

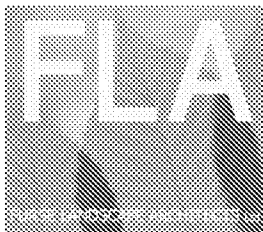
LANDSCAPE and VISUAL IMPACT ASSESSMENT

**Proposed Barn Conversion, Ryebank Farm, Grevatts Lane,
Climping, Littlehampton, West Sussex, BN17 5RE**

Client: Mr J Baird

By: T R Furse CMLI MI HORT

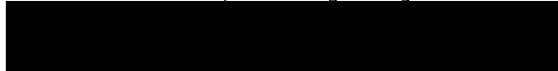
Architects: JCA Architects
Landscape Consultants:



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APPENDIX

Plan No.	Title	Scale
JCA-RYE-001	Site Location	1:10,000@ A3
JCA-RYE-002	Context & Viewpoint Locations	1:5,000@ A3

Viewpoint Sheets

1. INTRODUCTION

1.1 **The Site & Setting.** The site is located on the western edge of the village of Climping West Sussex, (OS Ref: SU 99974 01206) and consists of an old Sussex Barn with associated yard buildings, grain silos and hardstanding. Generally, the buildings and yard are in a dilapidated state and being used for small scale production facilities by a local precast concrete company. To the south east of the site lies Bailiffscourt Hotel which consists of a collection of Grade II listed buildings. The site at its closest is approximately 325m from the Bailiffscourt Gatehouse the most northerly of the collection of buildings. At approximately 276m to the east of the site the Black Horse Public House is also Grade II listed and although closer than the Gatehouse there is a block of mature woodland effectively screening the site from view. Two further Grade II listed buildings have potential views of the site, these being Virginia Cottage and Dove Cottage, both located north east of the site on Climping Street, north of the Black Horse Public House (PH).

1.2 **The Brief.** As instructed by the client's Architect JCA, FLA has carried out a Landscape and Visual Impact Assessment (LVIA) of the proposals to determine the 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 the 22nd September 2016 where we walked the site with John Cooper the principal of JCA architects, to assess the conversion and restoration of the barn and associated buildings. Following the site meeting a draft Landscape Strategy based on our initial thoughts was formulated to support John Cooper's presentation to the local Community.

The Project. The proposal is to restore and convert the barn and associated yard buildings on the site in to a private dwelling, thereby halting the continued decline of the barn's structure and enabling a prominent local building to be saved from further decline. The project will also include the removal of a set of modern steel grain silos and a set of commercial green houses to the south-eastern edge of the site.

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.

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.

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 22nd September 2016 with a follow up site visit on 23rd November 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 is on the coastal plain between Littlehampton and Bognor Regis with the village of Climping to the east. An initial study was made of the 'back' views out into the landscape from various points within the site.

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 coast to the southwest, where 1.0km is more appropriate. 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.

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 flood plain. The site is generally level at 5m to 6m AOD with the Ryebank Rife, a large drainage channel running directly along and forming the north-eastern boundary of the site. A secondary ditch runs southeast from the south-eastern side of the barn towards Bailiffscourt along the field boundary which is lined by an area of mature woodland to the east.

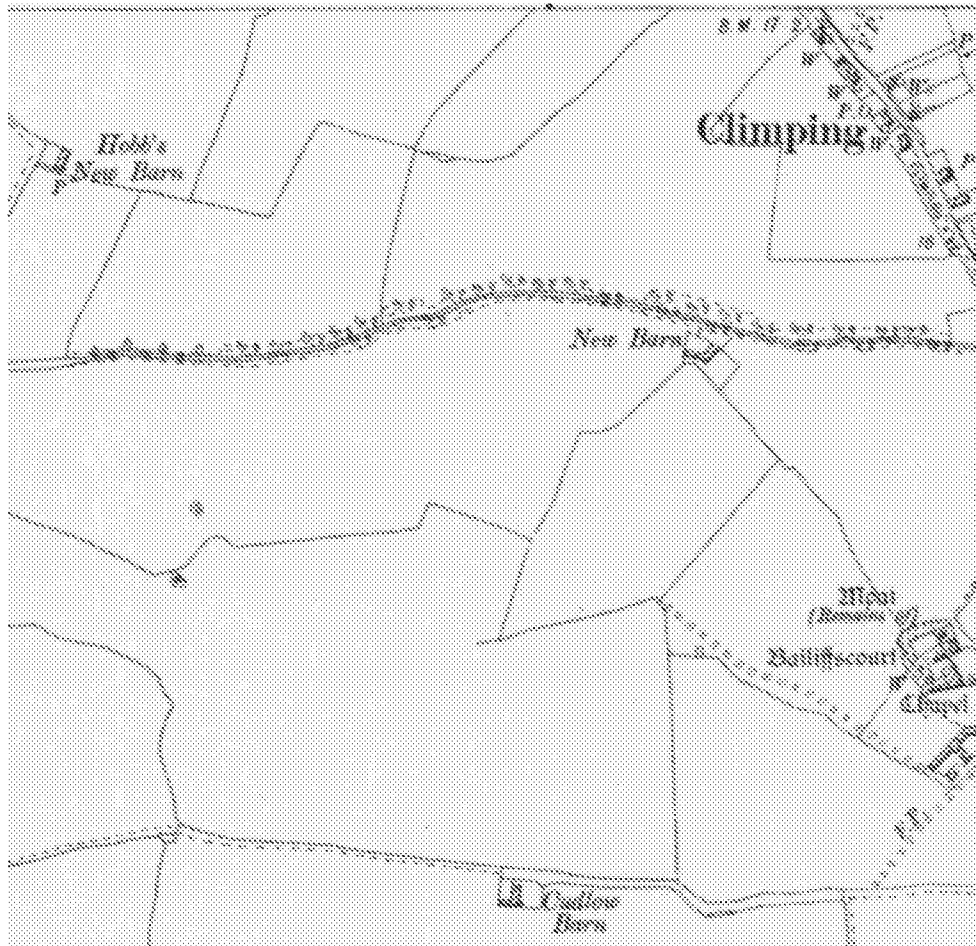
The underlying bedrock geology of the site is defined by the British Geological Society mapping as “...*Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Forma. Sedimentary Bedrock formed approximately 71 to 94 million years ago in the Cretaceous Period. Local 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 Soilscape¹ map as “*Soil type 6, Freely draining slightly acid loamy soils with Low Fertility*”.

- 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) 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 ditch line to the south east. 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).

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

HUMAN AND CULTURAL LANDSCAPE

- 2.4 Land Use and Built Development.** The site of the barn is identified on the earliest OS mapping (1879) as New Barn and is isolated with a mosaic of large irregular fields associated with the Bailiffscourt to the southeast. It is to be noted that the Rybank Rife is clearly not crossed by any access road from the north as seen today.



Map 1 1879 Ordnance Survey

- 2.5 Public Rights of Way.** There are no public footpaths that provide close distance views of the site with the only direct intermediate distance views possible from footpath No 829 which runs along the beachfront approximately 750m to the south of the site. Climping Street located to the east of the site is the road that leads down from the main A259 road to the north of the site through the village down to the Climping Beach car park opposite Atherington Farm. The main access road to the site is private and provides access to Poole Place a beach front property further to the south and Rybank House and Ways Meet Cottage to the north of the site towards the A259.

- 2.6 **Visibility of Site.** The site is well screened by the mature trees and woodland running along the Ryebank Rife to the north-eastern boundary of the site and extending south-eastward along the western side of Climping Street to the east. This mature screening effectively screens any views from the north and east leaving the open views of the site to the west and south possible across the open arable fields and from Bailiffscourt to the southeast.

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 Plan² has saved some relevant policies 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

² Emerging Arun Local Plan 2011- 2033 (October 2014 Published Version)

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
- 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.

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.

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 policies 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.

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 12 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.

Policy CPN 13 Retain buildings or structures of character

As well as nationally listed buildings, locally listed buildings identified by Arun District Council and scheduled ancient monuments, other key buildings or structures which are of significant local architectural and historic interest and contribute to Climping's distinctiveness are set out in the Climping Character Assessment and listed in section 4.14 in this Plan. Development proposals will be expected to retain and enhance the local

distinctiveness of the identified buildings and structures and their setting. "The policy seeks to protect buildings or structures which make a positive contribution to the character of Climping"

"It is important to protect buildings or structures which reflect the local character of Climping to retain the sense of place felt by the community"

- 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 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.

- 2.9 **Historic Asset Protection.** The site is in close proximity to 11 (within 300m) Grade II listed buildings, good practice states that the following should be taken in to consideration:

In July 2014 English Heritage the forerunner of Historic England published, in response to the governments issuing of National Planning Policy Framework (NPPF), a new set of guidance to supersede their current guidance PPS5. The new guidance references PPS5 and is currently a consultation draft for their preferred policy towards development near heritage assets stating:

"...The purpose of this English Heritage Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG)..."

Relationship of setting to curtilage, character and context:

Setting is separate from the concepts of curtilage, character and context:

- ***Curtilage*** is a legal term describing an area around a building and, with listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a historic asset will include, but generally be more extensive than, its curtilage (if it has one).
- The ***character*** of a historic place is the sum of all its attributes, which may include: its relationships with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Heritage assets and their

settings contribute to character, but it is a broader and non-statutory concept, often used in relation to entire historic areas and landscapes.

- *The **context** of a heritage asset is a non-statutory term used to describe any Relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.*

The extent of setting

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

All of the following matters may affect the understanding or extent of the setting:

- *Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.*
- *Extensive heritage assets, such as landscapes and townscape, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated (explicitly recognised in green belt designations).*
- *The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic almshouse located within the bustle of the urban street-scene).*
- *Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas.*

Views and Setting

The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

Views which contribute more to understanding the significance of a heritage asset include:

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
- *those with historical associations, including viewing points, those where the composition within the view was a fundamental aspect of the design of the heritage asset; and*
- *those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.*

Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- *military and defensive sites;*
- *telegraphs or beacons;*
- *prehistoric funerary and ceremonial sites;*
- *historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.*

Particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- *views identified as part of the plan-making process, such as those identified in the London View Management Framework (LVMF, Mayor of London 2010) and Oxford City Council's View Cones (2005);*
- *views identified in character area appraisals or in management plans, for example of World Heritage Sites;*
- *important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Historic Parks and Gardens; and*
- *views that are identified when assessing sites as part of preparing development proposals.*

Setting and the significance of heritage assets

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings. The following paragraphs examine some more general considerations relating to setting and significance.

Cumulative change

Where the significance of a heritage asset has been compromised in the past by

unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.

Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing views of a building.

Change over time

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting in which the asset was constructed are likely to contribute to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change and creation over the long term.

Appreciating setting

Because setting does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

Buried assets and setting

Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer, they nonetheless retain a presence in the landscape and, like other heritage assets, have a setting.

The location and setting of historic battles, otherwise with no visible traces, may include important strategic views, routes by which opposing forces approached each other and a topography that played a part in the outcome.

Buried archaeological remains can also often be appreciated in historic street or boundary patterns, in relation to their surrounding topography or other heritage assets or through the long-term continuity in the use of the land that surrounds them.

While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible.

Designed settings

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right. Furthermore, they may,

themselves, have a wider setting: a park may form the immediate setting for a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of design are included in the evaluation of the setting of a designed landscape.

Setting and urban design

As mentioned above, (The extent of setting), townscape and urban design considerations are often closely linked to the protection and enhancement of setting.

Setting and economic and social viability

Sustainable development under the NPPF can have important positive impacts on heritage and their settings, for example by bringing an abandoned building back into use.

However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development. A new road scheme affecting the setting of a historic building may decrease the public's ability or inclination to visit and/or use it, reducing its social or economic viability, or may limit the options for the marketing or adaptive re-use of a building. Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right.

Furthermore, they may, themselves, have a wider setting: a park may form the immediate setting for a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of design are included in the evaluation of the setting of a designed landscape.

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
- Protection of the setting of the local Heritage Assets
- Preserve the landscape character of the Ryebank Rife

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 Plain³ 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.*
- *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.*

³ 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)

- *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.*
- *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.*
- *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.*

3. LANDSCAPE AND VISUAL ASSESSMENT

3.1 **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.

3.2 **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.

POTENTIAL LANDSCAPE IMPACTS

- 3.3 **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 landscape resource terms, 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 conversion of the barn in to a dwelling will have a Low impact in terms of magnitude.

3.4 **Landscape Features.** The significant features on and adjacent to the site include:

- Open agricultural field to the south and west
- Mature trees and woodland along the route of the Ryebank Rife demarcating the northeast boundary of the site
- Modern steel silos adjacent to the old barn and associated buildings
- Area of old dilapidated commercial green houses

3.5 **Land Use.** The site has historically been used as an isolated barn facility within the countryside supporting the arable farming of the surrounding fields. The yard areas are currently used for storage of concrete products and raw materials. This secondary uses of the barn and yard have changed over the years as the building on the site have become redundant with the current occupants using the barn for small scale pre-cast concrete production. The site includes an area of former commercial green houses are located to the southeast of the barn.

3.6 **Unmitigated Landscape Impacts.** The proposal to convert the barn into a single dwelling directly impact on the landscape features surrounding the site, apart from the removal of the five steel grain silos and site clutter associated with the current use of the site. Therefore, the overall unmitigated impact on the landscape resource is recorded as Slight positive.

POTENTIAL VISUAL IMPACTS

- 3.7 **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 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.

There are possible glimpsed views of the steel grain silos adjacent to the barn from Climping Street. However, the barn, associated building and yard areas are effectively screened by the mature trees and woodland that run along the Ryebank Rife combined with the individual dwellings and their associated gardens along the western side of the road. Therefore, the unmitigated visual impact on visual receptors unmitigated visual impact is recorded as no notable change (see viewpoint 2 and 3)

The access road to the site and the adjacent properties, although private in nature, does provide close distance views to visual receptors travelling to and from Poole Place a dwelling on the beach front. Therefore, the removal of the steel grain silos and visual clutter that is associated with the current operations on site will result in a Slight Positive being recorded for the limited number of receptors using the access track (see viewpoint 4).

Footpaths

The Public Footpath No 829 which runs along the beach front provides long to intermediate distance views of the site across the open fields where intermediate field boundary hedges are fragmented or not visible. The removal of the steel grain silos will be of benefit in visual terms and therefore the unmitigated visual impact is recorded as Slight Positive (see viewpoint 1)

It is noted that footpath No. 829 is subject to aggressive coastal erosion; the line of the path is along the shingle ridge which is now absent along a significant length with the result that the path is now partly below the mean high water mark, making views into the hinterland impossible.

It is noted that the landowner has undertaken a significant planting scheme along the entire length of the field boundary that is roughly midway between footpath No. 829 and the application site. A mixture of Native Coastal trees and shrubs have been planted in 2014 and are now becoming established."

Residential Properties:

Rybank House

The house is located north of the Ryebank Rife directly adjacent to the access road and any views of the site are effectively screened by the mature woodland and trees that run along the Rife. Therefore, the unmitigated visual impact is recorded as no notable change.

Bailiffscourt

The buildings which are at the heart of the collection of Grade II listed buildings located to the south of the site will have potential direct close to intermediate distance views of the site although partially screened by the woodland that runs along the field boundary. The removal of the steel grain silos and visually intrusive elements within the visual scene that are associated with the current operations on site will result in a Slight Positive being recorded.

Climping Street Properties

The individual properties that run along the western side of Climping Street from the Black Horse Public House have the potential of close to intermediate distance view of the site through the trees and woodland that runs along the Ryebank Rife. However, these views would be filtered and screened during the majority of the year with only the steel silos being a visible during the winter months and limited to upper storey windows with a westerly aspect. Therefore, the unmitigated visual impact is recorded as Slight Positive due to the removal of the discordant forms of the silos from the visual scene.

4. Mitigation and Re-evaluation

4.1 Proposed Mitigation Measures.

Current Situation. It is clear in visual terms that the dominate features on the site are the steel grain silos which together with the debris and clutter associated with previous and current uses of the yard areas surrounding the barn are a discordant element within the visual scene. The proposed conversion of the barn and associated building into a single dwelling will provide the opportunity for the site to be rationalised by removing them as part of the proposals.

4.2 Further Potential Mitigation Measures. It is important to understand the landscape character of the area and symbiotic relationship between the open field flat landscape and the field edge as defined by the trees and woodland that runs along the Ryebank Rife. The location of the site is within the transition zone between these two elements and any further mitigation measures should respect this relationship. Therefore, the further mitigation measures are detailed in the landscape strategy include:

1. Removal of field boundary fence and banking to introduce a Ha-ha feature along the site's southwestern boundary by extending the existing ditch that runs along the field boundary towards Bailiffscourt
2. Planting a framework of mature trees to aid assimilation of the converted barn and associated extension into the backdrop of the mature woodland and trees
3. Removal of the area of greenhouses with the area reinstated to the former agricultural use.

4.3 Changes in Impacts due to Mitigation Measures.

1. Effects on the Landscape Resource.

The mitigation factors built in to the proposals with removal of the steel grain silos and associated clutter and debris, combined with the implementation of the proposed landscape strategy will result in a further 1 point improvement by year 5 once new planting has had time to establish. This would result in a Moderate positive being recorded at year 5.

2. **Effects upon Visual Amenity of Receptors.**

Due to the effective screening provided by the mature woodland and trees along the Ryebank Rife and isolated location of the site combined with the removal of the steel grain silos and associated clutter and debris the potential adverse impact of the proposals are negated with all the identified visual receptors being recorded in the unmitigated state as either Slight positive or no notable change. The proposed landscape strategy will provide a 1 point improvement in those visual receptors identified as receiving a Slight positive impact recorded by year 5, however those receptors recorded as having no notable change will clearly not receive any benefit from the mitigation proposals

- 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.

- 4.5 **Discussion.** The site lies within the strategic gap between settlements and its current light industrial use is well established. However, the resulting impact on the landscape character of the area and the adverse impact on the identified visual receptors, including the setting of the Grade II listed buildings of Bailiffscourt, is in general negative. The proposal is an opportunity to remove the various discordant elements from within the landscape and provide an improvement both in visual and in landscape resource terms.

The proposals are consistent with policy ADC Policy LAN DM1 (Protection of Landscape Character) and Neighborhood Plan Policy CPN 9 (Protection of Trees and Hedgerows), CPN 8 (Protection of Open Views), CPN 9 (Protection of Trees and Hedgerows) and CPN 13 (retain buildings or structures of character).

In terms of the design proposals, prepared by JCA Architects, they will provide a modern dwelling based around the restored barn structure which in design terms is consistent with ADC Policy D SP1 Design, being of a high standard of design. The architectural design and landscape strategy respects the local vernacular and the setting of the Historic Assets of the Grade II listed buildings in the local vicinity in accordance with Heritage England guidance of July 2014.

- 4.6 **Conclusion** The proposed scheme will provide benefit in terms of landscape resource enhancement and an opportunity to restore the barn as a central historic element to the centre of the site and provide a focal point around which the new dwelling can be focused. The landscape strategy respects the setting of the wider landscape and brings this in to the site visually through the use of a Ha-ha, providing unbroken views across the fields towards the sea without compromising the definition of the boundary of the site.

I therefore request that the Authority look favourably upon this application and take the opportunity to restore a magnificent old barn which is currently in a dilapidated state providing a modern dwelling around a historic core and securing the buildings future in the long term.

SUMMARY TABLE 1

Landscape Impacts	<i>Yr 1</i>	<i>Yr 5 of Establishment</i>
<i>Landscape Resource</i>	<u><i>Slight Positive</i></u>	<u><i>Moderate Positive</i></u>
Visual Impacts		
Public Rights of Way:		
Roads:		
<i>Climping Street</i>	-----	-----
<i>Access Road</i>	<u><i>Slight Positive</i></u>	<u><i>Moderate Positive</i></u>
Footpaths:		
<i>No 829</i>	<u><i>Slight Positive</i></u>	<u><i>Moderate Positive</i></u>
Residential Properties:		
<i>Rybank House</i>	-----	-----
<i>Bailiffscourt</i>	<u><i>Slight Positive</i></u>	<u><i>Moderate Positive</i></u>
<i>Climping Street Properties</i>	<u><i>Slight Positive</i></u>	<u><i>Moderate Positive</i></u>

----- no notable positive or adverse impact