visual Sensitivity

Visual sensitivity relates to the susceptibility of the receptor and the value attached to the view. This can include:

- The location and context of the viewpoint
- The amount of use
- The expectations and activity of the receptor
- The importance of the view

In determining the sensitivity there is the potential for a significant difference between well used footpaths, that offer extensive panoramas of attractive countryside, and footpaths that show minimal signs of usage or are heavily influenced by urban form, major detractors or busy transport routes. The table below is included as a guide and professional judgement will be applied.

Visual Table 01 - Sensitivity

Receptor		View type	Sensitivity
Residents in Private Dwellings	Gardens / Outdoor space / Views from dwellings	Susceptibility: Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	
		Balconies orientated and designed to take advantage of high quality views during the day.	
		Value: High Value placed on the view, contributing to the setting and landscape enjoyed by the resident.	Moderate
		Susceptibility: Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	
Workers within Places of Work	External areas	Bedroom windows used for relatively short periods with curtains drawn at night.	Low
		Value: Elements of the views may contribute to the setting or views experienced by the resident.	
		Susceptibility: Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	
	Ground & Upper Floors	Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
		Windows illuminating stairs, bathrooms or toilets.	
		Value: Low/Negligible Value, does not impact upon the expectation of views.	
		Susceptibility: Outdoor seating areas, used for small periods of time where the view is not the focus of the activity.	Low
		Value: Negligible Value, does not impact upon the expectation of views.	
		Susceptibility: Windows overlooking development.	Low
		Value: Negligible Value, does not impact upon the expectation of views.	

Receptor		View type	Sensitivity
Walkers on Recreational Routes	P R O W , C R O W s & Cycle Routes & Waterways	Susceptibility: Nationally designated/strategic paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Value: Very high value - internationally or nationally recognised and designated scenic or tourist routes through high quality and exceptional landscape setting. Forming part of a renown scenic destination or visual experience.	High
		Susceptibility: Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	
		Value: High value views and experiences from protected national, regional or local landscapes and protected views. Views from recognised recreational routes that take advantage of key landscapes and views.	Moderate
		Susceptibility: Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	
		Value: Elements of the views and experiences positively contribute to the expectations of the user. Limited to local value.	Low
Others - Visitors to Public Open Space or Historic/Cultural Attractions	Public open space	Susceptibility: Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
		Value: The view may contribute to the activities.	Low
		Susceptibility: Managed public open space within urban settings or engaged in activities that do not depend upon the appreciation of the view.	
	Designated Cultural / Historical Aspects	Value: Low/Negligible Value, does not impact upon the expectation of views.	High
		Susceptibility: Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	
		Value: High value views contributing to the setting and experiences. Protected views associated with the asset.	
Motorists on Roads	Rural	Susceptibility: Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Value: High value views and experiences from recognised recreational routes that take advantage of key landscapes and views.	Moderate
		Susceptibility: Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	
	Main	Value: Elements of the landscape positively contribute to the experience and views from the route	Low
		Susceptibility: Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	
		Value: Views and experiences are not appreciated by or form the focus of the user.	Low
All		Susceptibility: Traffic speed likely to limit experience and influence on receptors. Urban locations.	
		Value: Views and experiences are not appreciated by or form the focus of the user.	Negligible
		Susceptibility: No views are available, usually within the urban environment.	
		Value: No attached value.	

NATURE OF EFFECT - MAGNITUDE

The nature of the effect is defined as ‘a combination of the scale, extent and duration of an effect,’ The criteria for levels of magnitude of change for both landscape and visual receptors are outlined in the following table. The following descriptions provide guidelines only with professional judgement on the final nature of effects and a justified reasoning provided within the effects description.

Effects Table 01 - Magnitude

Type	Magnitude	Criteria
Adverse	Major	Size or scale: Total loss of or major alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape. Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis. Geographical extent: The proposals will affect a large number of Landscape Character Types (LCT) or Landscape Character Areas (LCA) or significance change to the site and its immediate setting. Direct views from high sensitivity receptors, at a close distance to the proposed development. Potential wide ranging visual effects from very high sensitivity receptors. Duration/Reversibility: Long term (more than 10 years) or permanent negative changes to the landscape that are difficult or impossible to mitigate or replace. Irreversible, a permanent change that can not be returned to the original character.
	Moderate	Size or scale: Partial loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Moderate changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on an occasional basis. Geographical extent: Negative effects noted over a moderate proportion of the identified study area or LCA/LCT. Indirect views from high sensitivity receptors within the wider landscape, or filtered/partially screened views from moderate sensitivity receptors within the local landscape. Duration/Reversibility: Medium term (5-10 years) or permanent negative changes to the landscape that are difficult or impossible to mitigate or replace. Partially reversible, a potential to reinstate the landscape to contain elements of its original appearance or reduced operational timescale with potential to be removed.
	Minor	Size or scale: Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer. Awareness of the proposals would not have a marked effect on the scene. Geographical extent: Negative effects limited to a localised area, forms a small part of the identified study area or LCA/LCT. Forms a potential minor feature within long/middle distance views of close distance/local heavily filtered winter views. Duration/Reversibility: Short term adverse changes that can be mitigated or reinstated within 5 years. Fully reversible, ability to return to its original condition or character or very limited operational/temporary timescale.
Negligible	Negligible	Size or scale: Very Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change. No perceived change in views or where the development would be scarcely appreciated and, on balance, would have little effect on the scene. Geographical extent: Effects are limited to a small part of the identified study area or LCA/LCT and limited to slight/subtle changes to the immediate setting. Duration/Reversibility: Changes are not appreciated.
Beneficial	Minor	Size or scale: Minor improvement or removal of elements/features/characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape. Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer. Awareness of the proposals would have a minor improvement on the scene. Geographical extent: Positive effects limited to a localised area, forms a small part of the identified study area or LCA/LCT. Improvement to direct views from receptors at a close distance to the proposed development. Potential improvements to wide ranging visual effects from long distance receptors. Duration/Reversibility: Long term (more than 10 years) or permanent positive changes to the landscape but do not fully mitigate the total effects of the proposals.
	Moderate	Size or scale: Moderate improvement or removal of elements/features/characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and moderately enhance the baseline character of the landscape/townscape. Moderate enhancement of views and/or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer. Geographical extent: Positive effects noted over a moderate proportion of the identified study area or LCA/LCT. Potential partial mitigation of proposals within long/middle distance views. Some benefits to indirect views from high sensitivity receptors within the wider landscape, or filtered/partially screened views from moderate sensitivity receptors within the local landscape. Duration/Reversibility: Medium term (5-10 years) or permanent positive changes to the landscape that will increase over time affording partial mitigation.
	Major	Size or scale: Major improvement or removal of several notable elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape. Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer. Geographical extent: The proposals will have a positive contribution to immediate and wider Landscape Character Types (LCT) or Landscape Character Areas (LCA) or significant positive change to the site and its immediate setting and close range receptors. Successfully mitigates and assimilates close distance/local views. Duration/Reversibility: Short term and positive changes that provide successful mitigation and enhancement within 5 years. Fully reversible, ability to return to its original condition or character or very limited operational/temporary time-scale.(e.g restoration of landscape/ re-mediation of derelict/poor quality landscape.)

DETERMINING THE LEVEL OF EFFECT

Once the sensitivity to the type of development proposed, and the magnitude of the effect has been established, the matrix in Table 02 Effects is applied. The results are then compared and tested, and professional judgement applied in order to determine the fine grain of the assessment and ensure that the results are consistent and logical, and determine a final level of effect.

Effects Table 02- Effects Matrix

		Sensitivity of Receptor				
		Very High	High	Moderate	Low	Negligible
Level of Magnitude of Effect	Major	Major	Major	Major to Moderate	Moderate	Moderate to Minor
	Moderate	Major to Moderate	Major to Moderate	Moderate	Moderate to Minor	Minor
	Minor	Major to Moderate	Moderate to Minor	Moderate to Minor	Minor	Minor to Negligible
	Negligible	Moderate to Minor	Minor	Minor to Negligible	Minor to Negligible	Negligible
	None	None	None	None	None	None

GLOSSARY

Taken from the GLVIA3 the following provide definitions to terminology used within the LVIA process.

Access land - Land where the public have access either by legal right or by informal agreement.

Baseline studies - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Characterisation - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Compensation Measures - devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.

Degraded landscapes - Degraded landscapes are those to which the population no longer assigns positive values, and which therefore no longer have a role to play. This is why they are usually the subject of planning at the most appropriate level (national, regional or local).

Degradation of a landscape may be caused by its “loss of usefulness” or abandonment.

When we speak of loss of usefulness, we refer to a landscape which no longer has the role that it previously played for the population, leading people to take a negative view of the landscape which forms their surroundings.

In the event of abandonment, the landscape becomes an industrial, commercial, tourist, urban or agricultural wasteland or consists of infrastructure no longer in use.

Degradation of a landscape may be a result of simplification, namely, the loss of the character and values of the landscape concerned, which had underpinned the population’s identity. Then the population no longer has a clear perception of that landscape.

Degradation of a landscape may be due to a loss of consistency. This may be referred to as fragmentation. Such a degraded landscape is no longer perceived as a set of interacting features, but as the sum of a number of fragments of land without social, cultural or natural links between them.

Degradation of a landscape may also be a consequence of a natural or technological disaster (pollution, fires, flooding, landslides, etc.). The extent of the disaster may radically alter the natural and/or human factors which shaped a landscape and leave a “desolation landscape”

which may take a very long time, or even be impossible, to restore.

It should nevertheless be pointed out that some degraded landscapes may be significant evidence of a territory’s history, and therefore correspond to “particular values assigned to them by the interested parties and the population concerned”. This is why, for example, several mining, industrial and war related sites are now included on the World Heritage List. - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

Designated landscape - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Development - Any proposal that results in a change to the landscape and/or visual environment.

Direct effect - An effect that is directly attributable to the proposed development.

Elements - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Enhancement - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA) - The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.

Environmental Statement - A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA, Regulations.

Everyday landscapes - Everyday landscapes are usually those corresponding to most surroundings where people live. They change constantly as a result of the effects of social, economic and environmental developments. The values assigned to them by the population are linked primarily to individual and social well-being. This is why they are usually the subject of management at the most appropriate level (national, regional or local) - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI) - Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA) - Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects - Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use .

Land use - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes ..

Landscape - An area, as perceived by people, the character of which is the result of . the action and interaction of natural and/or human factors .

Landscape and Visual Impact Assessment (LVIA) - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people’s views and visual amenity.

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA) - The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification - A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape effects - Effects on the landscape as a resource in its own right.

Landscape quality (condition) - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors - Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape strategy - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape value - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect) - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Outstanding landscapes - Outstanding landscapes are those to which the population has assigned a heritage value. This is why they

are usually the subject of protection at the most appropriate level (national, regional or local). Such protection does not have the effect of preserving these landscapes in a given state, for every landscape changes. - Terminology taken from Glossary of the Information System of the Council of Europe Landscape Convention Spatial planning and landscape, No. 106

Parameters - A limit or boundary which defines the scope of a particular process or activity.

Perception - Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).

Photomontage - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors- See Landscape receptors and Visual receptors.

Sensitivity - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance - A measure, the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

Stakeholders - The whole constituency of individuals and groups who have an interest in a subject or place.

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Townscape - The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

Visual effects - Effects on specific views and on the general visual amenity experienced by people.

Visual receptors - Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation - A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence) - A map usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX B

RELEVANT POLICY EXTRACTS

Arun Local Plan 2011 to 2031 adopted 2018

Policy SD SP1 Sustainable development

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

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

Policy C SP1 Countryside

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.

Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

Policy GI SP1 Green Infrastructure and development

The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District’s inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

Policy LAN DM1 Protection of landscape character

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair

the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

Policy D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

Policy D DM1 Aspects of form and design quality

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

1. Character

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

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

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

5. Adaptability

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

6. Crime prevention

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

7. Trees and woodland

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

8. Solar gain

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

9. Public realm

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

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

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

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

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

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

Policy HWB SP1 Health & Wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness

equipment) and safe, well promoted, walking and cycling routes.

b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and

c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District. Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

Policy OSR DM1 Open Space, sport & recreation

1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or

b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location;

or

c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

2. Open space, sport and recreation in new developments

Housing and, where viable, commercial development will be required to contribute towards:

a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.

b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.

c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.

d. Strategic projects identified in the Leisure and Cultural Strategy.

Policy ECC SP1 Adapting to climate change

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

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

a. Location (in relation to flood risk and vulnerability to coastal erosion);

b. Water efficiency;

c. Shade, cooling, ventilation, solar gain;

d. Connectivity to the green infrastructure network;

e. Layout and massing;

f. Resilience of buildings and building materials to extreme weather events; and

g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy T DM1 Sustainable Travel and Public Rights of Way

New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

Proposals for all new development must:

a. Be located within easy access of established public transport service(s), existing pedestrian and cycle networks, the committed and aspirational cycle networks and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres;

b. Where applicable, contribute to the extension of public transport services to serve the development and community transport services to ensure that a wide range of transport services are available to all residents;

c. Make provision for cycling and pedestrian facilities to meet the County Council Parking Standards, including cycle storage, convenient and secure cycle parking in association with retail and educational uses and sufficient secure parking and changing/showering facilities at places of work;

d. Contribute towards the provision of a joined up cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists and; where appropriate, horse riders, both within the development and in the form of links between the development and;

i. places of work, education, leisure and food retail;

ii. the South Downs National Park,

iii. along the coast particularly between Bognor Regis and Littlehampton,

iv. along the coast to Chichester,

v. Bognor Regis to Arundel, and

vi. Littlehampton to Goring.

Policy ENV SP1 Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

Policy ENV DM4 Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Policy ENV DM5 Development and biodiversity

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

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside

of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

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

Policy W DM3 Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

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

Green roofs

Permeable driveways and parking

Soakaways

Water harvesting and storage features including water butts.

Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:

- a. Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.
- b. Effectively manage water (including its quality)
- c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- d. Provide amenity for local residents (ensuring a safe environment)
- e. Retain the existing drainage network of the site and the wider area,
- f. Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.

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

- f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.
- g. Undertake up to six months groundwater monitoring within the winter period.
- h. Undertake winter percolation testing in accordance with BRE365.
- i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.
- j. The design must also take account of the 1 in 100 year storm event plus 30%

allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained

within the site boundary, and within designated storage areas.

Policy QE SP1 Quality of the environment

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

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

Barnham and Eastergate Neighbourhood Development Plan - Post Examination Plan 2021

Policy ES1 Flooding, drainage and new development - AMENDED (pertinent extracts)

ES1a Flooding

No development should take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (see maps in Evidence Base), unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape.

ES1b Reducing Flood Risk

All development proposals on undeveloped land (i.e. greenfield) must demonstrate that peak surface water run- off rates and run off volumes from the application site will be returned to pre-development greenfield criteria, as far as reasonably practicable.

All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practical to the greenfield run off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment.

Policy ES3 The Local Gap/Green Infrastructure Corridors - AMENDED

New development, other than the replacement or minor extension of an existing building, will not generally be supported if it fails to preserve the separate identities of Eastergate and Barnham, or causes further physical coalescence of the villages. These objectives are to be delivered through the provision of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form/ coalescence along the north and south aspects of the B2233. A Landscape and Visual Impact Assessment must demonstrate no diminution of openness of and use from the local gaps.

Policy ES4 Protection of open views - AMENDED

The open views and vistas identified in Appendix B will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

Policy ES5 Quality of design - AMENDED

New residential developments must be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located; integrate with the local landscape and built environment; contribute to and conserve the features which contribute to the distinctive character, pattern and evolution of the landscape. They will be expected to have appropriate regard to the Barnham and Eastergate Design Guide see Appendix D.

Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.

Policy ES7 Conserving and enhancing Non-designated Heritage Assets - AMENDED

Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages.

All proposals that have the potential to directly or indirectly affect a non-designated assets and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.

Non-designated Heritage Assets are defined as:

Areas of Character

Buildings or Structures of Character

Our Non-designated Heritage Assets include:

- 1. Buildings or Structures of Character as designated by the LPA in 2005
- 2. Areas of Character as designated by the LPA in 2005
- 3. Buildings or Structures of Character detailed in Appendix C
- 4. A new Area of Character based around Church Lane, Barnham see Appendix C.

Policy ES10 Trees and Hedgerows AMENDED

Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss.

Development proposals, where appropriate, should be designed to incorporate biodiversity within and around developments and protect and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which significantly affect sites with existing trees or hedgerows are encouraged to be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Existing trees and hedges should be planned around in the earliest stages of planning to avoid future problems (e.g.large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land). Retained hedgerows should be laid and filled-out to improve health and appearance where necessary. (Note: this policy may mean retention of non-native species, particularly mature/ landscape/specimen examples).

Hedges should be planted on all boundaries; where timber/masonry boundaries are mandated,

these should be screened with hedge planting. Boundary/screening hedges should be on public land for maintenance purposes.. Hedging plants should be mixed native species (see Appendix 6 of the Design Guide for species and plant sizes).

All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures.

Long term maintenance provision (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works.

ES15 Green Infrastructure and Ecosystem Services - NEW

New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A must assess the impact of development proposals on the natural environment and must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric, which should be delivered on-site. Where it is not possible to deliver biodiversity net gains on site, developers will be required to contribute to new or restoration projects off site to deliver overall net gains within Barnham and Eastergate. These projects will be expected to provide public access and be subject to an undertaking through S106 agreement or legal contract, that biodiversity management will be maintained for a minimum period of 30 years.

Through good design the corridors should deliver opportunities to:

- a) Sustainably manage land and water environments and manage and mitigate the risk of flooding;
- b) Protect and provide more, better and joined up natural habitats;
- c) Reduce levels of pollution;
- d) Improve opportunities for residents health and wellbeing, such as providing recreational opportunities for walking and cycling if possible ;
- e) Increase the opportunity to store carbon through new planting or other means;
- f) Support the sustainable production and use of food, forestry and raw materials.

ES16 Dark night skies - NEW

Development proposals which detract from the unlit environments of the Parish will not be supported. Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution.

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

Unless specifically requested by a statutory consultee, all new roads built as part of a new development will be encouraged to use motion sensitive street lighting.

Policy H1 Housing (extract)

The following specifics must be addressed as part of any planning proposal for new residential development:

1. New development must attain a HQM minimum 3 to 4 star rating at final stage certificate and Level 4 in the 'My Footprint' indicator.
2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they do not harm the historic semi-rural character of the villages. Examples would include but would not be limited to:
 - a. siting and orientation to optimise passive solar gain;
 - b. the use of high quality, thermally efficient building materials;
 - c. installation of energy efficiency measures such as loft and wall insulation and double glazing;
 - d. the use of low carbon heating systems.
3. High-quality imaginative design including permeable surfaces for pedestrians, cyclists and vehicles with visually robust outdoor spaces-giving a sense of place and sense of orientation;
4. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, areas for re-wilding, links to the biodiversity buffers and wildlife corridors, and which softens the impact of the built form;
5. All mature trees, hedgerows and green corridors within the site are retained unless their removal is essential, and then only the minimum should be removed to facilitate an efficient development layout - any removals must be mitigated with replacement species in keeping with surroundings;
6. Provision of affordable housing in line with the prevailing ADC policy, which should include a range of tenures and types including shared ownership, social rent and starter homes as based upon Parish needs. A portion of the affordable housing is to be delivered through a Community Land Trust;
7. Proposals for market housing of 5 or more dwellings should demonstrate that evidence of local need for older persons housing is reflected in the type and mix of homes proposed.
8. Proposals must respect and enhance the built character of the Parishes and their high-quality countryside setting. Innovative and contemporary designs must be complementary to their context and must meet the requirements of the Barnham and Eastergate Design Guide;
9. A hierarchy of linked routes and space that are people-centred, permeable, relate to local facilities and which provide parking and cycle rack provision that makes a positive contribution to the setting of buildings and which provides connectivity to and from the strategic housing site to the west of the parish;

Policy H4. Integration of new housing into surroundings - Amended

Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value.

Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften there appearance and reduce the impact of pollution and noise (see Design Guide Appendix 6).

Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either:

- to the front of dwellings as an integral part of the new public realm;
- to define green spaces;
- to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width.
- Hedgerows and buffers should be maintained as part of the development’s communal green space.

