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SEAWARD PROPERTIES LIMITED

**Proposed Residential Development,
Land off Goodacres and Halliford Drive
Barnham, West Sussex**

Landscape Character and Visual Impact Assessment

Approved By: Joe Jackson

Signed:

Position:

Principal

Date:

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Landscape Architecture



Environmental Design



Landscape Planning

Lizard Landscape Design

Lizard Landscape Design



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**LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT
RESIDENTIAL DEVELOPMENT,
BARN RISE, BARNHAM, WEST SUSSEX.**

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design has been commissioned by Seaward Properties Limited to undertake a Landscape Character and Visual Impact Assessment of the proposed Residential Development to the land to the south of Lake Lane in Barnham West Sussex. The development site location is shown on *Figure No. 01 – Zone Of Visual Influence and Viewpoints*. The development proposals have been illustrated on *Figure No. 3 – Development and Mitigation Proposals*.
- 1.2 The purpose of the study has been to determine and assess the Landscape Character and Visual Impact of the proposed Residential Development within the existing rural landscape and urban fringe of Barnham, West Sussex.
- 1.3 The study considers the Landscape Character and Visual Impact Assessment for the proposed Residential Development within the context of the defined Zone Of Visual Influence and the wider rural and urban landscape surrounding Barn Rise, Barnham, West Sussex.

Planning Policy and Planning Designations

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

Baseline Conditions – Existing Landscape Character and Visual Baseline

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

Existing Landscape Character and Visual Impact Assessment

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

Development Proposals

- 1.7 The development proposals have been specifically designed to minimise the impact on the surrounding urban and rural environment. The development would have vehicular access points from Barn Rise to the north of the site and Goodacres Cul-de-sac to the east as well as a Cycle Way Link through the site that would link with the existing Footpath. The proposed schedule of accommodation would be; 6 No. one bed houses, 3 No. one bed flats, 10 No. two bed bungalows, 20 No. two bed flats, 14 no. two bed houses, 30 No. three bed houses and 2 no. 4 bed houses.
- 1.8 The buildings would be located within the development site with soft landscape planted pedestrian and vehicular access routes.

Assessment of Townscape Character and Visual Impact

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

Landscape Character and Visual Impact Assessment Guidelines

- 1.10 The Landscape Character and Visual Impact Assessment for the development site at Barn Rise, Barnham, West Sussex has been formulated in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' Second Edition published in 2002 by the Landscape Institute and the Institute for Environmental Management and Assessment.
- 1.11 This report and the on-site survey visits for the Landscape Character and Visual Impact Assessment have been prepared by Andrew Ramsay BA (Hons) MALA CMLI Chartered Landscape Architect. Andrew Ramsay is a Senior Landscape Architect at Lizard Landscape Design Limited, Worthing, West Sussex.

2.0 PLANNING POLICY CONTEXT – BACKGROUND TO THE ASSESSMENT

- 2.1 Lizard Landscape Design has undertaken a desk top study assessment of the Arun District Council Local Planning Policy, including Statutory Planning Landscape Designations surrounding the development site. The desk study has been undertaken at Local and Regional Planning level. The Landscape Designations and Public Rights of Way have been indicated on *Figure No.4 – Landscape Designations and Public Rights of Way*.
- 2.2 The Arun District Council Local Plan for the period 1996 – 2011 was adopted in April 2003. The Local Plan shall be replaced at some future date by the new Local Development Framework, produced by Arun District Council.
- 2.3 The Regional Spatial Strategy for the South East 2006 – 2016 (*The South East Plan*) May 2009 sets out the long term spatial planning framework for the South East region over the years 2006-2026;

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

- 2.4 The District Council recognises that there are areas within the District which have a special character and importance which should be protected. There is one *Area of Special Character* approximately 440 metres to the west of the development site. Planning permission for developments within areas designated on the Proposals Map as 'Areas of Special Character' will be subject to a set of criteria aimed at protecting features that contribute to the special character of the areas.

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

- 2.5 The development site lies approximately 730 metres to the east of an area designated as a 'Conservation Area' within the adopted Local Plan; 'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting'.

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

- 2.6 Within Barnham there are several areas which are designated within the Local Plan and identified on the Proposals Map as areas having a *Protection of Open Space* designation - the nearest to the development site being approximately 180m to the west; 'The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed'.

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

- 2.7 The southern boundary of a Local Gap lies immediately north of the development site adjacent to Lake Lane; 'The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures'.

- 2.8 **Arun District Council Local Plan 1999 – 2011: Policy Site 01 Rail Freight Site Barnham**
Approximately 200 metres to the west of the site is a site designated within the Local Plan as a Rail Freight Site – Barnham. The site is recognised within the Local Plan; *'for its potential for rail freight development. Proposals will be permitted where it has been demonstrated that there will be no adverse impact on neighbouring residential areas through the use of the site or the Highway network'*.

- 2.9 **Arun District Council Local Plan 1999 – 2011: Policy Gen 16 – Public Rights Of Way.**
A Footpath runs through the northern part of the site and along western boundary of the site. The Local Plan states; *'The Council will protect the Rights of Way Network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a Right-of-Way. The rural characteristics of rights of way outside of the built up area boundaries should be retained'*.

- 2.10 **Arun District Council Local Plan 1999 – 2011: Policy Gen15 Cycling and Walking.**
Part of the South Coast Cycle Route runs approximately 1060 metres to the south of the development site. The Local Plan states that: *'The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area'*.

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

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

3.0 EXISTING BASELINE CONDITIONS

3.1 Existing Landscape Character and Zone of Visual Influence

- 3.1.1 An existing Landscape Character and Visual Baseline Study has been undertaken by Lizard Landscape Design during a site visit on 4th March 2010 by Andrew Ramsay CMLI. The Landscape Character and Visual Baseline study has been undertaken on site from Public Footpaths, Public Bridleways, and Public Highways, surrounding Barn Rise, Barnham, West Sussex and the landscape and urban areas surrounding the proposed residential development site.

- 3.1.2 The following section describes the existing landscape character of the potential development site as well as the wider landscape and urban context surrounding land around Barn Rise as the existing baseline condition for the Landscape Character and Visual Impact Assessment. The rural landscape and urban settlements surrounding the development site have been assessed for their existing landscape character, existing landscape features and visual impact within the context of the surrounding landscape. This initial study sets out the baseline conditions for the existing rural landscape and urban settlement context from which any development proposals can be assessed.
- 3.1.3 The visibility of the development site has been assessed and viewed from a number of viewpoints and vantage points within the surrounding rural landscape and urban settlement context. Once the existing baseline conditions have been set, the development site can then be assessed for Landscape Character and Visual Impacts within the existing rural landscape, defining the expected impacts the proposed development proposals would have on the surrounding urban and rural landscape.
- 3.1.4 A 360° Zone of Visual Influence for the development site is described below including the analysis of the visibility of the proposals from strategic views and vantage points.
- 3.1.5 The Zone of Visual Influence and Viewpoints are illustrated on *Figure No. 1 - Zone of Visual Influence and Viewpoints*. The viewpoint photographs have been illustrated at *Appendix A – Landscape Character Photographs* and *Appendix B – Viewpoint Photographs*.

3.2 Baseline Conditions – Existing Landscape Character Areas

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

- 3.2.1 The Barn Rise development site is located within the Natural England Landscape Character Area of 'The South Coast Plain'. The Landscape Character Area of 'The South Coast Plain' which runs from Brighton in the east to Southampton in the west is characterised by the following landscape features;
- Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain;
 - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond;
 - Trees are not a dominant feature – there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt;
 - A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath;
 - The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.

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

- 3.2.2 West Sussex County Council completed a Landscape Character Assessment (in 2003) to provide an information base which would increase the understanding of what makes West Sussex unique. This assessment identified 42 unique Landscape Character Areas within West Sussex. Land Management Guidelines have been produced for each Landscape Character Area. The Barn Rise development site is in the Chichester to Yapton Coastal Plain Landscape Character Area and is summarised by;

- *This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level;*
- *It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern;*
- *The spire of Chichester Cathedral is a widely visible feature;*
- *Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character;*
- *Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.*

3.2.3 The Barn Rise development site is located to the south east of Barnham and is bordered to the north east and east by a commercial nursery, to the south by the east / west mainline train line. The north western edge of the site is overlooked by some of the properties which are located along Halliford Drive and a Public Right of Way Footpath which is located along the north western edge of the site. The north west and western edges of the site are contained by the Barnham urban edge, to the south the views are more open with views to the east being constrained by well established boundary vegetation and large commercial glass houses.

Barn Rise Development Site Topography

3.2.4 The development site and the surrounding area are predominately flat. To the south and south east there are open views to the southern part of the site however views from other directions and internal views within the site are restricted by existing vegetation and residential dwellings.

3.2.5 To the north of the development site the immediate topography is flat and is constrained by the dense boundary planting to the north eastern edge and to the north western edge by the properties located south of Halliford Drive.

3.2.6 To the west of the development site the boundary is enclosed by the residential properties east of Halliford Drive and the Public Right of Way Footpath (324) which is located to the rear of these properties. Further west of Halliford Drive is Lake Lane which is at a slightly lower level than Halliford Drive.

3.2.7 To the east of the site there is a large, commercial nursery with several large glass houses in close proximity to the eastern boundary of the site. The terrain is flat and views from and to the glass houses are restricted by dense, mainly evergreen planting along the eastern boundary.

3.2.8 To the south of the site there is a large open grassed field which is enclosed to the south by the main east / west train line. The lack of variation in the terrain means there are some limited views from further south of the railway line to the south and east of the development site.

Existing Vegetation and Woodland Surrounding Barn Rise Development Site.

3.2.9 The Barn Rise development site benefits from a variety of existing planting both to the boundaries and within the confines of the site. To the north east the boundary has mature, evergreen planting together with some mature deciduous trees providing a screen to the horticultural glass houses to the south.

3.2.10 The mature evergreen boundary planting continues along the eastern boundary of the site with some mature deciduous trees also located within the predominately evergreen tree planting. Further east of the boundary the vegetation is predominately scrub.

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- 3.2.11 To the south of the development site is a large, open field which leads to the east west main line railway line, there is some sparse vegetation lining the railway track corridor. To the north of the grassed field there is a mature Hawthorn hedge line which effectively divides the development site.
- 3.2.12 To the western boundary there is some garden vegetation which provides some screening to the properties located on Goodacres however there are also clear views of the western boundary and the grassed field beyond from Goodacres cul-de-sac itself.
- 3.2.13 Within the development site boundaries there are scattered trees as single specimens and in small groups with a large Pine tree adjacent to the eastern boundary and a line of Sycamores further north which are of particular note.

Public Highways, Public Footpaths, and Bridleways

- 3.2.14 A Public Right of Way Footpath (324) links Lake Lane to the north of the development site with the B2233 – Yapton Road and runs adjacent to the western boundary. The footpath runs through the area to the north of the development site, along the western boundary before turning west along Goodacres Cul-de-sac.
- 3.2.15 To the north west of the site the Cul-de-sac Halliford Drive is located; some of the residential properties (with two storeys) which are located to the south of Halliford Road overlook the site. There is existing vehicular access to the development site off Halliford Road by means of Barn Rise. There are clear views from Goodacres Cul-de-sac to the western edge of the development site.
- 3.2.16 There are no other Public Rights of Way or Public Highways in the vicinity of the development site which would be affected by the development proposals.

3.3 *Urban and Rural Landscape Character Areas*

- 3.3.1 The following Landscape Character Areas are demonstrative of the Landscape Character surrounding the Barn Rise development site, and are limited to the potential Zone of Visual Influence for the proposed development.
- 3.3.2 The potential Zone of Visual Influence for the development site is described at Section 6.2. The Landscape Character Areas described below have been illustrated on *Figure No. 2 – Landscape Character Areas*.
- 3.3.3 The landscape context of the Barn Rise development site has been divided up into the following baseline Landscape Character Areas;
- *The Barn Rise Development Site;*
 - *Open Grassed Fields With Small Woodland Blocks;*
 - *Commercial Horticultural Buildings;*
 - *Lillies Caravan Park and Nursery;*
 - *Barnham Urban Edge;*
 - *Mainline Railway Line.*

3.4 *Barn Rise Development Site – Landscape Character Area*
(*Landscape Character Photograph A – Appendix A*)

- 3.4.1 The Barn Rise development site is located to the south and east of Halliford Drive and the rear of some of the residential properties located to the south of Halliford Drive overlook the site. A Public Right of Way runs adjacent to the western boundary. To the east of the development site is located a large, commercial horticultural nursery which is screened with dense, mature mainly evergreen planting along the eastern boundary. To the south the site is edged by a main line railway line and to the west there are residential properties with some associated garden planting and fencing.

3.4.2 The development site to the south and east of Halliford Drive contains several areas that have been fenced off and may have been used for equestrian related activities. There are pockets within the interior of the site containing scrub and mature trees. To the south of this area there is a mature Hawthorn Hedge line which effectively divides the site.

3.4.3 The south of the site is part of an open grassed field which is edged to the north by the Hawthorn hedgerow and to the south by the east / west train line. The open views of this area contrasts with the rest of the development site which has a more constrained and intimate character.

3.5 Commercial Nursery Glass Houses.
(Landscape Character Photograph B – Appendix A)

3.5.1 To the east of the development site there are nine large, commercial glass houses which are accessed from Lake Lane and are an imposing presence on the local landscape. The most northern Glass House is in close proximity to the eastern boundary of the development site however the predominately mature evergreen planting located along the eastern boundary provides an effective, all year round screen.

3.5.2 Commercial Nurseries and associated Horticultural buildings are a common feature within the local landscape around Barnham and there are clear views of glass houses to the east of the development site from the open grass field to the south of the development site.

3.6 Open Grassed Fields and Small Woodland Blocks
(Landscape Character Photograph C – Appendix A)

3.6.1 To the south of the development site is a large, open grassed field which forms part of the development site and is edged to the south by the east / west main line railway line. The grass field is largely featureless with some sparse vegetation adjacent to the Railway Line. To the south of the railway line are several open grass fields.

3.6.2 Open grassed fields are a common landscape feature around the Barnham with the main agricultural activity being of a horticultural nature. There is equestrian activity in evidence both within the development site and at Meadow Farm to the north. A large Woodland block to the south of the development site and adjacent to and north of the B2233 provides screening from views to the site from further south.

3.7 Barnham Urban Edge – Landscape Character Area
(Landscape Character Photograph D)

3.7.1 To the north west of the site is located Halliford Drive; a cul-de-sac which is accessed from Lake Lane to the west. Some of the residential properties located to the south east of the Cul-de-sac have two storeys and these overlook the site and the Public Right of Way Footpath (324) that lies adjacent to the western boundary. The residential dwellings are a mixture of two and one storey residential properties and are built in a modern architectural style reflecting the period they were constructed.

3.7.2 To the north of the site adjacent to Lake Lane on the north side are two detached properties which are set back from the highway and one to the south of Lake Lane which is adjacent to the boundary. Although garden vegetation provides some screening to the development site there are some partial intermittent views to the northern boundary of the development site. To the west of the development site some of the residential properties located to the east of Goodacres cul-de-sac have oblique views to the western boundary of the site. The residential properties on Goodacres are a mix of houses and flats and are built in a modern architectural style.

3.8 Mainline train Corridor– Landscape Character Area

(Landscape Character Photograph E – Appendix A)

- 3.8.1 The main east / west train line runs on the southern boundary of the site and links Littlehampton in the east with Chichester in the west via a small station located in Barnham to the west of the site. The track divides at Barnham and links with Bognor Regis on the south coast.
- 3.8.2 There is some sparse vegetation lining the rail tracks however the existing vegetation is insufficient to provide any effective screening and so there are still views to the development site from further south beyond the railway line to the edge of the Woodland block north of the B2233 and part of Lillies Caravan Park further east.

3.9 Lillies Nursery and Caravan Park – Landscape Character Area

(Landscape Character Photograph F – Appendix A)

- 3.9.1 Lillies Nursery and Caravan Park is located to the south east of the development site and south of the railway line. It is an open area of land and at the time of the survey (*Winter*) there were few caravans visible. There are oblique views from the northern area of the caravan park to the south and south eastern boundaries of the development site.
- 3.9.2 The line of trees which runs south from the railway line and the larger block of trees which is located to the north of Yapton Road affords some screening to Lillies Nursery and Caravan Park to the development site however there are still oblique views from the northern part of the Caravan Park to the southern and south eastern boundaries particularly in winter when the trees are out of leaf.

3.10 Baseline Conditions – Existing Visual Condition

- 3.10.1 The visibility of the Barn Rise development site has been defined in the following section. The photographic viewpoints, which accompany the Visual Baseline Study, have been illustrated at *Appendix B – Viewpoint Photographs*. The components of the existing view and the visibility of the Barn Rise development site have been described below for each viewpoint within the existing landscape. The site survey visits was undertaken on 4th March 2010, when the trees out of leaf. Views later in the year are likely to be less open and exposed when the trees and shrubs are in leaf.

- 3.10.2 The viewpoints below have been indicated on *Figure No. 1 – Zone of Visual Influence and Viewpoints*. (*The Barn Rise Development site, Zone of Visual Influence is described at Section 6.2.*)

Viewpoint No. 01 – Public Right of Way Footpath (324) Off Lake Lane Looking South

- 3.10.3 The viewpoint is located on the Footpath which runs through the approach to the development site from Lake Lane in the north through to Goodacres in the west. The view shows a detached domestic dwelling located south off Lake Lane. The view also shows the dense and mature screening to the eastern boundary which is a mix of deciduous and mainly evergreen trees. The footpath is clearly visible leading to the north western boundary of the development site adjacent to the rear of the properties located along Halliford Drive. This viewpoint is located on a Public Right of Way.

Viewpoint No. 02 – Footpath 324 East of Halliford Drive Looking South West

- 3.10.4 This viewpoint is located on the Public Right of Way Footpath (324) at the rear of the residential properties that are located on the southern side of Halliford Drive. The houses with two storeys have views from the first floor which overlook the development site. The view demonstrates the western boundary of the site with garden fencing to the north western side of the path and some garden planting visible over the top of the fencing together with the thick scrub and brambles adjacent to the fence line of the site boundary. The view also shows the flatness and lack of variety in terrain which predominates throughout the development site. This viewpoint is located on a Public Right of Way.

Viewpoint No. 03 – Junction of Halliford Drive and Barn Rise

- 3.10.5 This viewpoint is located at the junction between Barn Rise (which provides vehicular access to the development site) and Halliford Drive which is a Cul-de-sac running adjacent to the western boundary and is accessed from Lake Lane. The view shows the development site beyond the western boundary as well as some of the garden vegetation which is located within the gardens of the domestic properties on Halliford Drive. Above the gate is visible part of the mature, Hawthorn Hedge which edges the open grassed area to the south of the development site and in the distance some of the mature, deciduous trees which are located within the site are visible. This viewpoint is located on the private access road of Halliford Drive and Barn Rise.

Viewpoint No. 04 – Goodacres Cul-De-Sac Looking East

- 3.10.6 This view shows the open grassed field to the south of the development site from the adjacent Cul-De-Sac; Goodacres. The view demonstrates the open, flat nature of this part of the site. In the distance the large glass houses are visible which are located to the east of the development site. To the south of the glass houses the vegetation which lines the railway tracks is visible and further south a Woodland block which is located adjacent to the railway line is also visible. The top of the large Pine tree which is located to the north of development site is visible over the mature Hawthorn hedge which lines the northern edge of the grassed field and the evergreen boundary to the eastern boundary. The viewpoint is located on the Public Highway of Goodacres.

Viewpoint No. 05 – South West Corner Looking East Along Railway Line

- 3.10.7 This view is located at the south west corner of the development site looking east along the railway line. The view demonstrates the lack of variety in the terrain as well as the openness of the southern part of the site and the sparseness of the vegetation which lines the railway track. In the distance the horticultural glass houses are visible with the railway line passing on the south side. To the north the top of the Pine tree is visible over the mature hedge which lines the northern edge of the grass field and the mature evergreen and deciduous boundary planting. This viewpoint is located on private land.

Viewpoint No. 06 – South East Corner Looking North West

- 3.10.8 This view is located to the south west corner adjacent to the railway line and shows the open grass field to the south of the development site with the mature Hedgerow which lines the northern edge of the southern part of the development site. In the middle of the view is the block of flats which is located on Goodacres cul-de-sac; this two storey building is visible through the mature tree planting to the western boundary of the development site. Further south on the other side of Goodacres Cul-De-Sac is visible the gable ends of residential properties over the Hedgerow planting along the western boundary. To the left of the viewpoint is the sparse vegetation which lines the railway line. This viewpoint is located on private land.

Viewpoint No. 07 – Site Interior Looking South West

- 3.10.9 This viewpoint is located within the development site adjacent to the mature Hedgerow lining the northern edge of the open grassed field. The view demonstrates the enclosed and constrained views within this part of the site together with the flatness of the terrain. To the north of the site is visible the roof of one of the residential dwellings located to the south east of Halliford Drive as well as a two storey building to the west which overlooks the development site over the boundary vegetation. In the mid distance is a small vegetable plot with an old tractor parked close by. This viewpoint is located on private land.

Viewpoint No. 08 – Site Interior Looking North East

- 3.10.10 This viewpoint is located within the site on a path north of the vehicular entrance off Barn Rise. The path is framed by a rubbish pile to the right of the viewpoint and an area of scrub and brambles to the left of the viewpoint. In the distance, central to the viewpoint is a line of mature Sycamores which run from east to west through the site and the mature, evergreen and deciduous planting to the eastern boundary of the development site. There is also visible some timber sheds which may have been used for equestrian related activities. This viewpoint is located on private land.

Viewpoint No. 09 – Interior Of The Site looking South West

- 3.10.11 This viewpoint is located north of the line of mature Sycamore trees which run across the site from east to west. The Sycamores are visible in the centre of the image together with a post and rail fence. The mature, evergreen and deciduous trees which line the eastern boundary are visible to the left of the viewpoint together with the fence line which marks the boundary. Beyond the line of Sycamore trees in the foreground are visible three large Pine trees and a wire and post fence line. This viewpoint is located on private land.

4.0 BARN RISE DEVELOPMENT SITE, BARNHAM, WEST SUSSEX – DEVELOPMENT PROPOSALS

- 4.1 The Barn Rise, Barnham development proposals have been illustrated on *Figure No. 3 – Development and Mitigation Proposals*.
- 4.2 The development proposals consist of 88 dwellings in total. Comprising of:
- 6 No One Bed Houses;
 - 2 No One Bed Flats;
 - 20 No Two Bed Flats;
 - 14 No Two Bed Houses;
 - 30 No Three Bed Houses;
 - 2 No. Four Bed Houses
- 4.3 The proposals are for a variety of dwellings which would be arranged around main vehicular routes off Barn Rise and Goodacres. There would also be a Cycle Way Link through the site. The development proposals have been designed and developed to maintain the majority of the existing, mature tree cover and landscape context where possible.
- 4.4 The existing vegetation within the development site has been assessed and a Tree Protection Plan prepared which shows that where possible trees and hedges have been retained and are to be protected in line with BS 5837: *Trees In Relation To Construction*. Within the site there is proposed planting which would be in character with the existing retained vegetation and reflect the landscape character of the surrounding area and Barnham landscape.
- 4.5 Specifically the landscape and ecological enhancement and planting proposals would seek to:
- Reinforce and buffer the existing mature boundary vegetation to the east of the site with a proposed ecological mix of native shrub and scrub species;
 - Retain the existing mature tree planting specimens to the centre of the site with the creation of an area of Public Open Space;

- *The introduction of a planting buffer zone to the north of the railway line which would be planted with native trees and shrubs and would seek to visually screen rail activity to the south of the development;*
- *The retention of the mature Hawthorn hedgerow which runs east to west and the line of trees which buffer the block of flats located off Goodacres from the development proposals would be reinforced and buffered with a proposed ecological mix of native shrub / scrub species edged with native wildflower grassland;*
- *The introduction of a native Hedgerow and Hedgerow trees to the western boundary adjacent to the existing footpath.*

5.0 LANDSCAPE MITIGATION MEASURES

- 5.1 The following section considers the visibility of the development proposals within the existing landscape and Barnham context, proposing landscape mitigation measures which would reduce the landscape character and visual impact of the development proposals. *(The development and mitigation proposals have been shown on - Figure 3 Development and Mitigation Proposals)*
- 5.2 The development site benefits from mature deciduous and evergreen planting to the eastern boundary of the site and it is proposed that this existing tree planting should be retained and reinforced with an ecological mix of native shrub and scrub planting, edged with native wildflower grassland species, to foster and encourage bio-diversity.
- 5.3 Within the site to the south of Halliford Drive the existing Footpath Public Right of Way would be buffered from the development proposals by a strip of trees within a native hedgerow which would screen and mitigate the footpath from the western development edge.
- 5.4 The mature Hawthorn hedgerow planting which runs from east to west across the site is to be retained as well as the trees which lie adjacent to the block of flats located to the north of Goodacres Cul-de-sac which would provide an ecological route across the site. The Hedge line would be reinforced and buffered with a proposed ecological mix of native shrub / scrub species edged with native wildflower grassland.
- 5.5 To the south of the site a buffer zone of native trees and understorey planting adjacent to the railway route corridor would screen and mitigate the development proposals from the east / west mainline rail route.

6.0 ASSESSMENT OF LANDSCAPE CHARACTER AND VISUAL IMPACT

6.1 Landscape Character and Visual Impact Assessment Criteria

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

'No Change'

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

'Negligible'

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

'Low / Slight'

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

'Moderate'

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

'Substantial'

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

'Severe'

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

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

6.2 Description of the Zone of Visual Influence

- 6.2.1 A 360° Zone of Visual Influence has been defined for the Barn Rise development site, considering the overall visibility of the development site and the development proposals from within the West Sussex and Barnham landscape, and from strategic viewpoints and vantage points. (The Zone of Visual Influence has been indicated on Figure No. 1 – Zone Of Visual Influence and Viewpoints). The Zone of Visual Influence during the winter months would be marginally greater due to the loss of canopy leaf cover to the surrounding deciduous broad leaved vegetation, which provides greater screening and filtering of views during the summer months when the trees and hedge lines are in full leaf.

- 6.2.2 To the east the Zone Of Visual Influence is constrained by mature mainly evergreen and deciduous boundary planting which effectively screens views to and from the site. To the south of the site there is a large, open grassed field which is edged by a main line railway line and there are views to and from glasshouses from this part of the site. To the west views are constrained by properties located on Goodacres cul-de-sac and the boundary fencing and vegetation belonging to the properties located along Halliford Drive.

- 6.2.3 To the north eastern boundary there is existing, mainly evergreen tree planting which effectively screens the commercial glass houses located to the west of the development site (Viewpoint Nos. 01 and 08).

- 6.2.4 To the east of the site is constrained by a mature and dense tree planting located on the eastern boundary of the site, the planting has a significant evergreen presence on the eastern boundary which means the existing screening is not subject to seasonal changes. To the south west of the site the Zone of Visual Influence encompasses a large grass field and the edge of a commercial nursery glasshouse. (Viewpoint No. 04).

- 6.2.5 To the south of the development site there is a railway line and beyond the railway line are open fields which are edged with a small Woodland block and a caravan park. A line of trees which runs from the Woodland block north to the railway line affords some screening from views to the south east of the site however there are partial views available depending on the time of year and location of the viewpoint. (Viewpoint No. 05, 06 and 07).

- 6.2.6 To the south west of the site there are views from Goodacres and oblique views from the properties located to the eastern end of the cul-de-sac. Some of the properties located along the southern side of Halliford Drive have first floor views over the site. There is also near distance views from the Footpath Public Right Of Way to the south east of Halliford Drive which runs along the eastern boundary (Viewpoint Nos. 02, 03 and 09).

6.3 Landscape Character Assessment

- 6.3.1 The Baseline Landscape Character Areas surrounding the Barn Rise development site have been assessed against the Barn Rise development proposals. The anticipated impact of the development proposals upon the Landscape Character areas surrounding the development site has been described below.

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Barn Rise Development Site – Landscape Character Area

(Landscape Character Photograph A – Appendix A)

- 6.3.2 The Barn Rise development site is a mix of different areas which include a dense scrub area to the north, fenced areas to the middle of the site which may have been used for equestrian activities, some rubbish heaps and an allotment area. To the south an open grassed field lies adjacent to a mainline east / west rail line.
- 6.3.3 The development site benefits from mature trees both within the site and to the boundaries. A mature Hawthorn hedge line runs to the north of the open grassed field and to the south of the development site which provides an ecological corridor from east to west, across the centre of the development area.
- 6.3.4 The boundary vegetation to the eastern edge of the development site is proposed to be retained and reinforced with an ecological mix of native shrub and scrub planting. The mature hedgerow which runs east / west across the site is to be retained and reinforced as well as the trees to the western end of the hedgerow. The area to the north of the retained Hedgerow is proposed as a public open space within which many of the existing, retained trees are located. To the north the existing trees to the west of Milestones are to be retained to provide mitigation for the development proposals to the northern end of the development area.
- 6.3.5 A buffer zone of tree and shrub planting is proposed to the southern edge of the development site adjacent to the railway line. The development site is currently a mix of grassland, scrub with some mature tree planting and is proposed to be developed with residential properties, and therefore the development proposals would therefore have a **'Substantial Adverse'** Landscape Character Impact upon the Barn Rise Development Site – Landscape Character Area. The site boundary vegetation is proposed to be retained and reinforced in order to reduce the impact of the residential development from viewpoints within the surrounding urban and rural landscape.

Commercial Nursery Glass Houses – Landscape Character Area

(Landscape Character Photograph B – Appendix A)

- 6.3.6 To the east of the development site is a large complex of commercial nurseries which consists of several large glass houses, the most north westerly of which is in close proximity to the eastern boundary of the site.
- 6.3.7 The existing mature, screening planting located on the eastern boundary of the site together with the proposed additional ecological native shrub and scrub planting would screen and mitigate the development proposals from the glass houses to the east. To the south east of the site there are long distance views to glasshouses to the east of the development site. The development proposals would have a **'Low/Slight Adverse'** Landscape Character Impact upon the Commercial Nursery Glass Houses – Landscape Character Area.

Open Grassed Fields and Small Woodland Blocks – Landscape Character Area

(Landscape Character Photograph C – Appendix A)

- 6.3.8 To the south and south east of the development site there are several open grassed fields and a small Woodland block further to the south beyond the railway line. To the west of the grassed field to the south of the development site the open grass field continues to the east.
- 6.3.9 The proposed planting buffer zone to the north of the railway line would provide visual screening to the development site from views further to the south and south west and therefore the development proposals would have a **'Low / Slight Adverse'** Landscape Character Impact upon the open Grassed Fields and Small Woodland Blocks – Landscape Character Area.

Barnham Urban Edge – Landscape Character Area

(Landscape Character Photograph D – Appendix A)

- 6.3.10 Barnham urban edge from the rear of the properties which are located to the south eastern side of Halliford Avenue to the properties located to the eastern end of Goodacres cul-de-sac.
- 6.3.11 Some of the properties with two storeys to the south east of the Halliford Avenue have views across the site over the footpath which runs adjacent to the north western boundary. The proposed tree and hedgerow planting along the north western boundary would filter and soften views to the development site from this location. The development proposals would be discernable in views from properties to some of the properties to the north west of the development site and there would be near distance views to the proposals from properties located to the eastern end of Goodacres cul-de-sac and therefore the development proposals would have a '**Substantial Adverse**' Landscape Character Impact upon the Barnham Urban Edge – Landscape Character Area, discernable in some views from properties to the north west of the site particularly from upper storey windows.

Mainline Train Corridor – Landscape Character Area

(Landscape Character Photograph E – Appendix A)

- 6.3.12 The main east / west rail link runs adjacent to the southern boundary of the site and links Littlehampton in the east and Chichester in the west. There is minimal existing vegetation screening the train line and the trains that regularly use it.
- 6.3.13 The southern boundary is proposed to have a buffer zone which would be planted with native tree and understorey shrub planting which would screen and soften views to and from the development site and therefore the development proposals would have a '**Low / Slight Adverse**' Landscape Character Impact upon the mainline Train Corridor - Landscape Character Area.

Lillies Nursery and Caravan Park – Landscape Character Area

(Landscape Character Photograph F – Appendix A)

- 6.3.14 To the south east of the development site is a large caravan park and nursery. The site is located to the south of the railway line and although the line of trees running south from the railway line offer some seasonal screening there are oblique partial views of the south and south eastern edge of the development site from the northern edge of the caravan park.
- 6.3.15 The proposed planting buffer zone to the southern boundary of the development site would offer some screening to views from the south and south east however there would still be intermittent views of the south eastern boundary from the northern edge of Lillies Caravan Park and therefore the development proposals would have a '**Low / Slight Adverse**' Landscape Character Impact upon the Lillies Caravan and Nursery Park - Character Area.

6.4 Visual Impact Assessment

- 6.4.1 Locations and viewpoints surrounding the development site have been assessed for their anticipated level of visual change and their visual sensitivity in relation to the anticipated visibility of the development proposals. The identified viewpoints have been assessed for their level of visual change and visual sensitivity within the existing West Sussex landscape.

Viewpoint No. 01 – Footpath 324 Off Lake Lane Looking South

- 6.4.2 The viewpoint is located on the Public Footpath which runs off Lake Lane to the north of the development site then continues along the north western boundary of the site. The existing vegetation which is located to the north eastern boundary is visible in the distance as well as the residential property which is located off Lake Lane.
- 6.4.3 There would be very little of the development proposals visible from this viewpoint to the north of the development area, and therefore the Barn Rise Development Proposals would have a '**Negligible Neutral**' Visual Impact from viewpoints on the Footpath Public Right Of Way which runs to the north of the site. This viewpoint is located on the northern section of the Public Right of Way.

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Viewpoint No. 02 – Footpath 324 East of Halliford Drive Looking South West

- 6.4.4 The view demonstrates the garden fencing and vegetation which lies to the east of the properties which are located along Halliford Drive. Further east the scrub nature of the existing development site is visible. A native hedgerow with Hedgerow tree planting are proposed for the eastern boundary adjacent to edge of the footpath which would filter and soften views to the development proposals from this viewpoint.
- 6.4.5 Despite the proposed mitigating planting to the eastern edge of the footpath there would still be intermittent views from the footpath to the residential development proposals and therefore the Barn Rise Development Proposals would have a **'Moderate Adverse'** Visual Impact from viewpoints on the eastern edge of Footpath 324 East of Halliford Drive looking south west. This viewpoint is located on the Public Footpath to the eastern edge of Halliford Drive.

Viewpoint No. 03 – Junction of Barn Rise / Halliford Drive

- 6.4.6 The view shows one of the two access points which are proposed for vehicular traffic to enter the proposed development site and shows two existing properties located on Halliford Drive. The development proposals would mean that there would be two proposed residential dwellings on either side of the access road to the entrance of the development site.
- 6.4.7 Tree planting to the west of the entrance area would soften and mitigate the proposed building located to the north of the access road. The mature tree planting to the east visible in the distance would be retained. There would be a **'Substantial Adverse'** Visual Impact from viewpoints at the junction of Barn Rise and Halliford Drive, as the residential development would be visible in the middle view. This viewpoint is located on the private road of Halliford Drive / Barn Rise.

Viewpoint No. 04 – Goodacres looking East

- 6.4.8 The viewpoint is on Goodacres Cul-de-sac and looks east across the open grass field located to the south of the development site, to the existing glass houses in the distance. Within the development proposals Goodacres would form one of the two vehicular entrances to the site. Strategic mitigating planting is proposed to the road side at the entrance and leading into the site which would filter and soften the proposed residential dwellings.
- 6.4.9 The existing tree and hedge planting to the north of the grassed field is proposed to be retained however the Barn Rise residential development proposals would have a **'Substantial Adverse'** Visual Impact from viewpoints to the eastern end of Goodacres looking east. This viewpoint is located on the Public Highway of Goodacres.

Viewpoint No. 05 – South West Corner Looking East Along Railway Line.

- 6.4.10 This viewpoint shows the railway line which runs in an east to west direction along the southern edge of the development site. In the distance there can be seen the glasshouses which form part of a commercial nursery. The existing mature hedgerow and tree planting to the north is to be retained.
- 6.4.11 A tree and shrub planting buffer zone to the north of the railway line is proposed which would reinforce the sparse, existing planting. This would screen and mitigate views from the south and south west of the development site. There would be a **'Substantial Adverse'** Visual Impact from viewpoints from the south west corner looking east along the Railway Line. This viewpoint is located within the development area on private land.

Viewpoint No. 06 – South East Corner looking North West

- 6.4.12 The view shows the open grassed field to the south of the development site from the south east corner adjacent to the train line. In the distance the proposed entrance to the development site by way of Goodacres cul-de-sac with the existing residential properties to the north and south is visible with the some existing tree and shrub planting adjacent to the western boundary which is to be retained. The existing tree and hedge planting to the north of the grassed field is to be retained and is visible to the right of the viewpoint.

- 6.4.13 The proposed tree and shrub buffer zone adjacent to the railway line would screen and soften the development proposals from views to the south and south east and would also screen the railway corridor. The Barn Rise residential development proposals would have a **'Substantial Adverse'** Visual Impact from viewpoints to the south east corner of the site of the development site. This viewpoint is located within the development area on private land.

Viewpoint No. 07 – Site Interior Looking South West.

- 6.4.14 This viewpoint illustrates one of several constrained aspects to the site interior together with some of the boundary vegetation. The mature trees in the distance are to be retained as part of the boundary vegetation to the western edge and the mature hedge line to the south is also to be retained and would provide screening to the southern part of the development. The first floor storey of a neighbouring residential property is visible over the boundary vegetation to the west.

- 6.4.15 This area is proposed to form part of an open public area and the hedge line to the south is to be retained and would screen a road and the residential development proposals to the south. The mature trees to the western boundary would be retained as well as some of the existing mature trees within the interior of the site however the development proposals to the west would be visible and therefore there would be a **'Substantial Adverse'** Visual Impact from viewpoints within the site interior looking south west. This viewpoint is located on private land within the development site.

Viewpoint No. 08 – Site Interior Looking North East

- 6.4.16 This viewpoint is located within the site interior looking towards the north east boundary. The evergreen vegetation to the north east boundary is proposed to be retained as well as the line of mature deciduous trees which runs across the site. The development proposals would entail a line of residential dwellings which would run parallel to the line of Halliford Drive together with a single apartment block to the north of the public open space area.

- 6.4.17 The mature trees within the site interior are proposed to be retained where possible and there are also proposed strategic groups of trees and single specimens which would soften and filter the proposed architectural elevations. The development proposals would have a **'Substantial Adverse'** Visual Impact from viewpoints within the site interior looking north east. This viewpoint is located on private land within the development site.

Viewpoint No. 09 – Interior of Site Looking South west

- 6.4.18 The view shows the line of existing mature Willow trees which run from the north east boundary of the site across the interior and the dense mature evergreen trees which are located on the north eastern boundary. Further south are the three large Pines the largest of which is to be retained as well as the large Willow trees which are located to the north of the pine tree.

- 6.4.19 In addition to the retained trees there would be strategic single specimens and groups of trees planted which would soften the architectural proposals however the development proposals would be visible through and beyond the line of Willow trees and therefore the Barn Rise residential development proposals would have a **'Substantial Adverse'** Visual Impact from viewpoints within the interior of the site looking south west. This viewpoint is located on private land within the development site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 Lizard Landscape Design has undertaken a Landscape Character and Visual Impact Assessment for the proposed Barn Rise Development Proposals, Barnham, West Sussex.

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

7.3 Local Plan Policies – Conclusions

- 7.3.1 Lizard Landscape Design has undertaken a desk top study assessment of the Local Planning Policy relating to landscape surrounding the development site; Barn Rise, Barnham. The following landscape designations are located in the vicinity of the development site.

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

- 7.3.2 There is one *Area of Special Character* approximately 440 metres to the west of the development site. Arun District Council recognises that there are areas within the District which have a special character and importance which should be protected and Planning permission for developments within Areas designated on the Proposals Map as '*Areas of Special Character*' will be subject to a set of criteria aimed at protecting features that contribute to the special character of the areas. The development proposals would not affect the setting of the Area of Special Character and the development proposals would have a '**No Change**' Visual Impact upon the setting of the Area of Special Character to the west of the development site.

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

- 7.3.3 The development site lies approximately 730 metres to the east of an area designated as a '*Conservation Area*' within the adopted Local Plan; '*Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting*'. The distance between the Conservation Area and the development site means the setting of the Conservation Area is unaffected and therefore the development proposals would have a '**No Change**' Visual Impact on *Policy Area 02; Conservation Areas*.

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

- 7.3.4 Within the Local Plan it states '*The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed*'. Within Barnham there are several areas which are designated within the Local Plan and identified on the Proposals Map as areas having a *Protection of Open Space* designation - the nearest to the development site being approximately 180 metres to the west. The distance between the development site and the designated area mean that the setting of the designated area is unaffected and therefore the development proposals would have a '**No Change**' Visual Impact on *Policy Area 05 Protection Of Open Space*.

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

- 7.3.5 To the north of site the southern boundary of a Local Gap lies immediately north of and adjacent to Lake Lane. Within the Local Plan it states that '*The local gaps designated in this Local Plan are regarded as vitally important to protect the separate identity of the towns and villages they separate. Designation of local gaps provides an additional level of policy protection for land between towns and villages which are vulnerable to development pressures*'. The development proposals do not affect the setting of the Strategic Local Gap area and so there would be a '**Negligible Neutral**' Visual Impact on *Policy Area 11 Strategic and Local Gaps*.

- 7.3.6 **Arun District Council Local Plan 1999 – 2011: Policy Site 01 Rail Freight Site Barnham**
Approximately 200 metres to the west of the site is a site designated within the Local Plan as a Rail Freight Site – Barnham. The site is recognised within the Local Plan; *'for its potential for rail freight development. Proposals will be permitted where it has been demonstrated that there will be no adverse impact on neighbouring residential areas through the use of the site or the highway network'* however the distance between the development site and the designated area mean that the setting is unaffected and therefore the development proposals would have a **'No Change'** Visual Impact on *Policy Site 01 Rail Freight Site Barnham*.

- 7.3.7 **Arun District Council Local Plan 1999 – 2011: Policy Gen 16 – Public Rights Of Way.**
A Footpath Public Right Of Way (324) runs through the northern part of the site and along the western boundary of the site. The Local Plan states; *'The Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained'*. The footpath is to be retained along the western boundary and enhanced with a hedgerow and tree planting. The development proposals would have a **'Moderate Adverse'** Visual Impact On Policy Gen 16 – Public Rights of Way. The northern section of the footpath adjacent to Lake Lane would remain unaffected by the development proposals. Further south the footpath would have views over the residential development area, albeit softened and filtered by the existing and proposed Hedgerow and Hedgerow Tree planting.

- 7.3.8 **Arun District Council Local Plan 1999 – 2006: Policy Gen15 Cycling and Walking.**
Approximately 1060 metres to the south of the development site part of the South Coast Cycle Route runs in a north south direction. The Local Plan states that: *'The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area'*. The development proposals allow for a Cycle Way link joining Lake Lane in the north with Goodacres to the west. The distance between the existing cycle route and the development site mean the setting of the cycle route is unaffected and therefore the development proposals will have a **'No Change'** Visual Impact On Policy Gen 15 – Cycling and Walking

7.4 Landscape Mitigation Measures

- 7.4.1 The following landscape mitigation measures have been proposed surrounding the Barn Rise development site. The landscape mitigation measures proposed would soften and filter views of the residential development proposals as follows;
- To the north and east of the site the existing mature trees along the boundary are to be retained and reinforced with an ecological, native mix of shrub and scrub planting to foster and encourage biodiversity;
 - To the south a buffer zone of native trees and shrub understorey is proposed to the north side of the railway line which would screen and filter views from the south and south east ;
 - To the west of the development site a native hedgerow with tree planting adjacent to the Public Right Of Way Footpath would soften and filter views into and from the development site;
 - The mature trees which are located to the interior of the development site are to be retained where possible within a public space area. This existing planting would be reinforced with strategic single specimen and groups of trees. The mature hedgerow to the south of the public space area is to be retained and would buffer the proposed open space from the development to the south and the road which would provide vehicular access to the southern part of the site.
 - The retention of the mature Hawthorn hedgerow which runs east to west and the line of trees which buffer the block of flats located off Goodacres from the development proposals would be reinforced and buffered with a proposed ecological mix of native shrub / scrub species edged with native wildflower grassland.

7.5 Zone of Visual Influence – Conclusions

- 7.5.1 The development site generally has a very narrow and constrained Zone Of Visual Influence; to the north the Zone of Visual Influence is constrained by the mature boundary vegetation and the properties located on Halliford Drive. To the west is Barnham urban edge and Halliford Drive and the residential properties located along its eastern edge. Further to the south east is located Goodacres and the residential properties at the eastern end. The Zone of Visual Influence to the south extends south beyond the Rail Corridor and encompasses the northern edge of a caravan park. The Zone of Visual Influence during the winter months would be marginally greater due to the loss of canopy leaf cover to the surrounding deciduous broad leaved vegetation, which provides greater screening and filtering of views during the summer months when the trees and hedge lines are in full leaf.
- 7.5.2 The Zone of Visual Influence to the north is constrained by the properties located on Halliford Drive, the footpath on the north western boundary and the dense, mature vegetation located to the north eastern boundary (*Viewpoint Nos. 02 and 08*).
- 7.5.3 The eastern boundary of the development site is constrained by mature and dense tree planting which has a significant evergreen presence. Further south the eastern boundary opens out onto a grassed field and the Zone of Visual Influence encompasses the edge of a commercial glasshouse which is part of a nursery (*Viewpoint No. 08*).
- 7.5.4 The Zone of Visual Influence to the south extends beyond the Railway Corridor which lies on the southern boundary of the development site and encompasses several open fields and the edge of a woodland block. To the south east the Zone of Visual Influence runs along the northern edge of a caravan park (*Viewpoint No.s 05, 06 and 07*).
- 7.5.5 To the west of the site the Zone of Visual Influence is limited by the urban edge of Barnham and the rear of the properties located to the south east of Halliford Drive. Views of the site from this location are limited to views from first storey windows of some of the residential properties and from the footpath which is located to western boundary. Further south there are views from Goodacres Cul-de-sac and the residential properties which are located to the east. (*Viewpoint Nos. 02, 03 and 09*). The development area Zone of Visual Influence is small and narrow, constrained by the surrounding residential and commercial developments, and the mature site and boundary vegetation.

7.6 Landscape Character Assessment - Conclusions

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

The Barn Rise Development site – Landscape Character Area

- 7.6.2 The development site is currently a mix of grassland, scrub and shrub with mature tree planting to the boundaries and to the interior. The development proposals have been designed to retain as much of the existing, mature vegetation as possible. In addition to the retained vegetation there is also proposed a scrub and shrub area to reinforce the existing tree line on the eastern boundary, a buffer zone of native trees and shrubs to the south of the site adjacent to the railway corridor and a hedgerow with trees to the western boundary adjacent to the Public Right Of Way footpath. Throughout the site are proposed areas of strategic planting which would soften and filter views within the site to the architectural proposals. The development proposals would have a '**Substantial Adverse**' Landscape Character Impact upon the Barn Rise Development Site – Landscape Character Area. Views of the development area are contained by the residential areas to the west and north; the glass houses to the east and the substantial existing vegetation within the site and to the site boundaries.

Commercial Nursery Glass Houses – Landscape Character Area

- 7.6.3 To the east of the development site there is a large commercial nursery with several large glass houses one of which is in close proximity to the eastern boundary of the development site. There are also glass houses to the south east of the development site which are visible from the south east boundary of the development site across a flat, grass field. The existing boundary planting to the eastern boundary screens the glasshouses to the east and there is also proposed reinforcing ecological native shrub and scrub planting to the eastern boundary. There is some proposed tree planting to the south east boundary and therefore the development proposals would have a **'Low / Slight Adverse'** Landscape Character Impact upon the Commercial Nursery Glass Houses – Landscape Character Area.

Open Grassed Fields and Small Woodland Blocks – Landscape Character Area

- 7.6.4 To the south of the development site there are intermittent views from the open grassed fields and the northern edge of the Woodland block which is located to the south of the railway line. The buffer zone of tree and shrub planting proposed for the strip to the north of the railway line would screen and filter views from viewpoints to the south and south east of the railway corridor and therefore the development proposals would have a **'Low / Slight Adverse'** Landscape Character Impact upon the open Grassed Fields and Small Woodland Blocks – Landscape Character Area.

Barnham Urban Edge – Landscape Character Area

- 7.6.5 Barnham urban edge extends from Lake Lane to the north of the development site down to Halliford Drive to the west and Goodacres to the south west. The residential properties located to the south east of Halliford Drive that have two storeys have views over the development site from the rear, first floor storey windows. The properties located to the east of Goodacres have oblique views of the development site to the east. Mitigating tree and hedge planting proposed to the western boundary would soften and filter views into the development site from the west and therefore the development proposals would have a **'Substantial Adverse'** Landscape Character Impact upon the Barnham Urban Edge – Landscape Character Area. Views of the development area are contained by the residential areas to the west and north; the glass houses to the east and the substantial existing vegetation within the site and to the site boundaries.

Mainline Train Corridor – Landscape Character Area

- 7.6.6 The east / west train line runs along the southern boundary of the development site and there are open views of the southern part of the development site from the train corridor. A proposed native tree and shrub buffer zone to the southern boundary to the north of the train line would screen and filter views to the development site from the railway corridor and therefore the development proposals would have a **'Low / Slight Adverse'** Landscape Character Impact upon the Mainline Train Corridor – Landscape Character Area.

Lillies Caravan Park and Nursery – Landscape Character Area

- 7.6.7 To the south east of the site is located Lillies Nursery and Caravan Park and there are intermittent views from the northern edge of the caravan park over the railway line to the south and south eastern boundaries of the development site. A line of trees which runs south from the railway line partially filters views from this location. The proposed native tree and shrub planting to the southern boundary adjacent to the railway tracks would further soften and filter views from the northern edge of the caravan park to the southern boundary and therefore the development proposals would have a **'Low / Slight Adverse'** Landscape Character Impact upon the Lillies Caravan Park and Nursery – Landscape Character.

7.7 Visual Impact Assessment - Conclusions

- 7.7.1 To the north of the site, the residential development proposals would be partially visible to users of the Public Right of Way and there would be views from some of the properties to the north east of Halliford Drive. The Barn Rise development proposals would have a **'Substantial Adverse'** Visual Impact from viewpoints to the northern sector of the development proposals. These viewpoints would be located on the Public Right of Way. (Viewpoint Nos. 02 and 09).

- 7.7.2 The eastern boundary of the development site benefits from a well established and mature line of trees which are in the main evergreen and provide good all year round screening. Further south, the existing planting on the eastern boundary gives way to an open grassed field which edged on the north side by a mature Hawthorn hedge. Both trees and the Hedgerow are to be retained and the existing tree planting is proposed to be reinforced with an ecological mix of native shrub and scrub planting. There would be long distance views of the south east corner of the site from view points to the east across the open grassed field however proposed tree planting would partially soften any available views. The Barn Rise development proposals would have a '**Substantial Adverse**' Visual Impact from viewpoints to the south east of the development proposals. These viewpoints would be located on private land. (*Viewpoint No. 08*).
- 7.7.3 The southern sector of the site is edged by the main east / west railway line. Further to the south, beyond the railway line are open fields which are edged with a small Woodland block and to the south east of the site is a caravan park. The development proposals would include a strip of native tree and shrub planting which would run adjacent to the railway line and would soften and filter views from the south of the development site to the southern boundary. The Barn Rise residential development proposals would have a '**Moderate Adverse**' Visual Impact from viewpoints to the south and south east of the development site. (*Viewpoint No. 06*). These viewpoints would be from private land.
- 7.7.4 To the west of the development proposals there are views from the first floor of some of the residential dwellings located on Halliford Drive and oblique views from residential properties located to the east of Goodacres Cul-de-sac. Proposed hedgerow and tree planting adjacent to the Public Right of Way footpath on the eastern boundary would filter and soften views to and from the development proposals. The existing planting to the south west of the development site is to be retained where possible and there is proposed additional strategic planting within the site which would partially soften and filter the proposed residential dwellings. The Barn Rise residential development proposals would have a '**Substantial Adverse**' Visual Impact to views to the western urban edge of the development proposals. (*Viewpoint No 02, 03 and 07*). Views would be limited to the properties which directly overlook the site area from Halliford Drive and Goodacres.
- 7.7.5 Within the development site the public open space has been located to retain as much of the existing mature tree planting and this area would be edged to the south by an existing mature Hawthorn hedgerow. Throughout the site existing, retained planting would be reinforced with strategic native and ornamental tree and shrub planting which would be planted as single specimens and groups to filter and soften views of the proposed residential developments. The development proposals would have a '**Substantial Adverse**' Visual Impact from viewpoints within the Barn Rise development site (*Viewpoint No. 07, 08 and 09*). These viewpoints are located in private land within the development area.
- 7.7.6 The development area Zone of Visual Influence is small and narrow, constrained by the surrounding residential and commercial developments, and the mature site and boundary vegetation. Views of the development area are contained by the residential areas to the west and north, the glass houses to the east and the substantial existing vegetation within the site and to the site boundaries.

8.0 REFERENCES

- *Guidelines for Landscape and Visual Impact Assessment; Second Edition; published in 2002 by the Landscape Institute and the Institute for Environmental Management and Assessment.*
- *Arun District Local Plan – Adopted April 2003. Plan Period: 1996 – 2011.*

Appendix A – Landscape Character Photographs

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photos A: Barnham Development Site



Landscape Character Photo B: Commercial Nursery Glass Houses

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photo C: Open Grassed Fields and Small Woodland Blocks



Landscape Character Photo D: Barnham Urban Edge (Halliford Drive)

APPENDIX A - LANDSCAPE CHARACTER PHOTOGRAPHS



Landscape Character Photo E: Mainline Train Corridor



Landscape Character Photo F: Lillies Nursery and Caravan Park

Appendix B – Viewpoint Photographs

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 1: Footpath 324 Off Lake Lane Looking South



Viewpoint No 2: Footpath 324 East of Halliford Drive Looking South West

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 3: Junction of Halliford Drive / Barn Rise looking South East



Viewpoint No 4: Goodacres looking East

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 5: South West Corner looking East Along Railway Line Edge



Viewpoint No 6: South East Corner Looking North West

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 7: Site Interior looking South West



Viewpoint No 8: Site Interior Looking North East

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No 9: Interior of Site looking South West

Appendix C – Planning Policy Context – Background to the Assessment

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

The Arun District Local Plan 1996 - 2011 was adopted on 17th April 2003.

POLICY AREA1 Areas of Special Character

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

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

Reason

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

Explanation

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

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

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

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

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

POLICY AREA 2 Conservation Areas

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

Reason

To preserve or enhance Conservation Areas.

Explanation

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

POLICY AREA 5 Protection of Open Space

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

Exceptions to this policy will only be granted where:-

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

Reason

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

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Explanation

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

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

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

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

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

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

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

Informative

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

POLICY AREA 11 Strategic and Local Gaps

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

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

Development in the Local Gaps will only be permitted if:

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

Reason

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

Explanation

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

POLICY GEN15 Cycling and Walking

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

Reason

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

Explanation**SEAWARD PROPERTIES LIMITED**

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LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

LLD288/AR/03/010

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

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

POLICY GEN16 Public Rights of Way

The Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained.

Reason

To maintain and, where possible, increase public access to the District and enhance the recreational resource.

Explanation

1.60 The District has an extensive public rights of way network. West Sussex County Council as Highway Authority are primarily responsible for the protection and maintenance of this. The District Council will continue to work with the County Council to ensure that the existing public rights of way are protected and improvements to the network are achieved wherever possible. It is particularly desirable to secure rights of way in some urban areas with poor networks and rights of way (including bridleways) to achieve easier access to the countryside from urban areas. For the purposes of this policy, the term 'rural characteristics' refers to surface treatments, means of delineation and views from the right of way.