LANDSCAPE and VISUAL ASSESSMENT ANALYSIS

Proposed residential development on land at Church Lane Climping, West Sussex.

Client: Mulgrave Estate

By: T R Furse CMLI MI HORT
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Architects: **JRP**
Planning Consultants: **Parker Dann**
Landscape Consultants:

Southampton Office:
17 Willow Drive Marchwood Southampton Hampshire SO40 4JY
[redacted]
Horsham Office: 2 Wayside Cottages, Brighton Road Monksgate Horsham West Sussex RH13 6NE
[redacted]
Email: info@furse.net Web: www.furse.net

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Plan No.	**Title**	**Scale**
PDA-CLI-001	Site Location & Long Distance Viewpoint	1:10,000@ A3
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Viewpoint Sheets

Aerial View
Viewpoint 1 to 3
Viewpoint 4 & 5
Viewpoint 6 to 8
Viewpoint 9 to 11
Viewpoint 12 & 13
Viewpoint 14 to 16
Viewpoint 17 to 18
Viewpoint 19 to 21

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1. INTRODUCTION

1.1 **The Site**. The site is located on the southern edge of the village of Climping, (OS Ref: TQ 00030, 02037) and comprises of 21.6 Ha of land situated immediately south of Horsemere Green Lane and immediately north of the A259 Crookthorn Lane, a trunk road linking Littlehampton to Bognor Regis. The eastern boundary is defined by Church Lane which provides the main link into the historic centre of the village focused around the 13c church. The road continues on through the village along the Arun Valley northward towards Arundel. The western boundary is defined by Yapton Road which travels northward towards Yapton and Barnham to the north west of the site.

1.2 **The Brief.** As instructed by the client's planning consultant, Parker Dann, FLA Ltd carried out a Landscape and Visual Impact Assessment (LVIA) of the proposals to determine potential site constraints and propose any mitigation measures that may be suitable to reduce the impact upon the landscape and visual receptors.

Upon receiving drawings and documentation for the project, an initial site visit was undertaken on 3rd August 2015 with a further visit made on 25th September 2015 to review possible intermediate distance visual receptors identified during the desk study. A further visit was carried on 4th May 2016 following further design reviews and design iterations introducing a new large roundabout at the junction of the A259, Church and Crookthorn Lane.

The Project. The proposed scheme vision defined within the Architects "*Preliminary Design Document*" September 2015 states:

> *"The proposal will create a distinctive development which is sympathetically designed to respect the surrounding built and natural environment. Housing will be a mix of 1 to 5 bedroom houses, including affordable housing, to create a sustainable, mixed community."*

1.3 **Landscape Consultants.** This assessment has been undertaken by Furse Landscape Architects Ltd, a Landscape Institute registered consultancy with offices in West Sussex and Hampshire providing landscape and arboricultural services across the south of the UK.

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The practice covers landscape design, management and arboricultural assessment. The Principals of the practice have been involved with built development in the countryside for over 30 years. Trevor Furse has prepared this assessment, a professional with extensive knowledge of landscape and visual impact measurement techniques.

METHODOLOGY AND APPROACH

1.4 **Guidance.** The preparation of this landscape report has reflected the principles of good practice set out in the 3rd edition "Guidelines for Landscape and Visual Assessment (GLVIA)", published in 2012 by a joint working party of the Landscape Institute and the Institute of Environmental Assessment. It will take note of the guidance set out in the *Landscape Character Assessment Guidance for England & Scotland 2002* produced by The Countryside Agency and Scottish Natural Heritage and *Landscape Character Assessment Guidance* Topic Paper 1 Recent Practice and the Evolution of Landscape Character Assessment (2002). Countryside Agency, and Scottish Natural Heritage by C Swanwick.

1.5 **Process of Assessment.** The organisation of the study has followed the recommended approach in the guidance documents above and has been divided into five main sections:

(i) a baseline study of the existing environment to determine the character and quality of the local landscape and to identify the sensitive receptors;

(ii) a brief description of the proposed development;

(iii) recognition of the potential sources of landscape and visual impact and an assessment of their significance;

(iv) identification of mitigation measures to reduce the acknowledged impacts and effects through avoidance, reduction, remediation or compensation;

(v) re-assessment of the reduction in impact and effects achieved by the mitigation measures.

The landscape survey presents the baseline position in Section 2. A description of the development and potential landscape and visual impacts are contained in Section 3, whilst if assessed as being required, suitable mitigation measures and re-evaluation of the effects of the development are set out in Section 4.

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1.6 **Desk Study.** The baseline study commenced with a desk study of available source material covering the existing landscape including:

- Ordnance Survey maps;
- overhead aerial photographs;
- statutory prescriptions and designations for landscape and wildlife;
- definitive Public Rights of Way maps;
- the development plan landscape context.

1.7 **Site Survey.** The main site survey took place on 25th September 2015 with a follow up site visit on 4th May 2016, were broadly divided into three distinct aspects:

- On-site record of significant landscape features;
- Onsite analysis of the views out from the site in all directions;
- Off-site survey from the Public Rights of Way and local roads.

Detailed field investigations included:

(i) the main spatial components of the wider landscape - landform, vegetation, farming patterns and field boundaries, built development and roads – together with the nature of skylines or intermediate skylines;

(ii) the slope morphology and topographical detail of the local area;

(iii) the identification of important viewpoints in the surrounding area and the preparation of a photographic record of the current situation;

(iv) the nature, extent and quality of views into the site.

1.8 **Determining Visibility.** The survey phase adopted mainly physical techniques to determine the extent and nature of visibility. Visual impact decreases with distance from the site, as a result not just of the greater detachment, but also the influence of climatic factors on visibility at various times through the year. The location of the site on the coastal plain between Littlehampton and Bognor Regis with the village fringe forming the northern boundary combined with the generally flat nature of the local topography, limits potential for long to intermediate distance views of the site. An initial study was made of the 'back' views out into the landscape from various points within the site.

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This allowed the identification of the Zone of Theoretical Visibility (ZTV) or 'visual envelope' for the development. The extent of visibility was then refined by a visual appraisal from the surrounding areas resulting in a maximum visual envelope distance being assessed as generally 0.5km at all points of the compass, apart from the potential long distance views from the northeast, where a distance of 1.5km is suitable and 800m for potential views from the south. A number of photographs were taken during the site visit, set out as viewpoint photographs at the end of Appendix A and referred to later in this report.

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2. LANDSCAPE SURVEY

PHYSICAL AND BIOLOGICAL LANDSCAPE

2.1 **Landform and Drainage.** The village of Climping is located on the western side of the River Arun. The shortest distance from the river to the village is 750m from the north east corner of the site. The site is generally level at 5m to 6m AOD with little by way of surface water drainage being visible in and around the site. There is some evidence of ponding of water predominately within the eastern half of the site, (see aerial photograph).

The underlying bedrock geology of the site is defined by the British Geological Society mapping as "*...Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Forma. Sedimentary Bedrock formed approximately 71 to 94 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas...*". However the site's superficial deposits change across the site with the western half consisting of *"...Raised Marine Deposits - Clay, Silt, Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by shallow seas..."* and the eastern half of the site described as *"...Raised Beach Deposits, 1 - Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by shorelines..."* The soils on the site are described in the Soilscape[1] map as *"Soil type 6, Freely draining slightly acid loamy soils with Low Fertility"*.

The Agricultural Land Classification[2] (ALC) of the soils on the site varies from Grade 1 towards the west and Grade 2 for the majority of the site to the east. These are high grade agricultural soils and seen as some of the most valuable soils for growing arable crops.

[1] Cranfield University: National Soil Resources Institute (NSRI), LandIS data base and Soilscape Mapping

[2] Agricultural Land Classification map London and the South East (ALC007): Published by Natural England on 24 August 2010

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2.3 **Tree and Shrub Species.** Locally the woods are dominated by *Fagus sylvatica* (Beech) and *Fraxinus excelsior* (Ash) with scattered *Quercus robur* (pedunculate oak) *Acer psuedoplatanus* (Sycamore), *Aesculus hippocastanum* (Horse chestnut) around the periphery of the site. A mixed understory of *Corylus avellana* (hazel), *Crataegus monogyna* (hawthorn), *Ilex aquifolium* (holly), *Prunus spinosa* (blackthorn) and a small regrowth of *Ulmus procera* (English Elm) within the woodland belt along the southern boundary. Hedges are generally mixed but with a predominance of *Corylus avellana* (hazel) and thorn species, most notably *Crataegus monogyna* (hawthorn), with a small infrequent amount of *Acer campestre (*field maple*).*

More ornamental species can be seen in the gardens and boundary planting along the northern edge of the site including *Cordyline australis,* (Cabbage Palm) and *Betula ermanii* (Erman's Birch).

HUMAN AND CULTURAL LANDSCAPE

2.4 **Land Use and Built Development.** The site has been used for arable agriculture with the current size of the field being evident on the OS 1888 to 1913 map series, the only subdivision is located in the southeast corner of the site. The development along the southern side of Horsemere Green Lane has some housing dating back to late 19th century and clearly follows the boundary line around Horsemere Green Farm. The most recent 5 areas of development extend this alignment to the east, closer to the historic village centre on land previously used for nurseries and workshops.[3] The last section of land along the southern edge of Horsemere Green Lane (approximately 71m) and yet to be developed, is proposed as one of the main access points for the new development. (see viewpoints 13).

2.5 **Public Rights of Way.** Views from Horsemere Green Lane into the site are limited to the gap described above. There are views of the site through the fragmentary hedge and scattered trees along the site boundary. A public footpath No 168 adjoins Church Lane adjacent to Field Place and there are views into the site through the boundary hedge. (see viewpoint 6). Public footpath 169, located 196m to the south of the A259, runs parallel with the road providing a link between Climping Street in the west to Brookpits Land and Crookthorn Lane to the east (see viewpoint 17 & 18).

[3] Climping Neighbourhood Plan Character Assessment 2015 Section 6 clause 6.6

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2.6 **Visibility of Site.** The site is well screened by a mature 25m wide woodland belt along the southern and western boundaries effectively blocking any distant to close views into the site. However, the proposals will require approximately 172lin m of the easternmost part of this woodland belt to be removed to accommodate the construction of an enlarged roundabout and realigned Church Lane. The removal of this section woodland, scrub and hedge, albeit of minimal height at this location, will open up close direct views into the site.

The eastern boundary along Church Lane is fragmented and narrow; limited to a field hedge line. (see viewpoint 5). The realignment of Church Lane will require approximately 135lin m of the fragmented hedgerow to be removed. This hedge removal will open up views into the site to visual receptors using the realigned Church Lane.

The properties forming the northern boundary within the recently developed areas of Cropthorn Drive (no's 1 to 9), The Hamlet (no's 19 to 23), May Close (no's 12,14 to 17 and 19), Apple Tree Walk (no's 19 to 29) and Wooldridge Walk (no's 10 to 16) have direct close distance views into the site. (see viewpoints 1,2,5,12 & 13)
To the north side of Horsemere Green Lane, opposite the proposed entrance to the site, Elms Paddock, The Laurels and Church Farm Barn will have close distance views into the site. (see viewpoints 13,14 & 15)

To the east of the gap in the current development along the southern side Horsemere Green Lane, six properties have garden boundaries with the site. These properties are Fletons, Padang, Hobbits, Church Farm Cottage, Church Farm House West and Church Farm House East. The properties to the east which have potential close distance views into the site are limited to Field Place and the playing field associated with the village hall which is located to the south east of the site with access from the A259. (see viewpoints 1,3 & 13)

The only possible long distance views of the site are provided to the northeast where the fragmented boundary hedge along Church Lane provides possible glimpsed views of the site from the Benjamin Grey Drive, a new development of houses to the north of the new A259 Littlehampton By-pass. Further long distance views are possible from the A259 where it rises up on an embankment to cross over the Adur River. (see viewpoints 16)

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LANDSCAPE PLANNING POLICY

2.7 The site lies within the County of West Sussex, with Arun District being the district authority. Arun District Council (ADC), as part of its development of the emerging draft 2011-2033 Arun Local Plan[4] has saved some relevant polices from the adopted Arun Local Plan 2003. This, together with the HM government issuing of The National Planning Policy Framework 2012 introducing the principal of Local Neighbourhood Plan, has prompted Climping Parish Council to prepare the Climping Neighbourhood Plan 2015 – 2030 Submission Plan June 2015 which is currently under consideration by Arun District Council.

The relevant Arun District Councils emerging policies in landscape terms are:

Policy SD SP1

Sustainable development

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

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

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

a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

[4] Emerging Arun Local Plan 2011- 2033 (October 2014 Published Version)

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b. Specific policies in that Framework indicate that development should be restricted. This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

Policy C SP1

Countryside

Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless 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.

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (a) to (c) or (f).

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

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Policy GI SP1

Green Infrastructure and development

The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) 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.
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.
Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.

Policy LAN DM1

Protection of landscape character

Development will be permitted where:

a. Landscape character, including its natural features, are conserved or enhanced;
b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and
c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park

All proposed development either adjoining or in close proximity to the South Downs National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views into and out of the South Downs National Park. Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park. Developments shall also be consistent with all other Local Plan policies.

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Policy SO DM1

Soils

Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.

The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that:

a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity);
b. That any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and
c. The proposed development meets the requirements of the countryside policy and/or equine development policy.

Where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless:

d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site;
e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England (37);
f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (38); and
g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development. Developments shall also be consistent with all other Local Plan policies.

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Policy D SP1

Design

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

Within the Climping Neighbourhood Plan the following polices have been put forward for consideration by Arun District Council:

Policy CPN 7 Countryside and Village Definition

The designation of the parish as 'Countryside' in the emerging Arun Local Plan (Publication version October 2014: Policy C SP 1) is supported and its additional role in Climping of aiding the visual separation of settlements is welcome.

Policy CPN 8 Protection of Open Views

Public open views towards the countryside or across open spaces or the beach should be maintained. An assessment of impacts on views to and from any proposed development should accompany a planning application wherever relevant.

Policy CPN 9 Protection of Trees and Hedgerows

Development requiring planning permission that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be permitted.

Development proposals must be designed to retain trees or hedgerows of good arboricultural and amenity value. Trees, woodlands and hedgerows which are important to the generally open rural environment of the Parish are identified in the Climping Character Assessment.

Development proposals should 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.

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Policy CPN 10 Protection of Natural Habitats

Development that results in harm to existing national and locally protected habitats will not normally be permitted. In some circumstances development proposals may be acceptable if accompanied by:

- An independent assessment of the overall net environmental impact, and
- Acceptable proposals to mitigate harm, or
- Acceptable proposals for the provision of equivalent alternative habitats

Wildlife and natural habitats sites will be as identified on the Climping Nature Designations map in the emerging Arun Local Plan (Publication version).

Policy CPN 13 Reducing the risk of flooding

All developments in flood sensitive areas, including new green spaces, will be designed and constructed to reduce the level of flood risk when compared to current risk in the parish.

All development proposals other than minor household or commercial extensions (less than 10% increase in floor space) will be required to provide a surface water management plan detailing methods of dealing with surface water. Proposals for coast protection and sea flooding defence works will be supported provided that they reflect the visual character of the area, would maintain the attractiveness of the beach, and retain access to the beach. Where there is potential for harm to existing coastal and inland habitats as part of any flood defence, an assessment of the environmental impact and proposed mitigation measures must be submitted with any planning application.

2.8 It is clear from the policies currently in place that the development such as that proposed would only be allowed under strict controls. It is to be noted that the site is not designated within the emerging Local Plan policy C SP1 as open countryside which indicates that the Authority considers that the site lies outside the area designated as a gap between settlements.

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Landscape Issues.

2.9 The main themes running through the various policies and site appraisals of relevance to landscape and visual impact are as follows:

- Protection of and enhancement of the character of Climping.
- Development shall not have a significant adverse effect upon the landscape or visual receptors.
- Restoration of linking ecological networks where ever possible is sought.
- Protection of the settlement gap to the south of the site

2.10 **Landscape Character**

Within the West Sussex County Council's "*A Strategy for the West Sussex Landscape*" (October 2005) the site lies within the character area designated as SC9 South Coast Plain[5] and is described as:

> *"…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..."*

Having the key characteristics of:

- *Low lying flat open landscape.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*

5 Character area defined from Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished West Sussex Landscape Character Assessment (November 2003)

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- *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy edged by reed beds, minor and major roads.*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban large-scale arable farming and market gardening. Extensive farms with both traditional and modern development in suburban settlements of Tangmere, Barnham,Yapton, and Westergate farm buildings and silos.*
- *Large gravel pit lakes around the edge of Chichester.*
- *Clusters of glasshouses.*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and historically nucleated villages with mixed building materials of flint, brick, half timber.*
- *Large farmsteads along roads, and on dead-end tracks.*
- *Light industry in the countryside at Ford and Tangmere.*

The Historic Features include:

- *Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.*
- *Distinctive medieval manor houses at Shripney and Barnham Court.*
- *Important medieval churches with spires which distinguish this otherwise flat landscape.*
- *Large regular fields, mostly the product of Parliamentary enclosure*
- *Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.*
- *Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.*
- *At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.*
- *Disused airfields, such Tangmere and Yapton.*

Change Key Issues are identified as being:

- *Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.*
- *Major road improvements.*
- *Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.*
- *Loss of floodplain and wet woodland due to changes in agricultural drainage practices.*
- *Loss of tree and hedgerow cover from agricultural intensification since World War II.*
- *Conversion of agricultural buildings to light industrial uses.*

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- *Farm diversification and garden centres leading to introduction of signs and fencing.*
- *Introduction of large scale industrial buildings and glasshouses with distribution sheds.*
- *Derelict glasshouses.*
- *Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences. Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.*

The key landscape and visual sensitivities are categorised as:

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

Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.

The Key Management Objectives are stated as:

- *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.*

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- *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.*
- *Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.*
- *Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.*
- *Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.*
- *Restrict extensive areas of tree planting to poorer quality agricultural land.*
- *Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.*
- *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.*

On micro scale character assessment within the Climping Neighbourhood Plan the Climping Character Assessment 2015 refers to the site in context to the adjoining area of Horsemere Green Lane Development and states that:

6.12 Modern development styles are more appropriate in this area, but reference to traditional materials in elevations, roofing styles and other details should be made. The wooded lane aspect of Horsemere Green Lane should be preserved including the grass verges, but the partial footway on the south side needs completing to Yapton Road.

6.13 Any new development would need to be screened from the lane with hedging and trees. Particular attention would also be needed to vehicular access due to the poor (unsafe) priority junction of Horsemere Green Lane with Church Lane and the current issues for pedestrians – the lack of pavements and the dangerous

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crossing at Church Lane. Attention would also be necessary to the lack of safe crossing facilities along the A259 that bisects the village.

6.14 *The current developments led to drainage issues when first built and due consideration for drainage (both surface water and sewage) would need to be an essential part of any further development proposals.*

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3. LANDSCAPE AND VISUAL ASSESSMENT

3.21 **Landscape and Visual Impacts.** It is important at the outset to distinguish between landscape and visual impacts. The definitions adopted in this assessment are as follows:

(i) ***Landscape Impacts*** - changes in the fabric, character and quality of the landscape as a result of the development.

(ii) ***Visual Impacts*** - relate solely to generally available views of the landscape and the effects of changes on people; specific impacts may result from intrusion or obstruction and the effect on visual amenity can range from degradation to enhancement.

The landscape appraisal has included the impacts on land use, landscape features, local distinctiveness and special interests. The visual appraisal focuses on the variation in impacts when compared with the current situation and the effect of possible mitigation measures. The degree of impact depends on the sensitivity of the resource or receptor and the magnitude of change which taken together determine the significance.

3.3 **Sensitivity, Magnitude and Significance.** There has been a consensus in recent landscape assessments concerning the recognition of three thresholds of significance derived from different combinations of sensitivity and magnitude. The criteria for these two aspects preface the later detailed consideration of landscape and visual impacts. Impacts can be either adverse (leading to a deterioration in landscape resources or visual amenity) or positive (resulting in a degree of improvement). The categorisation adopted follows that set out in the guidance documents and is as follows:

Table 1 Categorisation

Category	**Description**
'Substantial'	(high sensitivity or high magnitude);
'Moderate'	(medium sensitivity and magnitude or low sensitivity with high magnitude)
'Slight'	(low sensitivity or low magnitude)
'No notable change'	(no obvious deterioration or improvement)

The assessment of significance has been on a qualitative basis, as a scoring system does not avoid subjectivity and suggests a certainty that may not be present.

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POTENTIAL LANDSCAPE IMPACTS

3.4 **Assessment Criteria.** Sensitivity measures whether the local landscape can accommodate development without longer term harm or degradation. It reflects the existing land use(s), pattern and scale of the landscape, degree of enclosure and value placed on the landscape. A hierarchy is useful in categorising sensitivity and the following has been used in this case:

Table 2 Landscape Sensitivity Criteria

Sensitivity of Landscape Resource	**Value**
Landscapes with a variety of positive features, distinctive character and overall unity that would be susceptible to even small changes	High
Landscapes with some positive features but also intrusive elements that are reasonably tolerant to some change	Medium
Landscapes with few positive features and many intrusive elements that could accommodate substantial change	Low

The extent (area) and duration (time) of impacts are important in determining their overall significance. It is considered that the site has minimal value in resource terms, apart from providing a wide open field-scape setting to the development along Horsemere Green Lane, therefore the sensitivity is recorded as Low. The basis for assessing the magnitude of impacts is as follows:

Table 3 Landscape Magnitude Criteria

Landscape Impacts	Magnitude
Notable change in landscape character over extensive area or intensive change over more limited area	High
Moderate changes in localised area	Medium
Little change in any landscape features	Low

The scale of the proposed development, changing permanently agricultural fields to provide new housing and associated open green space would result in a High magnitude being recorded.

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3.5 **Landscape Features.** The significant features of the site include:

- 25m wide woodland belt to southern and western boundaries of the site. This is covered by a Tree Preservation Order
- Open gap in development along Horsemere Green Lane
- Fragmented eastern boundary hedge with glimpsed views out towards the northeast
- Wide open space formed by large agricultural field used for arable crop providing a defined edge to the current development along Horsemere Green Lane.

3.6 **Land Use.** The site has historically been used for arable crop and is identified in the Agricultural Land Classification[6] mapping as being Grade 1 and 2. These grades are defined by DEFRA as:

Grade 1 – excellent quality agricultural land:

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 – very good quality agricultural land:

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

The majority of the site is designated the latter Grade 2 with only a small part of the western edge of the site being graded the higher Grade 1.

[6] Agricultural Land Classification map London and the South East (ALC007): Published by Natural England on 24 August 2010

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3.7 **Unmitigated Landscape Impacts.** The proposal to develop the site does not directly impact on the landscape features surrounding the site, apart from the fact that it is the closing of the last gap along Horsemere Green Lane and the loss of woodland on the southern boundary to accommodate the new roundabout. The provision of large areas of public open space and a significant amount of new planting would introduce a mosaic of new landscape features that will improve on what is currently an area of monoculture arable agriculture. This scheme can be seen as an opportunity to extend the existing nucleated form, the historic core of the village around the 13C Church, around the existing development along Horsemere Green Lane in a sympathetic way; reinforcing the weak eastern boundary and providing vegetative links across the site. Therefore, the overall impact on the landscape resource is considered to be recorded as *no notable change* during the extended construction phase, an improvement only being seen after 5years of the establishment of new planting.

POTENTIAL VISUAL IMPACTS

3.8 **Assessment Criteria.** The sensitivity of visual receptors and views depends on the location and context of the viewpoint, the expectation and activity of the receptor and the importance of the view. The hierarchy used gives priority to where people live, then where they go for recreation and leisure and finally where they work or travel, as follows:

Table 4 Visual Receptor Sensitivity Criteria

Sensitivity of Visual Receptors	***Sensitivity***
Individual Residential Properties	High
Public rights of way	|
Public open spaces	|
Private recreational space, including golf courses	Medium
Schools	|
Business (retail/commercial)	|
Railways	|
Roads	|
	Low

Although the visual receptors refer to land uses, buildings and communications, the assessment has focused on the respective occupants, users or visitors. Not all of these categories apply to the proposal and those that are relevant have been looked at in turn in the assessment. The magnitude of change has been based on the

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following categorisation:

Table 5 Visual Magnitude Criteria

Visual Impacts	Magnitude
Major changes in views/majority of viewers affected	High
Moderate change in view/many viewers affected	Medium
Minor change in view/few viewers affected	Low

3.9 **Effects on Visual Amenity.**

The specific visual receptors are identified as:

Public Rights of Way

Roads.

1. Church Road currently provides filtered views into the site through the fragmented boundary hedge. These views are transitory to visual receptors using the road and the proposals include a large public open space on the north eastern section of the site, thus providing the opportunity for effective re-enforcement of the existing fragmentary boundary hedge. The road is to be re-aligned to link up with the new large roundabout on the A259 which will require removal of the roadside hedge and a block of woodland belt along the A259 opening direct close views into the site during the extended construction phase. Therefore, overall the unmitigated visual impact is recorded as *Moderate negative* (see viewpoint 5)

2. Visual receptors using the A259 Crookthorn Lane running to the south of the woodland block which forms the southern boundary of the site, effectively screens any potential views for visual receptors using the road. The width of the woodland is currently an average of 25m wide, however it was noted during the site visit that the condition of some of the trees within the woodland are showing signs of decline. This woodland belt is essential not only in visual terms but plays an important role in the enhancement of the landscape resource. Within the proposed scheme there is the requirement for removal of a section of this woodland belt to accommodate the proposed new roundabout. The majority of the woodland to be removed is of low quality and sparse in

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places although it currently still provides effective screening of views in to the site. The impact of the proposed new roundabout and other associated highway improvements will have the potential to provide direct views into the site and the edge of the existing housing development to the north of the site beyond. Therefore, the unmitigated visual impact is recorded as *no notable change* for the majority of the of the road length along the site boundary, however the area of the roundabout can viewed as *Moderate negative* due to loss of boundary vegetation and mature trees. (see viewpoints 7 to 11, 20 and 21)

3. Visual receptors using Yapton Road to the west of the site are similarly screened by the 25m wide woodland boundary and it will also receive additional reinforcement planting. Therefore, the visual impact is record as no notable change.

4. The A259 Littlehampton By-pass, where it crosses the area rises up on an embankment to cross the Adur River and has the potential for glimpsed long distance views of the site through the fragmented eastern boundary hedge. This view will be more noticeable during the winter months due to the majority of trees that form the site boundary hedge and in the intervening hedge boundaries surrounding fields across the west of the river being deciduous in nature. Due to the distance and the transient nature of the visual receptors using the road the visual impact is recorded as *no notable change*. (see viewpoint 16)

Footpaths

The Footpath No 168 that joins Church Lane from the east provides close distance views of the site through the fragmented eastern boundary hedge. The area within the site directly opposite the point at which the footpath egresses out onto Church Lane is scheduled to be laid for public open space. Therefore the unmitigated visual impact is recorded as *Slight negative* during the extend construction phase. (see viewpoint 5)

Footpath No 169 is located 196m to the south of the A259 and runs parallel with the road providing a link between Climping Street in the west to Brookpits Land and Crookthorn Lane to the east (see viewpoint 17 &

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18). The footpath is effectively screened from the proposed new development by the site's mature woodland southern boundary and mature hedge that run along the southern side of the A259. However, the new roundabout will require removal of the easternmost end of the woodland belt and installation of highway lighting to the roundabout to the relevant standards. Currently the smaller roundabout at the junction of Church Lane and the A259 has highway lighting, however these are mounted on short columns and are not visually intrusive to the views from this footpath. The hedge that runs along the southern side of the A259 will be retained and provide screening of low level views of vehicles using the new roundabout and views into the site and along the diverted Church Lane. Therefore, the main elements that impact upon the visual receptors using this public footpath are the loss of visual screening by woodland and new highway lighting as a result the unmitigated visual impact is recorded as potentially moderate negative in the worst case scenario where large intrusive lighting columns are proposed.

Residential Properties:

Group 1

Consisting of properties which are directly adjacent to the northern boundary of the site providing possible direct close views of the site include: Apple Tree Walk (no's 23 to 29) and Wooldridge Walk (no's 10 to 16). These properties along the northern boundary of the site will receive a decreased amount of visual impact as the new public open space acts as a buffer between them and the bulk of the new area of housing provision to the south east corner of the site.

The construction of open space provision will be undertaken in a reasonably short period time limiting the construction activities near these properties. Therefore, a *Slight negative* for the remaining properties in this group during construction phase. (see viewpoints 12)

Group 2

To the north side of Horsemere Green Lane, opposite the proposed entrance to the site Elms Paddock, The Laurels and Church Farm Barn will have close distance views into the site. These views are partially screened by hedges along the front gardens along the Lane, however the view from the upper windows of the Laurels will have unimpeded

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close distance views of the new entrance to the site and adjacent new houses, therefore the visual impact is recorded as *Moderate negative* during the initial construction phase. The remaining properties in this group have the potential for oblique views of the new entrance and housing therefore the visual impact is recorded as *Slight negative*. (see viewpoints 13,14 & 15)

Group 3

These properties are those adjacent to the northeast corner of the site and consist of Fletons, Padang, Hobbits, Church Farm Cottage, Church Farm House West and Church Farm House East. The proposals provide for a large area of public open space to the south of these properties. Currently the gardens of these properties have no boundary hedge and have open views out to the south across the field. Therefore, the visual impact during construction phase is recorded as *Slight negative*. (see viewpoints 1,3 & 13)

Group 4

This consist of all of the remaining properties behind those identified in Groups 1,2 and 3 above which are unlikely to have direct close distance views of the site, although they may have the potential oblique, filtered or glimpsed views from their properties. In general, the visual impact during construction phase will be recorded as *Slight negative* to *no notable change* depending on the distance of the visual receptor from the areas of the site where houses and infrastructure are being constructed.

Group 5

Cropthorn Drive (no's 1 to 9), The Hamlet (no's 19 to 23), May Close (no's 12,14 to 17 and 19), Cropthorn Drive (no's 1 to 9) and Apple Tree Walk (no's 19,20 and 22) due to their close proximity to the proposed development of the housing to the south and east of their properties will be adversely effected by the development with loss of views out across open fields. Therefore, the unmitigated visual impact is recorded as *Significant negative* during extended construction phase of the project. (see viewpoint 1,2,6,12 and 13)

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Field Place

The property located to the east of the site has a 2m high brick wall to the roadside boundary entrance to the property and mature planting behind, limiting direct close views into the site. However, if there are possible views into the site, an area within the site directly opposite the property is scheduled to laid down to public open space. Therefore, the unmitigated visual impact is recorded as *Slight negative* during the extended construction phase of the project. (see viewpoint 4)

Benjamin Grey Drive

These newly built houses with open views across the Arun River and to the wider fields and landscape beyond have the potential of long distance glimpsed views of the site. As with the view from the Littlehampton By-pass the views will be more evident during the winter months, however the potential views will be limited to upper windows of the properties as they are at a lower level than the By-pass. In general, the upper windows of a house are considered less sensitive to visual intrusion, than ground floor windows, in the hierarchy of sensitivity. Therefore, the visual impact is recorded *no notable change* as compared to the possible result of a *Slight negative* visual impact being recorded for ground floor windows. It is to be noted that during the survey access to this road, associated construction site and the properties was limited. Therefore, the result is derived from interpolating the back-views from the site and what is visible from outside the construction site where pubic access is available.

Public Open Recreation Space:

The Village Hall and associated playing field is located on the eastern side of Church Road at its Junction with the A259 Crookthorn Lane. The playing field provides direct close filtered views of the south east corner of the site and visual receptors using the playing field will receive a direct impact, especially during the extended construction phase of the project. Therefore the visual impact is recorded as *Slight negative*.

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4. Mitigation and Re-evaluation

4.1 Proposed Mitigation Measures.

Current Situation. It is clear at this stage of planning for the project that the mitigation proposed is based on a broad brush stroke approach and would be subject to refinement and detailed design at a later stage.

The earlier descriptions have identified how the scheme already affords a number of mitigating factors built in the initial concept design. These include:

- Placing a large area of open space provision close to the northern eastern section of the site. This area can provide opportunity for buffer planting and provision of linear open space to maintain the character of Church Lane
- Reinforcement planting to the woodland belt along southern and western boundaries
- Large public open space in the western section of the site
- Linear green link between western and northeastern public open green space

4.2 **Further Potential Mitigation Measures**. It has already been highlighted that the existing mature woodland belt to the south and west of the site are critical; not only in visual impact terms, but also providing the basis for potential improvement and enhancement of the landscape resource of the site. During the site visit it was noted that the integrity of the woodland belt could be a long term issue due to the signs of disease currently seen in the canopies of the Beech and Ash trees which form the majority of species within this woodland block.

As a result, it is recommended that a full assessment of the woodland integrity be undertaken and a proactive, objective lead Woodland Management Plan (WMP) be prepared to ensure the longevity of the woodland belt. With regard to public safety and the potential for woodland to be accessed by pedestrians gaining informal access from the new development, the WMP should also address the condition of the trees within the woodland belt.

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The removal of the eastern end of the woodland belt to accommodate the new larger roundabout, although of low quality and fragmented, will need to be compensated for by the provision of a comprehensive replacement woodland planting scheme in and around the new roundabout. This will include the utilisation of the areas in and around the bifurcated section of the old alignment of Church Lane and the area around the existing small roundabout, providing opportunity to provide habitat enhancement around a new cycleway link.

As part of the detailed design stage, the use of landform will provide practical features such as swales and ponds to address surface water issues. It will also articulate the land to aid assimilation of the new development in to the surrounding landscape, providing a dynamic public open space beyond the norm usually provided by development of this type.

4.3 Changes in Impacts due to Mitigation Measures.

1. Effects on the Landscape Resource.

The mitigation factors built in to the design will need to be secured over the long term once the initial establishment period of 5 years by condition, normally required by a planning permission. A long term Landscape and Ecological Management Plan (LEMP) for all of the public open spaces, incorporating the WMP, should be prepared with long term objectives set at the outset and subject to quinquennial review to assess progress against objective and feedback into ongoing LEMP.

If both the WMP and LEMP were implemented over the long term, there will a significant improvement in the landscape resource with an initial improvement by one point after 5 years of establishment. Further improvement by an additional point would be seen after 10 to 15 years following this implementation.

2. Effects upon Visual Amenity of Receptors.

It is clear from the assessment of visual impact on the various visual receptors that the properties within Groups 2 and 5 have the largest number of properties receiving a negative visual impact varying from *Moderate* to *Substantial negative*.

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The majority of the adverse visual impacts are received during the extended constructing phase of the scheme. This could, in the worst case scenario and depending economic forces, extend to more than 3 to 5 years before the whole site is built out. Therefore, the time at which the mitigation measures actually start to perform their role is difficult to assess at this stage of the project. However, below I indicate the potential timing of the impact reduction for each of the identified elements of mitigation.

i. **Planting.** The proposed buffer planting will take up to 5 years of establishment before any reduction in adverse visual impact can be achieved. It is more reasonable that any mitigating effect that would achieve a reduction in impact by 1 point will take 5 to 10 years post planting.

ii. **Landform Design.** Careful detailed design of landform can and will provide the opportunity for reasonably quick screening, although care has to be taken that the landform design does not become more intrusive than the element in the landscape it is designed to screen. The use of temporary screening bunds placed in strategic locations during the construction phase can provide another technique that will mitigate some of the adverse visual impact caused during construction phase. This mitigation can only be assessed at a detailed design stage where it could achieve a 1 to 2-point reduction in impact at year 1 following installation.

iii. **Group 5.** It is clear from the assessment that these properties are going to receive the greatest negative visual impact, in term of loss of open views across the fields to the woodland beyond. No amount of mitigation will replace these views and the character setting of the properties will be changed to that of being within an area of built development rather than on the edge. Some limited mitigation can be provided by planting of native species hedge and tress along the current properties boundaries at an early stage to allow for softening the views between the existing properties and rear of the new dwellings which will be over looked.

4.4 **Combined Effect**. Summary Table 1 below details the combined effect of mitigation on landscape resource and visual receptors, although the mitigation for landform design is discounted at this stage.

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4.5 **Discussion.** It is clear that as part of the detailed design stage the mitigation of the identified adverse visual impacts on the residential receptors will need to be addressed by provision of temporary screening measures and or possibly a programme advanced planting of buffer planting. These mitigation measures co-ordinated with the projects construction programme will reduce, where possible, the identified adverse visual impact during the construction phase. In terms of the advance planting it has the potential to bring forward the time at which the designed screening and assimilation take effect.

With regard to the Agricultural Land Classification of the site of part Class 1 with majority of the site being classified as Class in terms of ADC Policy 'SO DM1 (Soils)' which states:

> "*...Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term...*"

The site is not currently implicitly identified by the Local Neighbourhood Plan or emerging Development Plan for development. However, as identified within ADC policy C SP1 (countryside) mapping[7] the site is outside the area designated for Countryside and not part of the Strategic Gap between settlements. As a result, the development of this site would not be hindered by this designation. It will be up to the Authority to balance the loss of agricultural land against the potential gains provided by the proposed scheme in the long term, both in landscape resource terms and providing a village extension through a well-designed and sustainable development.

In terms of ADC Policy GI SP1 (Green Infrastructure and Development) the scheme provides a significant improvement and opportunity to provide an extensive network of new Public Rights of Way extending the current limited network of footpaths bridleways. These are provided within a setting of large public open spaces and new woodland planting reinforcing the existing strong woodland element on the southern and western boundaries of the site. These new open spaces and woodland features are in keeping with the landscape character of the area where the field pattern is retained and the site constrained within its existing boundary features. This is

[7] Arun Local Plan 2011 - 2031 Publication Version, 26 Settlement Structure & Green Infrastructure Technical Appendix Picture 26.8 Climping

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consistent with policy ADC Policy LAN DM1 (Protection of Landscape Character) and Neighborhood Plan Policy CPN 9 (Protection of Trees and Hedgerows).

4.6 **Conclusion** On balance the proposed scheme will provide benefit in terms of landscape resource enhancement and an opportunity to secure, in the long term, future management and retention of the existing woodland on the site boundaries.

Compared with the existing five, high density housing developments already permitted along Horsemere Green Lane, the relationship between open space and housing development is more cellular in form and a less regimented grid pattern. The predominance of open-space, linked green spaces and the provision of community facilities will provide elements that are presently lacking within the village.

I therefore request that the Authority look favourably upon this application and take the opportunity to provide much needed housing, within a well-designed and sustainable setting. It will provide benefit to those families that eventually move in to the development and also the current community as a whole.

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SUMMARY TABLE 1

Landscape Impacts	***Construction Phase***	***Yr 1 Following Construction Phase***	***Yr 5 of Establishment***	***Year 10 to 15 Following Establishment****
Landscape Resource	----------	----------	*slight positive*	*moderate positive*
Visual Impacts				
Public Rights of Way:				
1. *Church Road*	*Moderate negative*	*Moderate negative*	*Slight negative*	----------
2. *A259 Crookthorn Lane*	----------	----------	----------	*Slight Positive*
A259 Crookthorn Lane (Roundabout Area)	*Moderate negative*	*Moderate negative*	*Slight negative*	----------
3. *Yapton Road*	----------	----------	----------	*Slight Positive*
4. *A259 Littlehampton By-pass*	----------	----------	----------	----------
Footpaths:				
No 168	*Slight negative*	*Slight negative*	----------	*Slight Positive*
No 169	*Moderate negative*	*Moderate negative*	*Moderate negative*	*Slight negative*
Residential Properties:				
Group 1	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Group 2	*Moderate negative*	*Moderate negative*	*Slight negative*	----------
Group 2 *Remaining Properties*	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Group 3	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Group 4	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Group 5	*Substantial negative*	*Substantial negative*	*Moderate negative*	*Moderate negative*
Field Place	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Benjamin Grey Drive	----------	----------	----------	----------
Public Open Recreation Space	*Slight negative*	*Slight negative*	----------	*Slight Positive*

---------- no notable positive or adverse impact

*Subject to long term LEMP being implemented

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