



# BILSHAM, WEST SUSSEX LANDSCAPE & VISUAL APPRAISAL

NOVEMBER 2021

LANDMARK REF: 3453

*\*This document contains panoramic photographs which should be read in 'Two page view' when viewing as a pdf*

# CONTENTS

|                                           |    |
|-------------------------------------------|----|
| 1.0 INTRODUCTION                          | 1  |
| 2.0 PLANNING POLICY                       | 2  |
| 3.0 DESIGNATIONS                          | 3  |
| 4.0 LANDSCAPE CHARACTER OF THE WIDER AREA | 4  |
| 5.0 SITE CONTEXT                          | 5  |
| 6.0 LANDSCAPE CHARACTER OF THE SITE       | 7  |
| 7.0 VISUAL BASELINE                       | 9  |
| 8.0 THE PROPOSALS                         | 26 |
| 9.0 LANDSCAPE MITIGATION                  | 27 |
| 10.0 LANDSCAPE SENSITIVITY & EFFECTS      | 28 |
| 11.0 VISUAL SENSITIVITY & EFFECTS         | 29 |
| 12.0 CONCLUSION                           | 30 |

## Figures

|                                                   |    |
|---------------------------------------------------|----|
| FIGURE 1 LOCATION PLAN                            | 1  |
| FIGURE 2 LANDSCAPE DESIGNATIONS                   | 3  |
| FIGURE 3 EXTRACT OF PUBLISHED LANDSCAPE CHARACTER | 4  |
| FIGURE 5 TOPOGRAPHY                               | 6  |
| FIGURE 6 AERIAL PHOTOGRAPH                        | 7  |
| FIGURE 7 ZONE OF THEORETICAL VISIBILITY (ZTV)     | 9  |
| FIGURE 8 THE PROPOSED DEVELOPMENT                 | 26 |
| FIGURE 9 LANDSCAPE GENERAL ARRANGEMENT EXTRACTS   | 27 |

## Appendices

|                                                     |
|-----------------------------------------------------|
| APPENDIX A: LANDSCAPE AND VISUAL APPRAISAL CRITERIA |
| APPENDIX B: PLANNING POLICY EXTRACTS                |
| APPENDIX C: PUBLISHED LANDSCAPE CHARACTER EXTRACTS  |
| APPENDIX D: LANDSCAPE STRATEGY EXTRACTS             |
| APPENDIX E: SITE LAYOUTS AND DETAILS                |
| APPENDIX F: LANDSCAPE PLANS                         |

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*The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Landscape Institute's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.*

# 1.0 INTRODUCTION

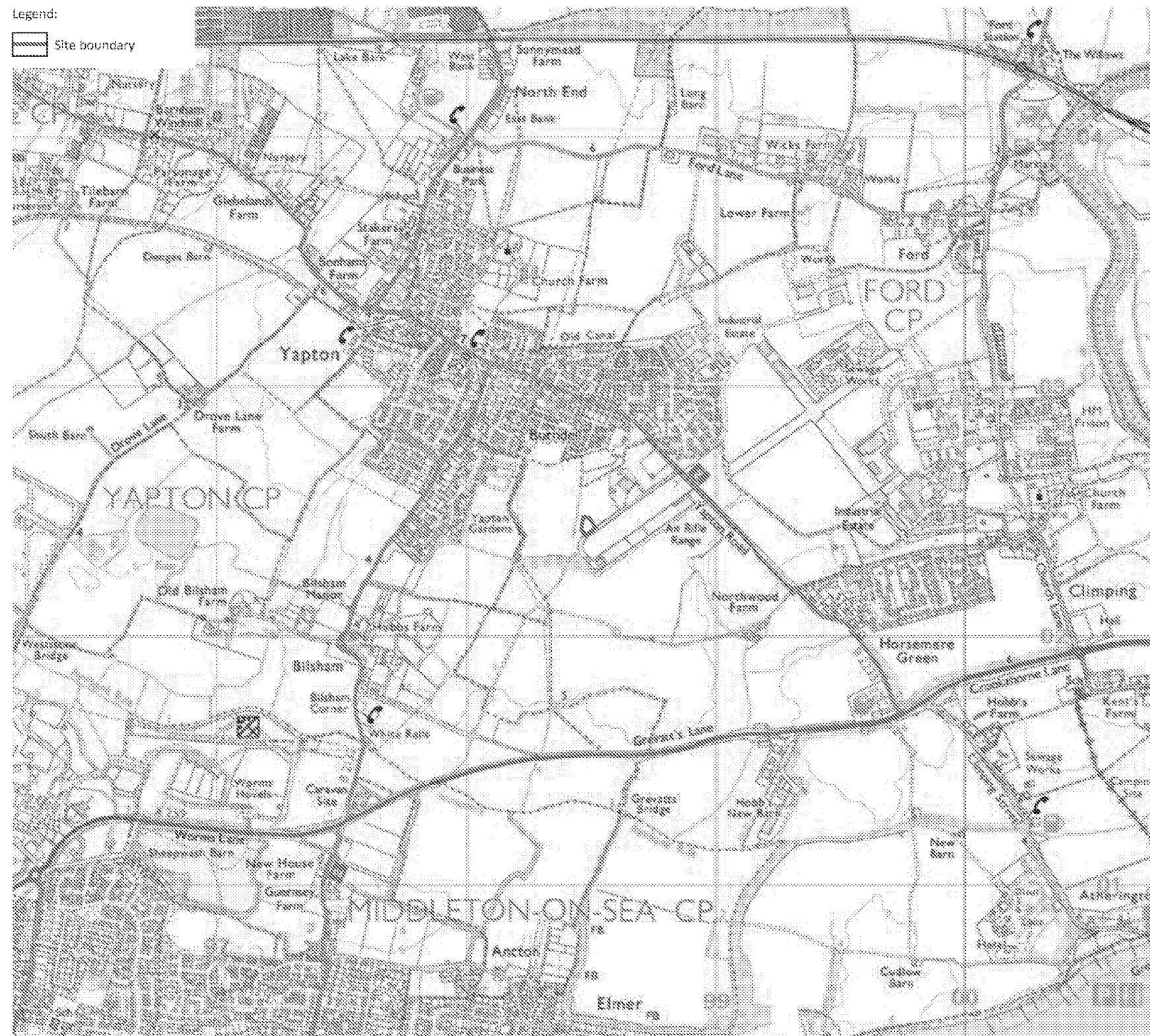


Figure 1 Location Plan

Scale 1 : 20,000 A3

- 1.1. The Landmark Practice (TLP) was commissioned in August 2021 by Conrad Energy to carry out a Landscape and Visual Appraisal (LVA) of Land off Yapton Road in Bilsham, West Sussex. This LVA report informs a planning application for a flexible gas generator facility.
- 1.2. This report comprises the findings of a desktop study, complemented by site survey work undertaken to describe the baseline environment in September 2021, and considers the following:
  - the landscape character of the site, and its relationship to its surroundings;
  - landscape-related planning designations;
  - views towards the site; and
  - appraisal of landscape and visual effects.
- 1.3. This assessment does not form a full Landscape and Visual Impact Assessment (LVIA), but aims to provide an overview of the landscape and visual context of the site, together with the likely level of effects as a result of the proposed development.
- 1.4. Assumptions, informed by documentary review; consideration of the nature, type and extent of proposed development; and professional experience were made about:
  - The likely extent of views for receptors at locations which are not publicly accessible, notably private residences; and
  - Seasonal variations in visibility in terms of both internal and external views.

## Method

- 1.5. To ensure a systematic and transparent approach, consistent terms have been used throughout the appraisal to define relative sensitivity, magnitude of impact and importance of effect. These criteria, developed from the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013' and professional experience, are set out in Tables at **Appendix A**. These terms are always indicated in italics when used in the report text.

## Study Area

- 1.6. The study area was defined and shown to extend up to 2 km. The site visit and modelled Zone of Theoretical Visibility (ZTV, Section 7 refers) confirmed that the potential effects of the proposed development beyond this study area are likely to be limited due to the nature of intervening topography, built form and vegetation.

## 2.0 PLANNING POLICY

### Relevant planning policy documents

- 2.1. The site is within the administrative area of Arun District Council.
- 2.2. A review of planning policies, supplementary planning guidance and other supporting documents relevant to landscape and visual issues has been undertaken to inform this appraisal. This has involved a review of the following development plan documents:
  - Arun Local Plan (ALP) 2011-2031
  - National Planning Policy Framework (NPPF) (Adopted 2012, updated July 2021)

### Policy Context

- 2.3. The following paragraphs summarise the landscape policy context set by policy, planning guidance and supporting documents (relevant policies are listed in square brackets) with further detail and direct quotes set out at **Appendix B**.

#### Local Policies

- 2.4. Local Development Plan policy requires development to respect and enhance local landscape character, and public amenity through design as follows:
  - **Landscape Character and Design:** Development must conserve and enhance landscape character, scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Proposals should maintain an area's sense of place, conserve and enhance character and views, along with restoring positive landscape characteristics and features that reinforce local landscape. Development should look to incorporate existing and new trees as integral parts of the development. There is a requirement to avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements. [Policies LAN DM1, D SP1 and D DM1].
  - **Green Infrastructure, Natural Environment and Biodiversity:** Development should explore the preservation, restoration and enhancement of biodiversity and the natural environment. It should also look for opportunities to connect and enhance GI together with existing habitats and incorporate considered biodiversity features and interventions. [Policy GI SP1, ENV SP1 and ENV DM5].
  - **Renewable Energy:** Development should look to minimise adverse impacts on landscape habitats and residential amenity including potential visual impacts. Proposals should take into account landscape sensitivity studies [Policy ECC DM1 ALP]
  - **Heritage:** Consideration within new development with regard to designated heritage assets including listed buildings, structures and their settings; and Conservation Areas to ensure preservation and enhancement. [Policies LAN DM1 and D DM1 ALP]

#### National Policies

- 2.5. The NPPF sets out the core planning principles in the delivery of sustainable development and key categories supporting these principles.
- 2.6. Category 15 addresses '*Conserving and enhancing the natural environment*'. Paragraph 170 notes that the planning system should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and recognise the '*intrinsic character and beauty of the countryside*'. As such whilst designated landscapes, such as National Parks and AONBs, enjoy the highest level of planning protection, the impacts of development on landscapes outside designated areas can be an important consideration in the determination of planning applications.

### Supplementary Planning Guidance and Supporting Documents

- 2.7. The Landscape Sensitivity Analysis & Guidance for West Wessex Low Carbon Study [Land Use Consultants 2009] has been studied. Although the document specifically determines landscape sensitivity of the regions' LCA in relation to Wind energy and Biomass it does also provide high level generic guidance on other renewable technologies in section 3.



## 3.0 DESIGNATIONS

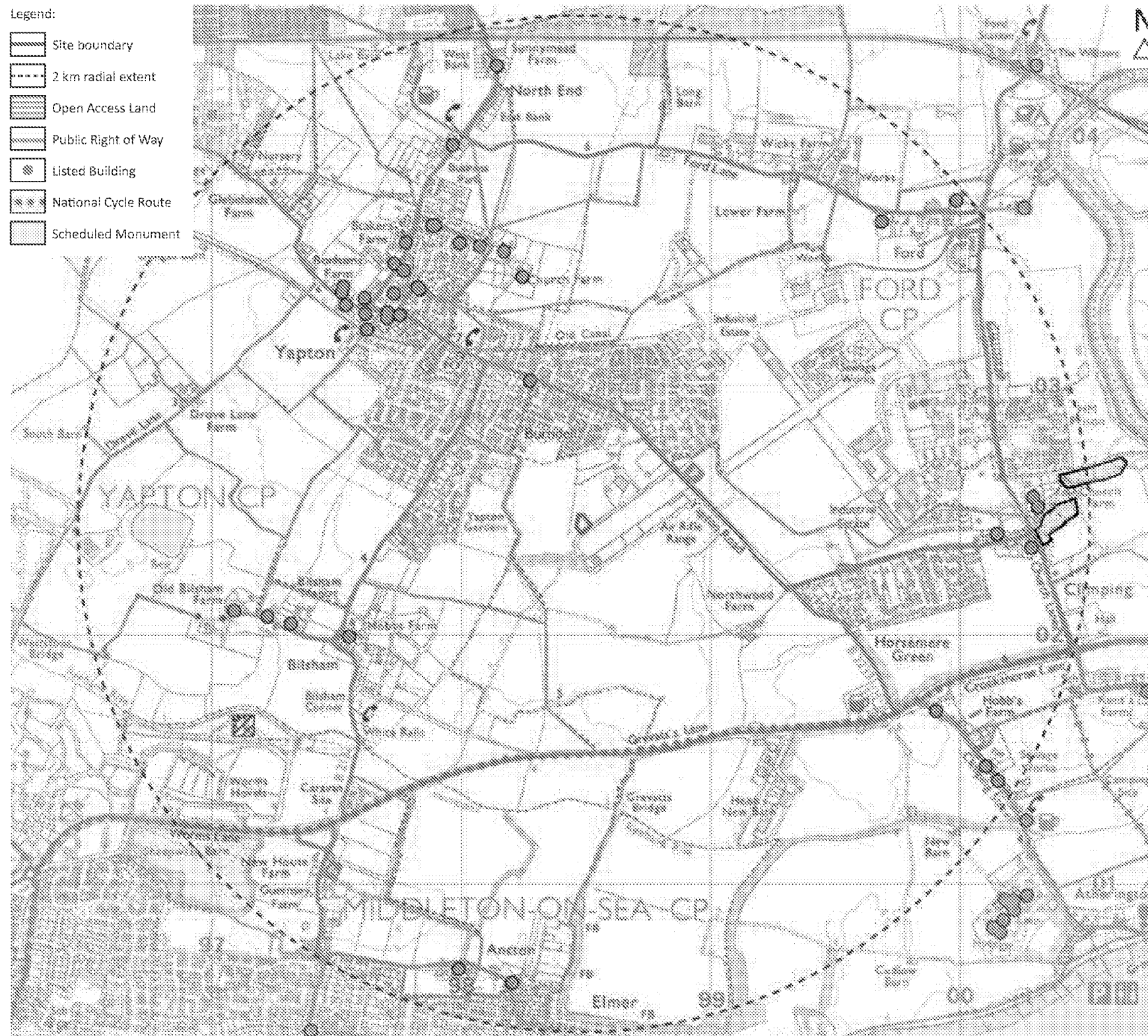


Figure 2 Landscape Designations

Scale 1 : 20,000 A3

3.1. Relevant landscape planning designations are shown on **Figure 2** and are described below.

### Protected Landscapes

3.2. There are no protected landscapes within the study area.

3.3. South Downs National Park lies approximately 13 km to the north of the site. There is no interaction between the site and this protected landscape.

### Heritage Assets

3.4. A number of Listed Buildings are present within 2 km of the site. These are scattered around the study area with concentrations of listed assets being found within two nearby villages.

3.5. The nearest Listed Building to the site is the Grade II Listed Wayside Cottage found 600 m to the north of the site. There is a concentration of listed assets found further north on the edge of Yapton and another series of assets within the village of Bilsham 600 m to the west of the site. The site visit confirmed there is no inter-visibility between these assets and the site due to the nature of built form, topography and vegetation between these assets and the site.

3.6. The site does not lie within a Conservation Area nor are any such areas located within the study area.

3.7. There are two Scheduled Monuments within the study area, both lie 2 km to the east of the site and consist of medieval earthworks close to the grounds of St Mary's Church (Grade I Listed) in Climping. The site visit confirmed there is no inter-visibility between these assets and the site due to the nature of built form, topography and vegetation.

### Recreational Assets

3.8. The local Public Right of Way (PRoW) network close to the site includes parts of PRoW 166 and 175, the National Cycle Route 2 runs approximately 900 m to the south of the site following along Grevatt's Lane (A259) as identified on **Figure 4**. A number of viewpoints within this appraisal represent views from these routes and are assessed within Section 11.0.

## 4.0 LANDSCAPE CHARACTER OF THE WIDER AREA

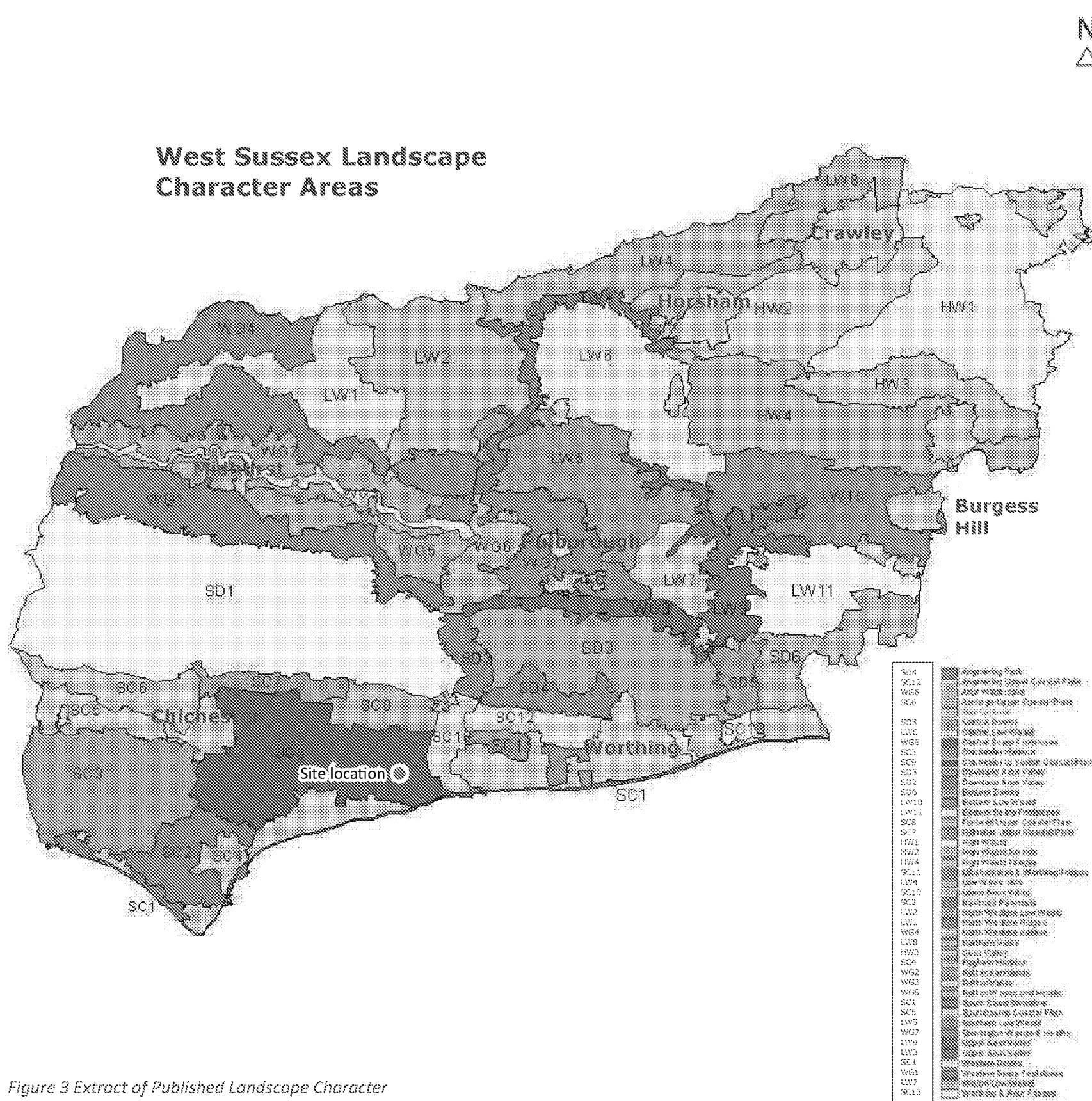


Figure 3 Extract of Published Landscape Character  
[Landscape Character Assessment of West Sussex 2003]

N Chichester to Yapton Coastal Plain  
△

- 4.1. The site sits within the National Character Area: NCA 126 South Coast Plain.
- 4.2. Landscape Character Assessment of West Sussex [2003] identifies the site within Landscape Character Area (LCA) SC9 Chichester to Yapton Coastal Plain as shown on Figure 3. Appendix C includes extracted LCA pages. Key characteristics relevant to the site include:
- 'Low lying flat open landscape.
  - Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
  - A low density of hedgerows and hedgerow trees with occasional shelterbelts.
  - Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
  - Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
  - Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
  - The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
  - Light industry in the countryside at Ford and Tangmere.'
- 4.3. Relevant Landscape Sensitivities are identified as:
- 'Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
  - Replacement of mature treescape.
  - Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
  - Loss of distinction between different settlements due to urban expansion.
  - Changes in transport infrastructure due to urban development pressures.'
- 4.4. Relevant Land Management Guidelines include:
- '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
  - Restore and strengthen the landscape of the gaps between settlements.
  - Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides.'
- 4.5. The appraisal has been informed by A Strategy of the West Sussex Landscape (2005) which sets out a vision supported by strategies and guidelines for the 5 National Character Areas within West Sussex which includes the NCA: 126 South Coast Plain. Extracts of the report relevant to the site's NCA are included within Appendix D.



## 5.0 SITE CONTEXT



Figure 4 Site Context

Scale 1 : 20,000 A3

5.1. The site is located within a small arable field on what was part of Ford Airfield, now disused and home to scattered compounds and units including a waste recycling facility. The site is bounded:

- To the north by the rest of the arable field which is bounded by a mature hedgerow with scattered trees;
- To the south, by a wide concrete access track and some recent spoil heaps;
- To the east by the remainder of the arable field bounded by mature trees and hedgerow beyond which sits TJ Waste Recycling facility; and
- To the west, by establishing tree and scrub planting beneath which sits rough grassland. The planting is comprised of native species and varies in height between 3 m and 6 m.

### Vegetation pattern

5.2. The vegetation pattern of the landscape within the study area comprises of mature hedgerows with scattered trees at field junctions. There is a wide woodland copse to the south-west of the site which links to a shelter belt of poplar trees that run along the southern boundary of the old airfield. To the south of the site, field boundaries vary in width and density and intersect at field corners with occasional small copses and stands of mature trees. To the north the field pattern gives way to residential gardens within the village of Yapton with some retained hedge lines which run north through the village.

### Public rights of way

5.3. A network of paths criss-cross the south-western portion of the study area linking Yapton in the north to Grevatt's Lane (A259) in the south. A single PRoW runs through what was the Ford Airfield to the east of the site beyond Yapton Road linking Yapton to Horsemere in the south-east. A shared cycle and pedestrian pathway, part of National Cycle Route 2, follows along the northern edge of Grevatt's Lane running west into Middleton-on-Sea and east into Littlehampton.





Figure 5 Topography

Scale 1 : 20,000 A3

## Settlement pattern

- 5.4. The site is located on land that was part the Ford Airfield approximately 300m to the south of the village of Yapton in West Sussex.
- 5.5. Yapton itself is a small village of circa 3500 inhabitants and its settlement pattern consists of predominately post war residential areas and estates which are interspersed with some older dwellings. The village has spread north and south along Yapton Road and to the west along Bilsham Road.
- 5.6. The Ford Airfield was active between 1918 and 1980. Presently the northern parts of the airfield contain a mixture of land uses including Rudfield Industrial Estate, a treatment works and Arun Sports Arena. The southern portion of the field in which the site sits is home to several scattered units which are home to TJ Waste Recycling, Ceasefire Cafe and various storage yards.
- 5.7. Yapton Road runs to the east of the site linking Yapton to Grevatt's Lane (A239) in the south. Bilsham Road runs approximately 500 m to the west of the site and also links Yapton to the Grevatt's Lane.
- 5.8. The larger towns of Middleton-on-Sea and Littlehampton lie on the coast to south-west and south-east retrospectively. Both form edges to the larger conurbations of Bognor Regis and Worthing.

## Landform and drainage

- 5.9. The site is flat with no variation in height.
- 5.10. The study area varies little in height sitting between 5 and 7 m AOD.
- 5.11. There are no distinctive high points in the study area. The elevated ridgeline around St Roche's Hill (206 m AOD) within the South Downs National Park sits approximately 13 km to north-west of the site and is visible when on site.
- 5.12. There is a small stream/ditch running along the western edge of the site which links into the wider field drainage system. It is anticipated that these all flow south linking into the Ryebank Rife which flows east to west joining the Lidsey Rife in Middleton-on-Sea.



## 6.0 LANDSCAPE CHARACTER OF THE SITE



Figure 6 Aerial photograph

Scale 1 : 2,500 A3

- 6.1. A site focused assessment was undertaken through field work to provide a better understanding of the site's character and how it relates to its immediate setting. An aerial photograph of the site is included at Figure 6 and panoramic photographs have been included on the following pages.

### Landscape character of the site

- 6.2. The red line boundary of the site extends over the south-western portion of one (1) arable field which is bound to west by maturing trees and rough grassland as shown in Internal Views A and B and Character view 2. To the south a access track, once part of the airfield, runs along the edge of the site as shown in Internal View A. The site is currently open to the east and north by the rest of the field in which it sits, as shown in Internal Views A to C.
- 6.3. The site is generally flat as illustrated in Internal Views A through to C.
- 6.4. Despite its location on a former airfield and its proximity to a waste recycling facility and scattered light industrial compounds the site has a rural feel due to the surrounding arable fields and established field boundaries.
- 6.5. The vegetation pattern of the surrounding landscape that consists of mature and establishing hedgerows, mature woodland copses and stands of trees, as shown in Character views 1 to 3. These features form a strong Green Infrastructure (GI) network within the study area and are characteristic of the local landscape character.
- 6.6. The surrounding vegetation features together with the relatively flat topography limit any far reaching views out from the site into the surrounding landscape. Medium views are afforded to the north towards the edge Yapton and the new 'Potteries' development on its southern fringe as shown in Internal View A.
- 6.7. The audible and the visual effects of the nearby waste recycling compound and its associated regular vehicle movements are distracting elements when on site.





Internal View A: Taken from south-east corner of the field in which the site sits looking west. Units in the new 'Potteries' development are visible to the right of the view.



Character 1: Site with woodland copse beyond.



Internal View B: Taken from south-west corner of site looking towards the mature hedgeline on the eastern boundary of the field beyond which sits the TJ Waste facility.



Character 2: Maturing trees to west of the site.



Internal View C: Taken from northern corner of the field looking south towards the site. The woodland copse to the south west of the site is visible as is the industrial unit to the south.



Character 3: Rough grassland beside the site.

# 7.0 VISUAL BASELINE

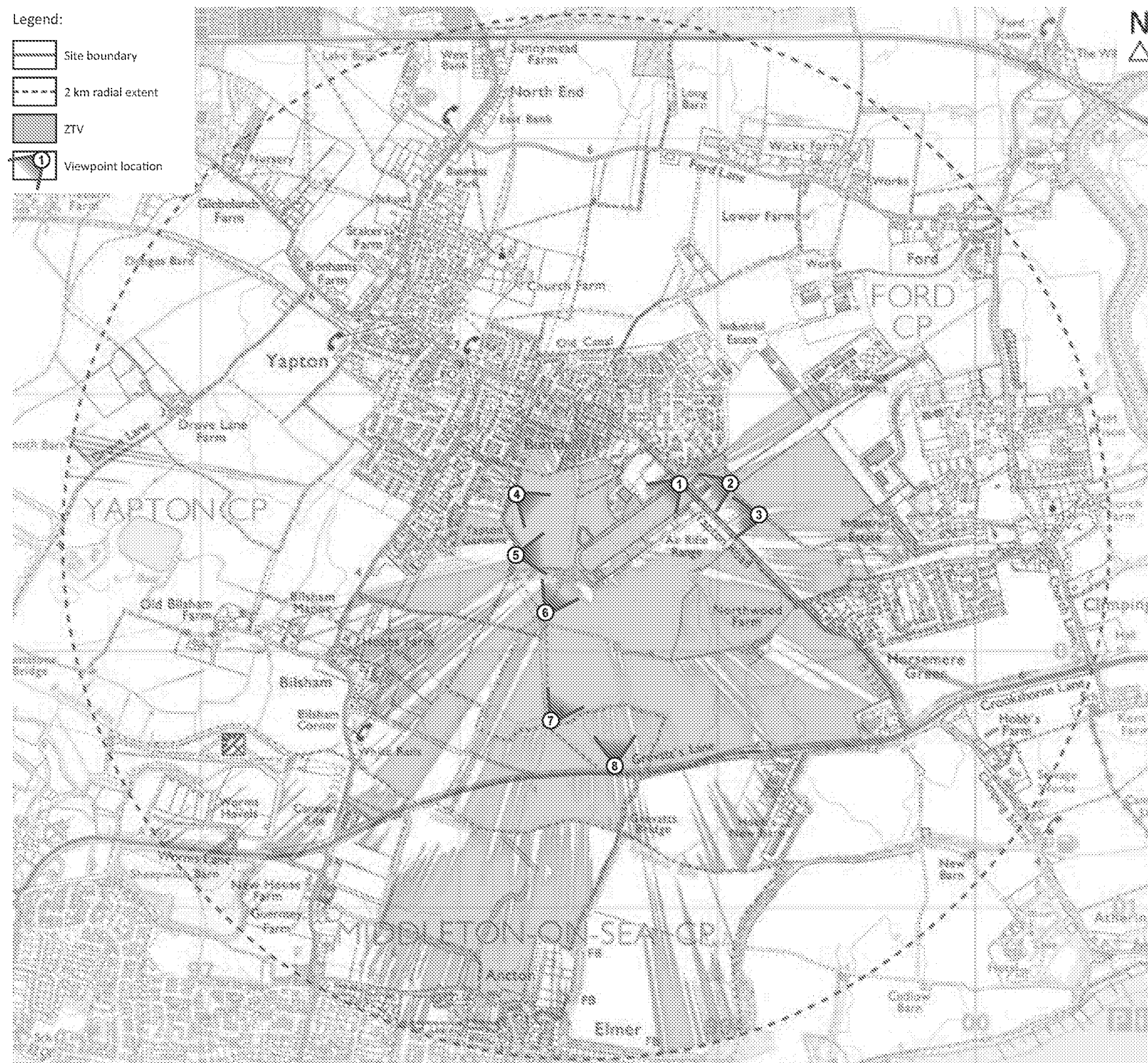


Figure 7 Zone of Theoretical Visibility (ZTV)

## Extent of visibility

7.1. Figure 7 shows the theoretical extent to which development on the site is likely to be visible (identified by green shading). The ZTV is generated from an observer height of 1.7 m (average eye level) and an average target height of 7m. Multiple targets were placed throughout the site. The ZTV was generated using a computer calculation which **cannot take account of all intervening surface features such as trees or hedges**. It therefore represents a worst case or precautionary assessment. The ZTV was validated for this appraisal by field survey carried out in August 2021 which confirmed that the zones as calculated provide a good match with topography, but a precautionary view of inter-visibility. The site was found to be well contained within the wider landscape due to the local topography and layers of intervening vegetation which frequently curtail views.

## Representative views

7.2. Eight (8) publicly accessible viewpoints (receptors) were selected to provide a representative sample and spread of typical views towards the site, shown on Figure 7. Panoramic photographs are included on the following pages.

### Local views (under 0.5 km)

7.3. Local views can be summarised as those within close proximity of the site or on the edge of the site boundary. Viewpoints 1 through to 6 are all captured from PRow, roads or pavements close to the site.

### Medium distance views (0.5 – 2 km)

7.4. Due to the nature of topography, built form and vegetation there are limited views of the site beyond 500 m. Viewpoint 7 and 8 to the south of the site represent views towards the site where there are some breaks in intervening field boundaries.

### Distant views (over 2 km)

7.5. There are no long distant views into the site.

## Private views

7.6. Private views towards the site are limited to recent residential developments on the southern edge of Yorton, namely the 'Potteries' represented by viewpoint 4. At the time of the survey the units closest to the site were still under construction.

## Views from Heritage Assets

7.7. None of the viewpoints are located directly on or close to heritage assets however Viewpoint 1 sits beside Ford Airfield memorial and small garden.





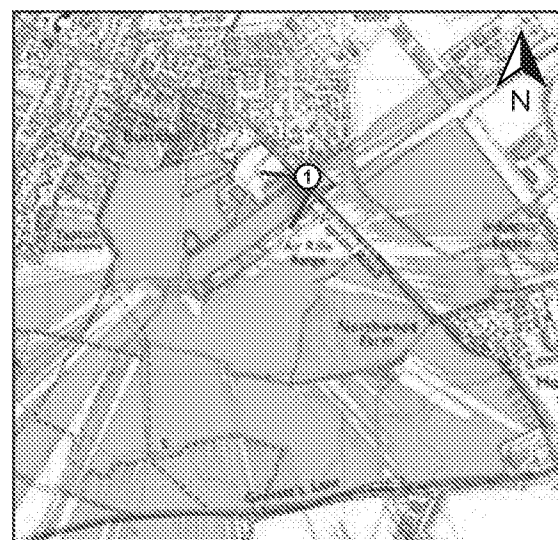
| Viewpoint No. and Location                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------|
| 1.<br>From bus stop on Yapton Road immediately adjacent to the Ford Airfield Memorial looking south-west along site access road. |
| Distance from site:<br>600 m                                                                                                     |





Roof of TJ Waste Recycling Unit

Photo continues on page 10





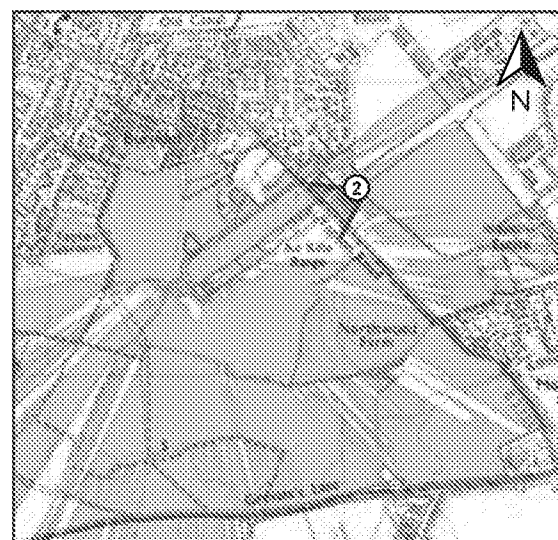


Distance from site:  
600 m

21



Photo continues on page 12





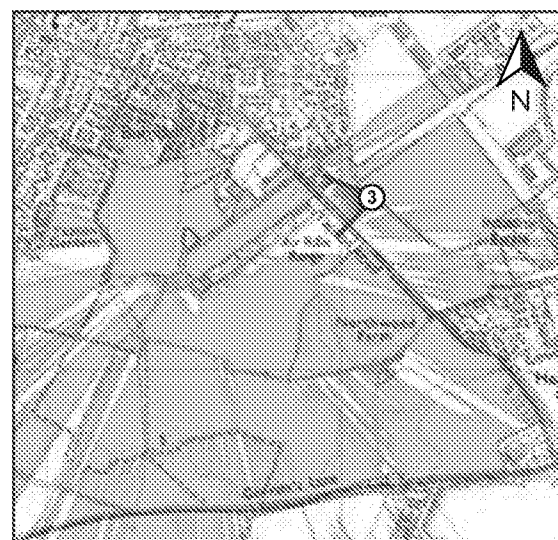




Concrete pads - remnants of old airfield

Roofs of dwellings on Rollaston Park

Photo continues on page 14







| Viewpoint No. and Location                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------|
| 4.<br>From PRow 166 immediately adjacent to a new residential development 'The Potteries' looking south-east towards the site. |
| Distance from site:<br>300 m                                                                                                   |



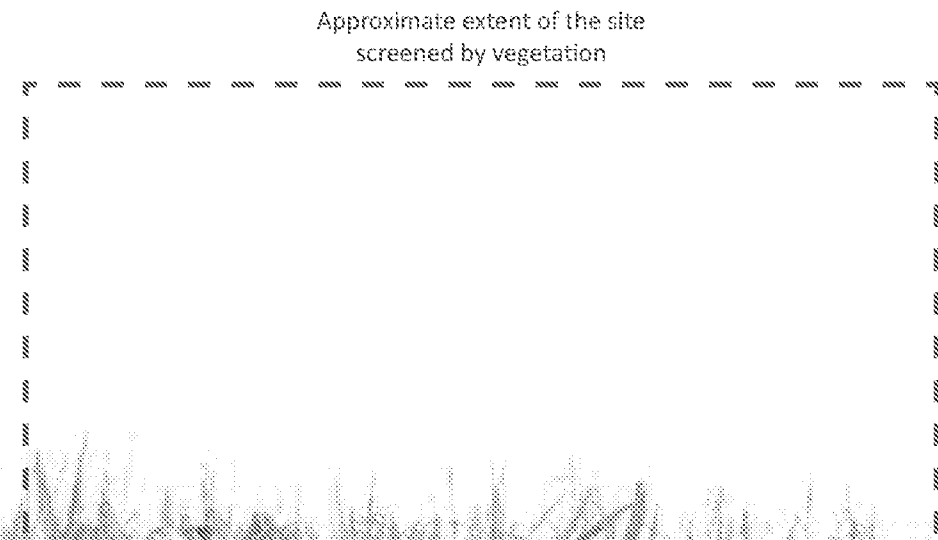
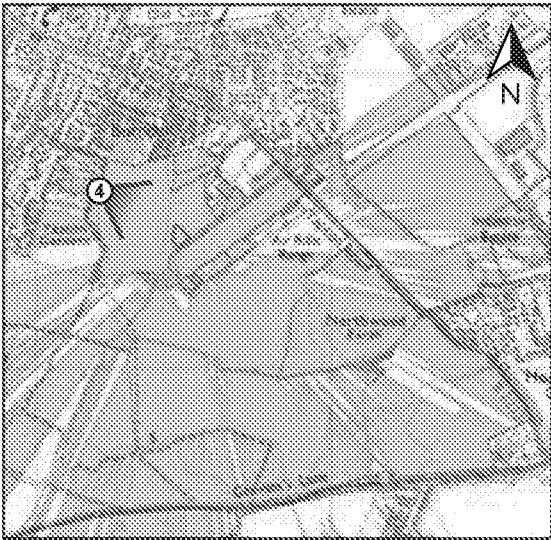


Photo continues on page 16







| Viewpoint No. and Location                         |
|----------------------------------------------------|
| 5.<br>From PRoW 166 looking east towards the site. |
| Distance from site:<br>230 m                       |





Photo continues on page 18

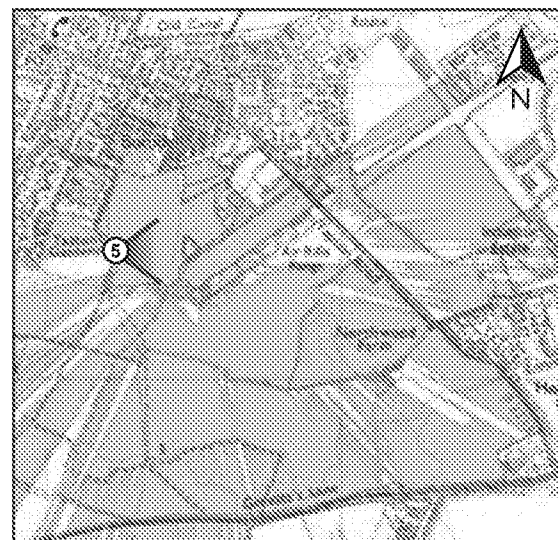


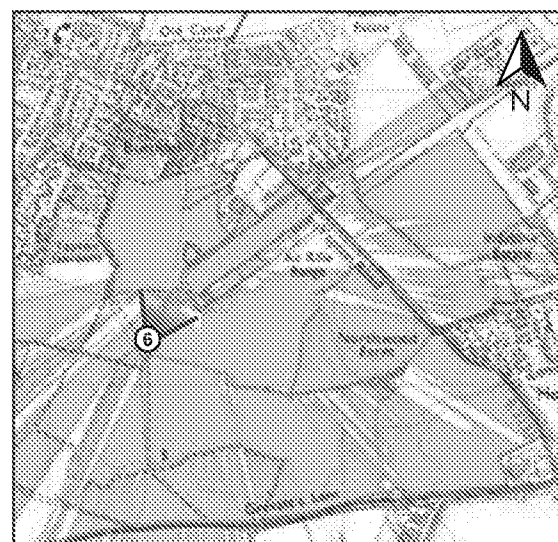








Photo continues on page 20





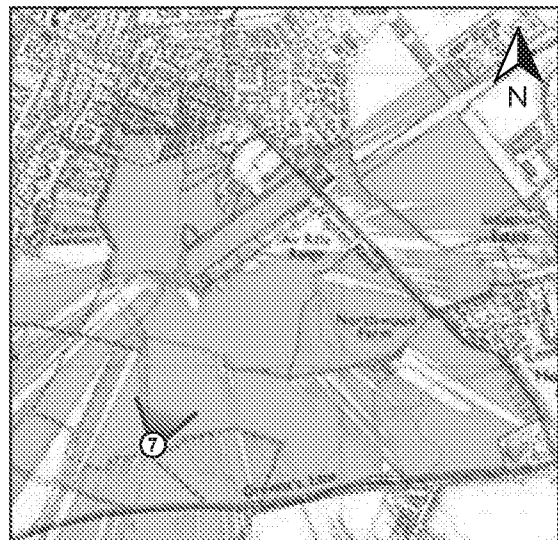


| Viewpoint No. and Location                               |
|----------------------------------------------------------|
| 7.<br>From PRoW 166 looking north-east towards the site. |
| Distance from site:<br>725 m                             |





Photo continues on page 23





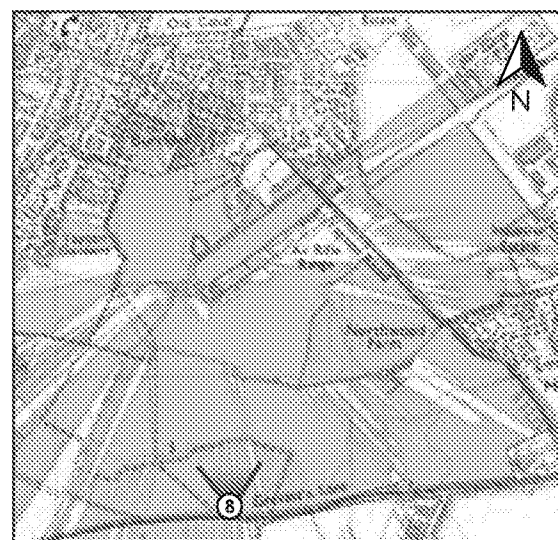


| Viewpoint No. and Location                                                                                 |
|------------------------------------------------------------------------------------------------------------|
| 8.<br>From National Cycle Route 2 shared cycle and pedestrian path on Grevatt's Lane (A259) looking north. |
| Distance from site:<br>900 m                                                                               |





Photo continues on page 24





## 8.0 THE PROPOSALS

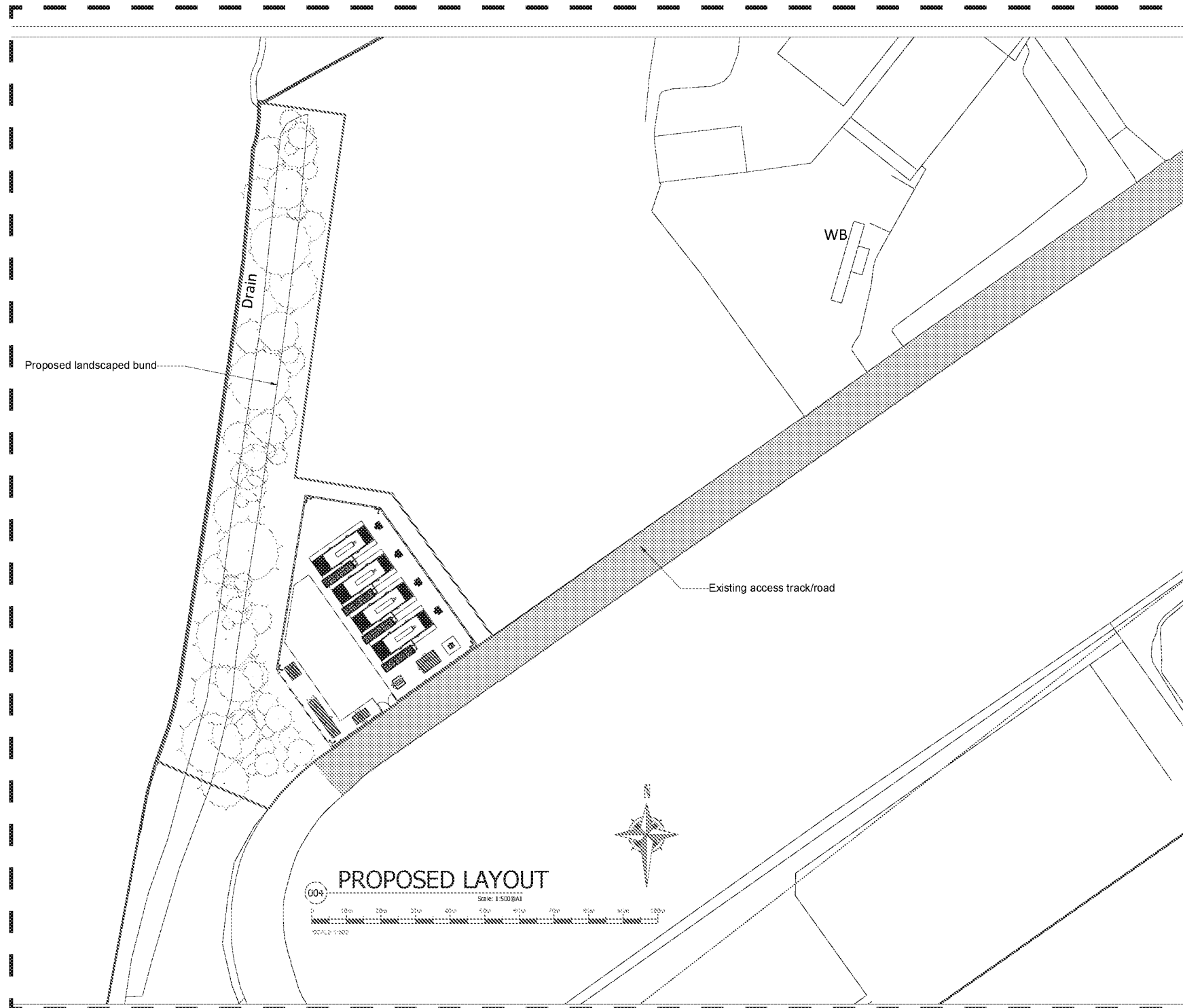


Figure 8 The Proposed Development

Drawing produced by Conrad Energy

- 8.1. The site layout that was assessed by this LVA is presented in Figure 8. Refer to **Appendix D** for further drawings which provide detail as to the visual appearance of the development proposals.
- 8.2. The proposed development comprises of flexible gas generator facility with associated infrastructure and secure compound within a field to the south west of an existing waste recycling facility (TJ Waste). Proposals look to retain the existing trees and vegetation on the boundaries of the site and provide bunding along the western edge of the site which will be supplemented with native planting.
- 8.3. There will be a considered planting strategy for the site which is described in more detail in **Section 9.0**.

### Construction Phase

- 8.4. It is anticipated that the following construction activities will take place:
  - Erection of hedgerow and tree protection measures in accordance with BS 5837:2012 prior to commencement of ground works;
  - Exposure of bare soil in localised areas due to construction activity;
  - Construction traffic, plant and machinery movements within the site relating to ground preparation, earth moving, removal and delivery of building materials;
  - Service connections which will result in trenching and groundworks;
  - Increased vehicular activity on site and along Yapton Road resulting from the delivery of building materials and removal of waste materials;
  - Creation of a bund along the western edge of the site;
  - Installation of a 4 m high acoustic fence to the north, east and western boundaries of the site;
  - Lighting of development area and construction activities during winter months;
  - Scaffolding and building works associated with the construction of the development; and
  - Landscaping work.

### Operational Phase

- 8.5. The scale of the proposed development is not out on context with the surrounding light industry, storage compounds and waste recycling land uses.
- 8.6. The facility will require regular maintenance and checking, vehicle movements associated with these activities will be absorbed by those already occurring on site.

# 9.0 LANDSCAPE MITIGATION

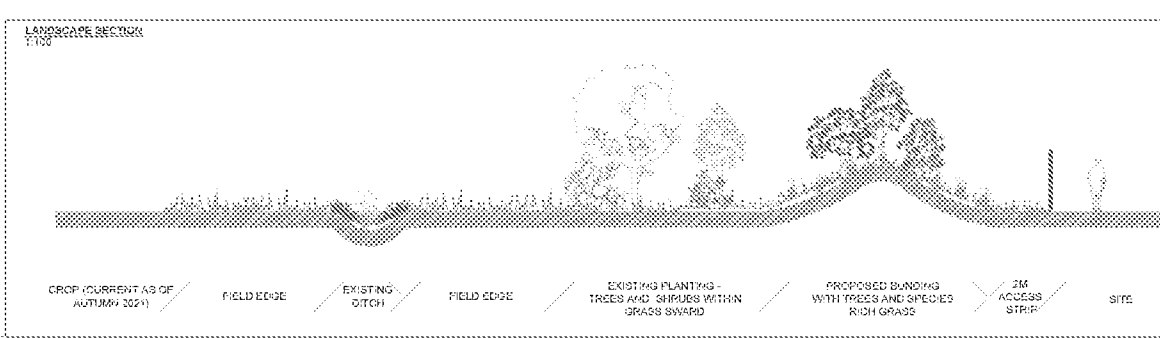
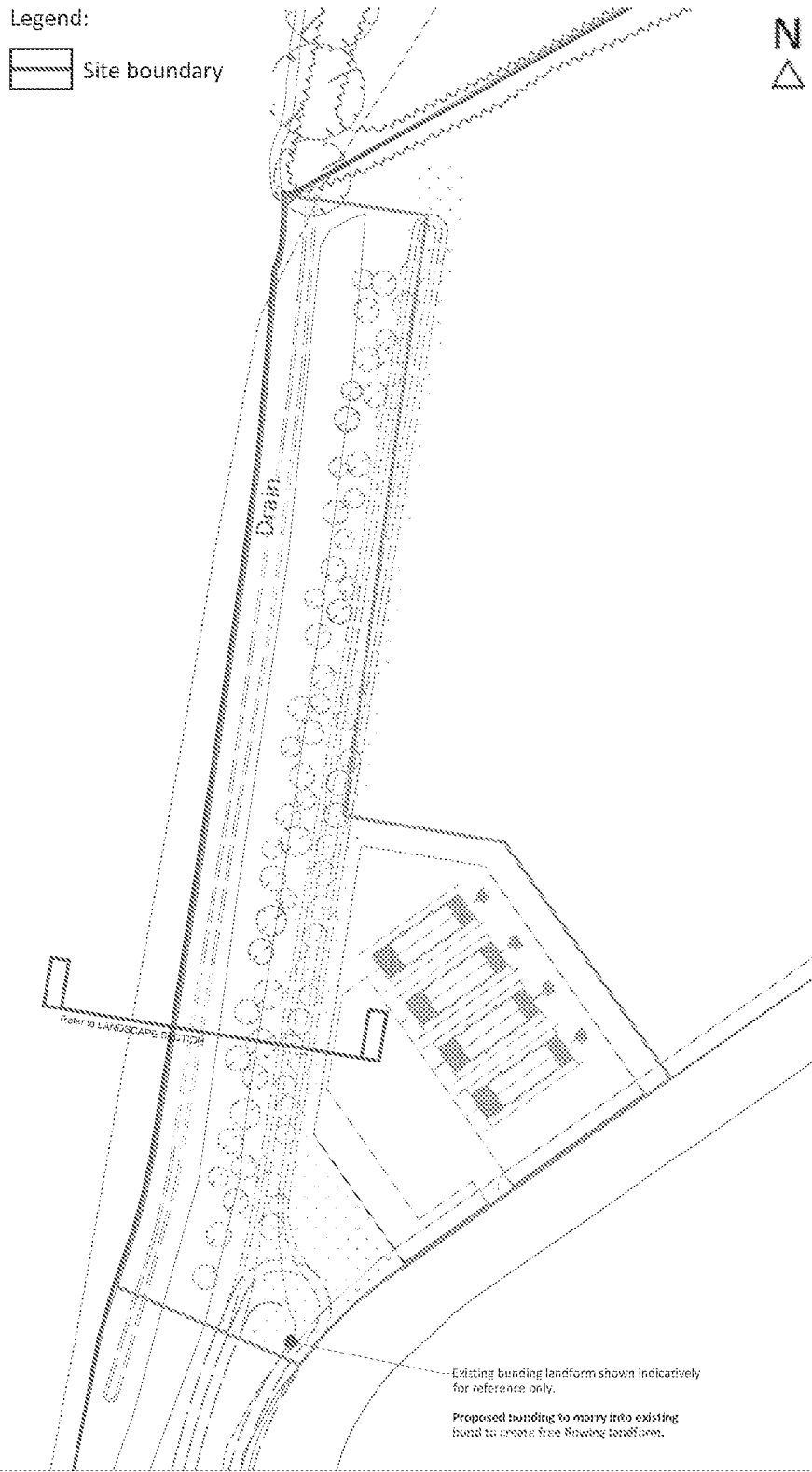


Figure 9 Landscape General Arrangement Extracts

9.1. A number of measures have been incorporated by iterative design to ensure that any adverse landscape and visual effects of the proposed development and its associated boundary treatments are minimised. These include primary (embedded) mitigation which includes the siting, design and choice of materials and secondary mitigation, informed by this assessment to address outstanding effects.

## Landscape Mitigation

9.2. Landscape mitigation measures that have been carried forward are detailed on Figure 9 Landscape GA Extracts and are detailed within the supporting landscape plans submitted with the Planning Application and contained within Appendix F. Mitigation measures are summarised below:

- All the existing trees and maturing vegetation to the western boundary of the site will be retained and protected;
- Inclusion of a landscape bund along the western edge of the site which will be supplemented by tree planting and species rich grassland. These features together with the existing will soften the appearance of any introduced built form and boundary treatments from external viewpoints to the north-west of the site; and
- proposed planting will provide GI improvements that compliment existing native hedgerows and trees and strengthen GI on site.

9.3. The landscape mitigation proposed has been considered in terms of strategic and local context in order to fit with the existing character of the site as well as Green Infrastructure policies for the area.

## Design

9.4. The approach to materiality and the boundary treatments of the facility is led by functionality and security. The proposed treatments are not out of keeping to other hard boundaries found around the adjacent units and compounds.



# 10.0 LANDSCAPE SENSITIVITY & EFFECTS

## Landscape sensitivity

### Wider Landscape Sensitivity

- 10.1. The sensitivity of the wider landscape (LCA) SC9 Chichester to Yapton Coastal Plain is considered to be of *Medium* sensitivity. The landscape is in relatively good condition outside development areas and valued at local level but has been in part compromised by strong suburban elements, '*Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character.*' The landscape does contain a series of specific cultural features including Scheduled Monuments and Listed Buildings. Recreational value is provided by the local PRoW network as well National Cycle Route 2 to the south of the site.
- 10.2. Given the scale of the proposals and immediate context of the nature of land use on the Ford Airfield and the nature of the expanding residential suburbs around Yapton the proposed development is not likely to adversely influence the key characteristics of the wider landscape. It is therefore considered that the wider landscape is able to accommodate the proposed development, providing that local features are strengthened such as boundary hedgerows, trees and wider connectivity in the form of Green Infrastructure (GI), as is the case for this scheme.

### Landscape Sensitivity of the Site and Immediate Surroundings

- 10.3. The landscape sensitivity of the site and immediate surroundings is assessed as *Medium-Low*. The proximity of existing light industrial land use on the southern portion of Ford Airfield detract from the site's landscape character lowering its sensitivity. The boundary vegetation is generally of moderate value with the mature trees and hedgerow to the south-west being of higher value.
- 10.4. The network of hedgerows, arable farmland and woodland within the study area are of medium sensitivity. These areas are relatively intact, providing wildlife habitat and forming an integral part of the Green Infrastructure (GI) network of the LCA as well as the contributing to the landscape character of the area.
- 10.5. The site can accommodate development of this type and scale without significant harm provided that boundary vegetation is retained, protected and strengthened where possible; with additional landscape enhancements incorporated which re-establish field boundaries, as is the case for this scheme.

## Appraisal of landscape effects

### Effects on Wider Landscape Character

- 10.6. The proposed development is unlikely to significantly alter the character of the wider area other than to a change a corner of what is a small arable field adjacent to a Waste Recycling facility. The site is generally well contained in the wider landscape by existing vegetation and surrounding built form. Landscape effects on the wider landscape area and the LCA in which the site is located SC9 Chichester to Yapton Coastal Plain are therefore anticipated to be very localised and be no more than *Minor adverse*.
- 10.7. Proposals for mitigation have been informed by the county wide landscape guidelines identified within *A Strategy for the West Sussex Landscape* (2005), specifically:

Landscape Guidelines for commercial and industrial development including rural diversification:

- '*Secure the use of mainly native tree, woodland and hedge planting to screen developments sufficiently and integrate them with the wider landscape. This may include substantial advance woodland planting on and off-site, in wide belts, on land secured specifically for this purpose.*
- '*Secure where appropriate habitat creation and enhancement both on and off site as a requirement of new development.*'

Landscape Guidelines for conserving and increasing hedgerows and shaws:

- '*Conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.*
- '*Encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.*
- '*Attempt to link hedgerows wherever possible to create wildlife corridors.*'

- 10.8. These guidelines are read in conjunction to those identified within the land management guidelines contained within the (LCA) SC9 Chichester to Yapton Coastal Plain, primarily:

- '*Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- '*Encourage and promote land management schemes to increase species rich grassland areas.*
- '*Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.*'

### Landscape Effects on the Site and Immediate Surroundings

- 10.9. The proposed development (**Appendix D**) will result in a permanent change to site. The site is reasonably well contained by establishing field boundaries and mature hedgerows and trees.
- 10.10. No vegetation removal is required to facilitate the development. Proposed landscape mitigation (as shown on **Figure 9**) includes the inclusion of a bund along the western edge of the site which follows alongside a re-establishing hedge, the bund will be enhanced through strategic planting. The soft landscape scheme includes a varied planting palette focused on native tree and hedge species set beneath species rich grassland.
- 10.11. These measures will ensure the design of the development responds to its setting, protects and enhances green infrastructure and wildlife corridors and reinforces local landscape character. Landscape effects on the site itself are assessed as *Moderate adverse*.

# 11.0 VISUAL SENSITIVITY & EFFECTS

## Visual Sensitivity

- 11.1. No *High* sensitivity viewpoints were captured within this appraisal. Due to the nature of flat topography, intervening vegetation and built form between the heritage assets found within the study area, the Scheduled Monuments adjacent to St Mary's Church and scattered listed buildings, there are no views between these assets and the site.
- 11.2. Views from the local PROW network within the study area and residences close to the site are of *Medium* sensitivity. Viewpoints 1- 8 are likely to be valued at a local level by pedestrians, other road users and residents focused on the landscape.
- 11.3. No *Low* sensitivity viewpoints were captured within this appraisal.

## Appraisal of visual effects

- 11.4. The proposed development will not be highly visible in the wider landscape as the site is reasonably well contained by the surrounding built form together with the local vegetation pattern which is typified by well vegetated boundaries with occasional mature trees and hedgerows. Views into the site are limited close views from short stretches of the PROW, local roads and the southerly extents of newly constructed residential developments within the study area.
- 11.5. The nature of flat topography together with the layering effect of field boundaries and woodland copses screen views into the site in medium distant views.
- 11.6. There are no long distance views into the site.

### Private views

- 11.7. Due to the proximity of the site to the southern edge of Yapton, namely the 'Potteries' development there are a number of residences which, once occupied, will experience close distance views of the site from first floor windows. These are restricted to residences which are oriented towards the site and on the southern edge of the development. Viewpoint 4 from the PROW 166 which runs along the southern edge of the Potteries provides a representative residential view from the southern edge of Yapton. These residences will experience the greatest visual change.

### Visual effects on representative viewpoints

- 11.8. The following visual effects are anticipated on the selected viewpoints, these provide a representative sample and spread of typical views towards the site and area appraised below:
- **Viewpoint 1 from bus stop on Yapton Road:** Viewpoint 1 provides a view from Yapton Road immediately adjacent to the entrance to the site. It is taken to capture the view south down the access road into the site and is located close to the Ford Airfield memorial which is located to the north of the bus stop. It is anticipated that receptors at this viewpoint will experience *Negligible adverse* effects during construction as, although the site itself is not visible, some activities and plant movements will be visible but are likely to be well absorbed by those already generated by the waste recycling facility. These effects will reduce to *No change* on completion as the site is not visible and routine maintenance access to the site will be absorbed by current vehicle movements and activities on site.

- **Viewpoints 2 and 3 from PROW 175 within Ford Airfield:** Viewpoints 2 and 3 provide sequential views when travelling to the east of the site along PROW 175 that runs through the northern portion of Ford Airfield. The mature trees close to the site and the mature stand of poplar trees to the south-east of the site are visible above the hedgerow in the view. It is anticipated that receptors at these two viewpoints will experience *No change* effects during construction as activities and plant movements will be screened by the dense intervening hedges which run either side of Yapton Road. These effects will remain as *No change* on completion for the reasons as stated.
- **Viewpoints 4 and 5 from PROW 166 close to the Potteries development:** Viewpoints 4 and 5 are both close to the site but, due to the nature of the high arable crop with in the field between the site and the PROW, the site itself is not visible. It is anticipated that during the winter there will be views into the site from both locations. Viewpoint 4 is representative of views from the Potteries development but it is anticipated that views will be experienced from first floor windows only due to the high boundary fences already installed. It is anticipated that receptors at these two viewpoints during the winter months, when intervening vegetation is not in leaf and crops have been harvested, will experience views into the site and therefore effects are likely to be *Moderate adverse* during construction as activities and plant movements will be visible and only partially filtered by existing vegetation on the western boundary. On completion the visual effects are likely to reduce to *Minor adverse* as the proposed mitigation planting on the introduced bund will have established providing a dense screen to the development which is supplemented by the existing trees and hedge planting.
- **Viewpoints 6 and 7 from PROW 166 to the south of the site:** These two viewpoints provide sequential views when travelling along PROW 166 which goes through the northern portion of Ford Airfield. The mature woodland copse to the south-west of the site is visible in the mid-ground of the view as is part of the large industrial unit to the south of the site. It is anticipated that receptors at these two viewpoints will experience *No change* effects during construction as activities and plant movements will be screened by the dense woodland copse in the mid ground of the views. These effects will remain as *No change* on completion for the reasons as stated.
- **Viewpoint 8 from National Cycle Route 2 on Grevatt's Lane:** This view provides an glimpsed view towards the site from the shared path which runs along the northern edge of Grevatt's Lane (A259). Breaks in intervening field boundaries and trees allow for a opportune view of the industrial unit which is located to the south of the and the field boundary vegetation close to the site. The mature woodland copse to the south-west of the site is visible in the mid-ground of the view as is part of the large industrial unit to the south of the site. It is anticipated that receptors travelling along the road and path will experience *No change* effects during construction as activities and plant movements will be screened by nature of layered vegetation. These effects will remain as *No change* on completion for the reasons as stated.

- 11.9. In overview, beyond the boundary of the site, the visual effects of the proposed development are not anticipated to be overly harmful as views are read in conjunction with the surrounding land uses on the airfield and views of the site itself are limited to a short stretch of PROW 166, therefore anticipated visual effects are no greater than *Moderate adverse* during construction reducing to *Minor adverse* on completion once mitigation planting has established. Views from the first floors of residences to the north of the site will experience the greatest degree of change; introduced landform together with on site strategic planting is proposed to soften the appearance of the development from these locations.



# 12.0 CONCLUSION

## Conclusion

- 12.1. There are likely to be some *Moderate adverse* landscape effects on the immediate site itself and some *Minor adverse* effects on views from some select stretches of the PRow to the north-west of the site during the winter months.
- 12.2. The proposed development incorporates a considered and strategic mitigation strategy that takes account of existing views and the local landscape character and its associated Green Infrastructure in order to mitigate effects and deliver long term landscape enhancement.
- 12.3. This appraisal concludes that, subject to application of the mitigation considerations that are set out at **Section 9**, the site is capable of accommodating the proposed development and the development is considered to be acceptable in landscape and visual terms.

# APPENDIX A: LANDSCAPE AND VISUAL APPRAISAL CRITERIA

To ensure a systematic and transparent approach consistent terms have been used throughout the appraisal. These criteria, developed from guidance in GLVIA3 and professional experience, are set out in the tables below. These terms are always indicated in *italics* when used in the report text.

## Landscape Appraisal

### Landscape Sensitivity

Sensitivity of the landscape receptor is assessed by combining the findings of landscape value with the susceptibility of the landscape to change.

| Landscape Value  |                                                                                                                                                                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Value            | Description                                                                                                                                                                                                                                              |
| <i>Very High</i> | International or national designation, with the highest status of protection. Landscapes where tranquillity, scenic quality, wildness, natural and cultural heritage features make a special contribution. Important literary and artistic associations. |
| <i>High</i>      | Local designation with policy protection. Landscapes where tranquillity, scenic quality, wildness, natural and cultural heritage features make an important contribution. Some literary or artistic associations.                                        |
| <i>Medium</i>    | Valued at a community level with local policies to 'Conserve'. Landscapes in good condition with scenic, natural and cultural qualities of local importance.                                                                                             |

| Landscape Susceptibility to Change |                                                                                                                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Susceptibility                     | Description                                                                                                                                                                                                                                                                          |
| <i>Very High</i>                   | Little/ no ability to accommodate the proposed development without undue harm. Key characteristics of the landscape are highly vulnerable to the proposal and the development could not be accommodated without a significant change in character, leading to a different character. |
| <i>High</i>                        | Little ability to accommodate the proposed development without undue harm. Key characteristics of the landscape are vulnerable to the proposal and it is likely that the development could not be accommodated without a significant change in character.                            |
| <i>Medium</i>                      | Some ability to accommodate the proposed development without undue harm. Some key characteristics of the landscape are vulnerable to the proposal but in general the landscape could accommodate the development without a significant change in character.                          |
| <i>Low</i>                         | Substantial ability to accommodate the proposed development without undue harm. The development is not likely to influence key characteristics and the landscape would accommodate the development with no change in character.                                                      |

| Table 1 Landscape Sensitivity |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sensitivity                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>High</i>                   | Landscapes which by nature of their character would be unable to accommodate change of the type proposed. Typically these would be; <ul style="list-style-type: none"> <li>• Of high quality with distinctive elements and features making a positive contribution to character and sense of place.</li> <li>• Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale.</li> <li>• Areas of special recognised value through use, perception or historic and cultural associations.</li> <li>• Likely to contain features and elements that are rare and could not be replaced.</li> </ul> |
| <i>Medium</i>                 | Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically these would be; <ul style="list-style-type: none"> <li>• Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place.</li> <li>• Locally valued with policies to 'Conserve'</li> <li>• Containing some features of value through use, perception or historic and cultural associations.</li> <li>• Likely to contain some features and elements that could not be replaced.</li> </ul>                                                                                                         |
| <i>Low</i>                    | Landscapes which by nature of their character would be able to accommodate change of the type proposed. Typically these would be; <ul style="list-style-type: none"> <li>• Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place.</li> <li>• Not locally valued in policy terms</li> <li>• Containing few, if any, features of value through use, perception or historic and cultural associations.</li> <li>• Likely to contain few, if any, features and elements that could not be replaced.</li> </ul>                                                                      |



## Magnitude of change (impact) to the landscape

The criteria used to assess the size and scale of change that will occur as a result of the proposed development, as described in the table below:

| Table 2 Magnitude of change to the landscape (Impact) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impact                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>High</i>                                           | <p>Adverse: The proposed development would result in the permanent loss of key features of the landscape.<br/> Result of change may undermine any designation.<br/> Introduction of elements uncharacteristic in the landscape.<br/> The proposed development erode the context of existing features and their perception within the landscape.<br/> Mitigation measures do not reverse the loss although will deliver some localised benefits</p> <p>Beneficial: The proposed development strengthens existing landscape structure through the introduction of lost or degraded features and reinstatement of fragmented landscape patterns.<br/> The proposed development fits within the existing landscape character and enhances and / or reinstates key landscape features.</p> |
| <i>Medium</i>                                         | <p>Adverse: The proposed development would result in the localised medium to long term loss of some key characteristic landscape features.<br/> Introduction of development / uncharacteristic elements within the landscape whilst alongside characteristic features.</p> <p>Beneficial: The proposed development introduces characteristic development and key landscape features whilst respecting the scale and pattern of the landscape.</p>                                                                                                                                                                                                                                                                                                                                     |
| <i>Low</i>                                            | <p>Adverse: The proposed development would result in the temporary loss or a low number of localised key features. Mitigation is possible and can maintain or restore losses.<br/> The proposed development introduces temporary uncharacteristic features into the landscape.</p> <p>Beneficial: The proposed development retains existing key features and respect the pattern of the landscape. The proposed development allows for local enhancements through the removal of detracting features.</p>                                                                                                                                                                                                                                                                             |
| <i>Negligible</i>                                     | The proposed development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and the integrity of the landscape remain unaffected.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>No Change</i>                                      | No noticeable loss, damage or alteration to character or features or elements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## Visual Appraisal

### Sensitivity of views

Sensitivity of the visual receptor is assessed by combining the findings of value of views and susceptibility of the visual receptor to change.

| Value attached to views |                                                                                                                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Value                   | Criteria                                                                                                                                                                                                |
| <i>High</i>             | Views from or to landscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations. |
| <i>Medium</i>           | Views from or to landscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.      |
| <i>Low</i>              | Views from or to landscapes/viewpoints with no designations, not particularly popular as a viewpoint and with minimal or no cultural associations.                                                      |

| Visual Receptor Susceptibility to Change |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Susceptibility                           | Type of Receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>High</i>                              | <ul style="list-style-type: none"> <li>Residents;</li> <li>People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the landscape and on particular views;</li> <li>Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience;</li> <li>Communities where views contribute to the landscape setting enjoyed by residents; and</li> <li>Travellers on scenic routes.</li> </ul> |
| <i>Medium</i>                            | Travellers on road, rail or other transport routes (e.g. scenic routes, where the view is moderately important to the quality of the journey).                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Low</i>                               | <ul style="list-style-type: none"> <li>People engaged in outdoor sport or recreation, which does not involve appreciation of views;</li> <li>People at their place of work, where the setting is not important to the quality of working life; and</li> <li>Travellers, where the view is fleeting and incidental to the journey.</li> </ul>                                                                                                                                                                    |

### Magnitude of visual change (impact)

The following criteria are used to assess the size and scale of change to the view or composition:

| Magnitude of visual change (impact) |                                                                                                                                                                                                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impact                              | Description                                                                                                                                                                                                                                           |
| <i>High</i>                         | The proposed development will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.                         |
| <i>Medium</i>                       | The proposed development will cause a noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view. |
| <i>Low</i>                          | The proposed development, or a part of the proposed development, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.                                                                     |
| <i>Negligible</i>                   | The proposed development would introduce barely discernible change to the view.                                                                                                                                                                       |
| <i>No Change</i>                    | No noticeable loss, damage or alteration to character or features or elements.                                                                                                                                                                        |



## Overall effects

The overall effect or importance of effect is derived through consideration of Magnitude of Change (Impact) and Sensitivity of the receptor. The scale shown in the below, is used to guide this judgement..

| Importance of effects   |                              |                          |                            |                            |                           |
|-------------------------|------------------------------|--------------------------|----------------------------|----------------------------|---------------------------|
|                         | Magnitude of Change (Impact) |                          |                            |                            |                           |
| Sensitivity of Receptor | High                         | Medium                   | Low                        | Negligible                 | No change                 |
| High                    | <i>Major</i>                 | <i>Moderate or Major</i> | <i>Minor or Moderate</i>   | <i>Minor</i>               | <i>Neutral/ No change</i> |
| Medium                  | <i>Moderate or Major</i>     | <i>Minor or Moderate</i> | <i>Minor</i>               | <i>Negligible or Minor</i> | <i>Neutral/ No change</i> |
| Low                     | <i>Minor or Moderate</i>     | <i>Minor</i>             | <i>Negligible or Minor</i> | <i>Negligible/ Neutral</i> | <i>Neutral/ No change</i> |

Identifying importance of effect relies upon reasoned argument and professional judgement. It is not an absolute concept and can only be defined in relation to each development and its location.

Important effects are defined as those which are Major or Moderate/Major, i.e. between Moderate and Major.

| Importance of effects        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Importance                   | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Major adverse</i>         | The proposed development will cause substantial degradation of the landscape character/ landscape features/existing views. These adverse effects are key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category. |
| <i>Moderate adverse</i>      | The proposed development will cause noticeable degradation of the landscape character/ elements/existing views. These adverse effects may be of note, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.                                                                                                                                       |
| <i>Minor adverse</i>         | The proposed development will cause small degradation of the landscape character elements/ existing views. These adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process, but are important in enhancing the subsequent design of the project.                                                                                                                                                                                                                 |
| <i>Negligible adverse</i>    | The proposed development will cause barely perceptible degradation of the landscape character/ elements/ existing views.                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Neutral</i>               | Beneficial effects balance out adverse effects such that there is no overall beneficial or adverse effect                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>No change</i>             | No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Negligible beneficial</i> | The proposed development will cause barely perceptible improvement to the landscape character/ elements/existing views.                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Minor beneficial</i>      | The proposed development will cause a small improvement to the landscape character/elements/ existing views.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Moderate beneficial</i>   | The proposed development will cause noticeable improvement to the landscape character/ elements/ existing views.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Major beneficial</i>      | The proposed development will cause substantial improvement in landscape character/elements/ existing views. In making a decision about the proposal this advantageous effect may be considered to compensate to some degree for other, non-landscape, adverse effects.                                                                                                                                                                                                                                                |

# APPENDIX B: PLANNING POLICY EXTRACTS

**Table 1: Relevant landscape policies**

| Policy ID                                           | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arun Local Plan 2013-2031 (Adopted 2018)            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy C SP1: Countryside                           | <p><i>Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:</i></p> <ul style="list-style-type: none"> <li><i>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</i></li> <li><i>b. for quiet, informal recreation; or</i></li> <li><i>c. for green infrastructure; or</i></li> <li><i>d. for the diversification of the rural economy; or</i></li> <li><i>e. for road and/or cycle schemes; or</i></li> <li><i>f. in accordance with other policies in the Plan which refer to a specific use or type of development.</i></li> </ul> <p><i>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.</i></p> |
| Policy GI SP1: Green Infrastructure and Development | <p><i>The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.</i></p> <p><i>All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</i></p> <p><i>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.</i></p>                                                                                                                                                                                              |

| Policy ID                                         | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arun Local Plan 2013-2031 (Adopted 2018)          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Policy LAN DM1: Protection of landscape character | <p><i>Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.</i></p> <p><i>Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas</i></p> <p><i>The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting</i></p>                                                                                                                                                                                        |
| Policy D SP1: Design                              | <p><i>All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.</i></p> <p><i>With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.</i></p> |



| Policy ID                                           | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arun Local Plan 2013-2031 (Adopted 2018)            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy D DM1:<br>Aspects of form and design quality | <p><i>When considering any application for development the Council will have regard to the following aspects:</i></p> <p><b>1. Character</b><br/><i>Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.</i></p> <p><b>2. Appearance/attractiveness</b><br/><i>Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.</i></p> <p><b>3. Impact</b><br/><i>Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.</i></p> <p><b>7. Trees and woodland</b><br/><i>All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.</i></p> <p><b>14. Scale</b><br/><i>The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.</i></p> <p><b>15. Aspects of form and design quality</b><br/><i>Development should also comply with the Arun District Council Design Guide.</i></p> |
| Policy ECC DM1:<br>Renewable energy                 | <p><i>The Council will support renewable energy development subject to the criteria in this Policy. Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the District.</i></p> <p><i>Within areas of protected landscapes, areas or buildings, development should generally be small scale or community based.</i></p> <p><i>The Council will support proposals for appropriately located renewable energy development, and their ancillary development where they meet the following criteria:</i></p> <p><i>a. The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Policy ID                                   | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arun Local Plan 2013-2031 (Adopted 2018)    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy ECC DM1:<br>Renewable energy         | <p><i>b. The location and design of proposals will need to take account of the Council's landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;</i></p> <p><i>c. Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and</i></p> <p><i>d. All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.</i></p>                                                                                                                                                                                                                                         |
| Policy HER SP1:<br>The historic environment | <p><i>The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:</i></p> <p>Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance</p> <p>Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;</p> <p>Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.</p> |
| Policy HER DM1<br>Listed Buildings          | <p>Proposals affecting statutory Listed Buildings will be required to:</p> <p>a. Preserve or enhance the historic character, qualities and special interest of the buildings;</p> <p>b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;</p> <p>c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;</p> <p>d. Protect the special interest of buildings of architectural or historic interest; and</p> <p>e. Protect, and where possible enhance the setting of the building</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Policy ID                                          | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arun Local Plan 2011-2031 (Adopted 2018)           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy ENV SP1:<br>Natural<br>Environment          | <i>Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy ENV DMS:<br>Development<br>and Biodiversity | <p><i>Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.</i></p> <p><i>Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.</i></p> <p><i>All developments shall have regard to Natural England's standing advice for protected species.</i></p> |

| Policy ID                                                     | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| National Planning Policy Framework, Adopted 2012              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15. Conserving<br>and enhancing<br>the natural<br>environment | <p><i>170. Planning policies and decisions should contribute to and enhance the natural and local environment by:</i></p> <p><i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</i></p> <p><i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services -- including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...</i></p> <p><i>172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks</i></p> |



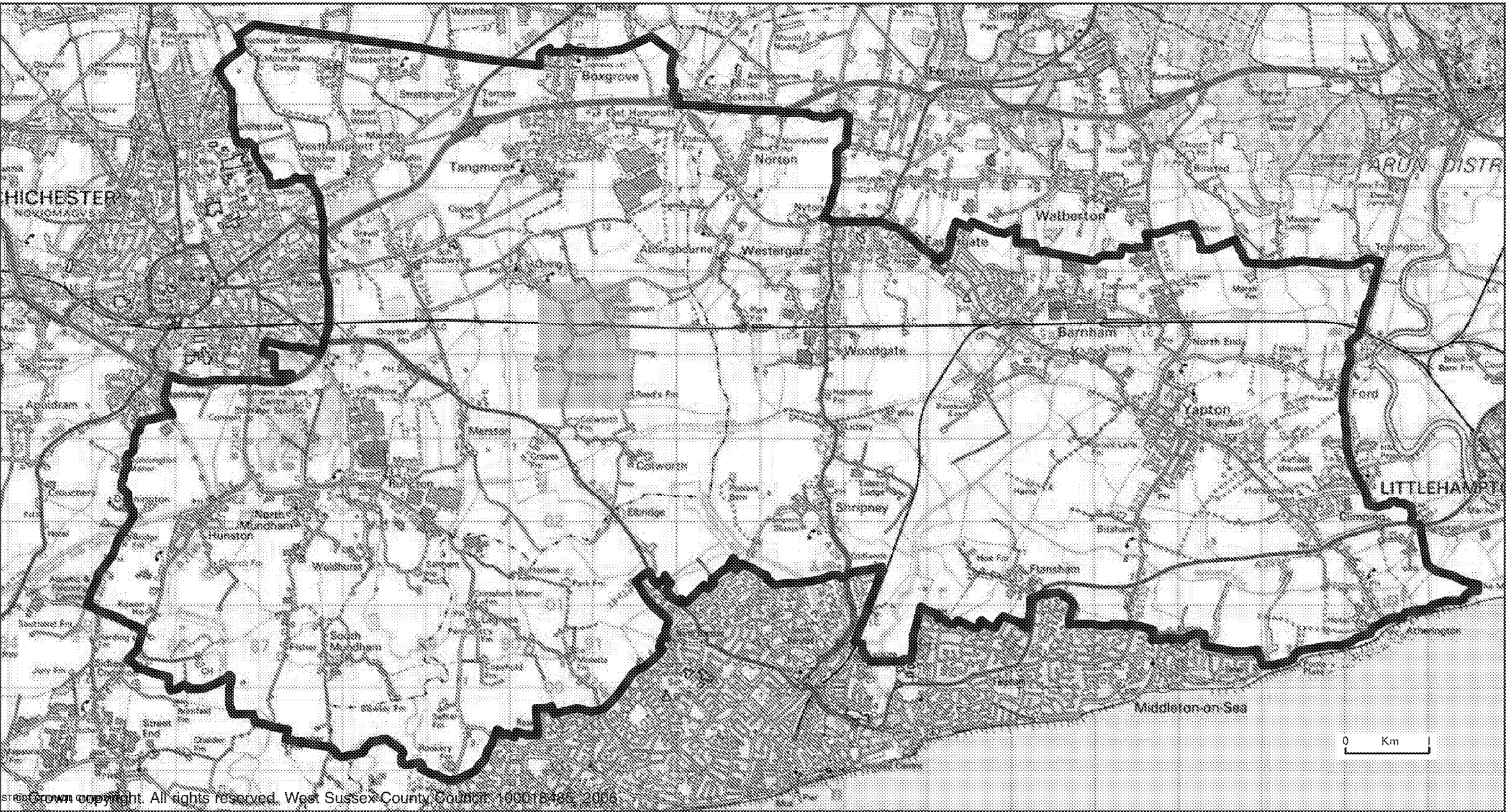
# APPENDIX C: PUBLISHED LANDSCAPE CHARACTER EXTRACTS

# Overall Character

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.

## Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



## THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet SC9

# Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

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



SC9



# Historic Features

- 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 as at Tangmere and Yapton.

# Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

# Change - Key Issues

- 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.

# Landscape and Visual Sensitivities

Key sensitivities are:

- 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.



Scattered villages - Merston



Gravel Pit Lakes - Chichester



Clusters of glasshouses - Barnham



Large scale arable farming on flat open landscape - Oving

# Land Management Guidelines

Establish landscape management plans for urban edges to enhance the distinction between urban and rural landscape

Encourage landscape enhancements around villages and on their approaches

Encourage bold tree planting associated with large agricultural and industrial buildings

Encourage and promote land management schemes to increase grassland areas

Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors

## Conserve the significant views to Chichester Cathedral and the South Downs.

- 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.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

# APPENDIX D: LANDSCAPE STRATEGY EXTRACTS

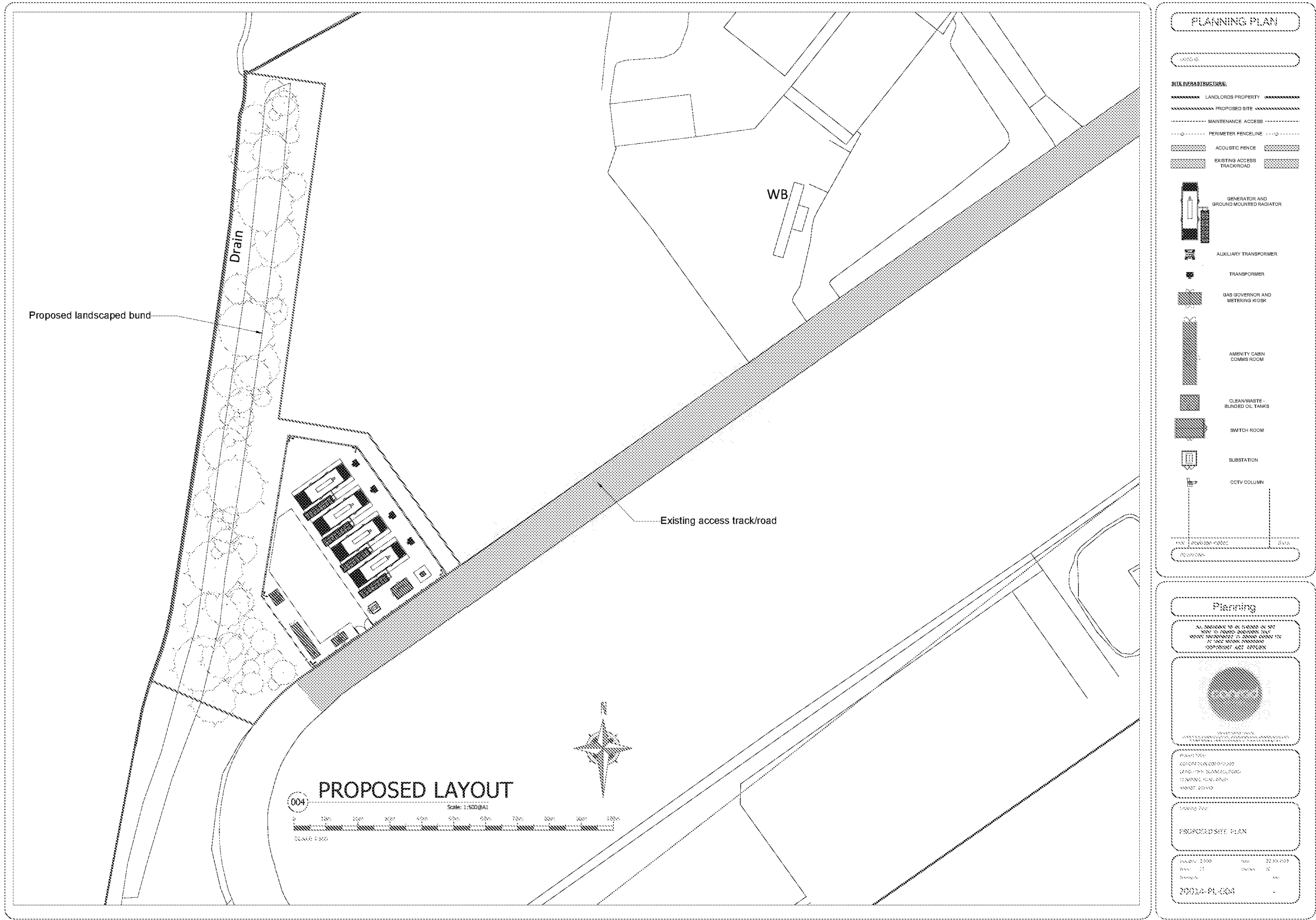
**Table 2: Relevant landscape strategy**

| Policy ID                                       | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A Strategy for the West Sussex Landscape (2005) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Vision NCA:<br>126: South Coast Plain           | <p><i>High quality new development is well-integrated with existing towns and the wider landscape. The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike.</i></p> <p><i>A strong network of woodlands and hedgerows forms green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents with the wider landscape.</i></p> <p><i>Productive farmland and permitted horticultural uses are set within a strong landscape framework of woodlands, shelterbelts and hedgerows. Agriculture adopts sympathetic farming and land management methods, contributing to landscape renewal and biodiversity, including conserving wetlands and pastureland.</i></p> <p><i>Extensive new areas of mudflats, salt marsh and coastal grazing marsh are established within coastal inlets, as an important part of coastal retreat schemes.</i></p> <p><i>The historic and inspiring long views so characteristic of the Coastal Plain, to Chichester Cathedral and its downland backdrop, to other church towers and spires, to Arundel and its castle and cathedral, and from the coast to the downs, are maintained.</i></p> <p><i>The local distinctiveness of villages and their settings continues to be evident, with a return to the greater availability and use of traditional local materials.</i></p>                                                                                                                 |
| Strategy Objectives                             | <p><i>Objective 1: ensure high quality new development which contributes to and reinforces landscape character</i></p> <p><i>3.1 The siting, scale and design of much new development is tending to reduce or even destroy variety and distinctiveness in the landscape. Much modern development, including new housing estates and areas for business and industry, tend to be built to standardised designs. They have a weak “sense of place” prompting the speculation that we could be “anywhere” when we are in them. The Strategy is based on the principle espoused by the Countryside Agency of development good enough to approve. The design and setting of new development must recognise, reflect and reinforce existing landscape features and the key characteristics which make each Landscape Character Area unique and distinctive.</i></p> <p><i>Objective 2: conserve and enhance historic landscape character</i></p> <p><i>3.2 West Sussex is particularly rich in historic landscapes and features, including historic parklands and gardens. No part has been unaffected by past human activity. In many of the Landscape Character Areas, historic landscapes and features make a vital contribution to distinctiveness and character, imparting a strong sense of place. However, as a result of changes in agricultural practice, lack of management, loss from development, and damage to the settings of ancient monuments and other features, this rich historic character is being eroded. Appropriate conservation and management measures based on sustainable farming practice and appropriate development standards are therefore essential.</i></p> |

| Policy ID                                                                                       | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A Strategy for the West Sussex Landscape (2005)                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Strategy Objectives                                                                             | <p><i>Objective 3: ensure the maintenance and renewal of the agricultural landscape</i></p> <p><i>3.3 Farmland makes up well over half of the West Sussex landscape embodying the landscape character of the County. However, it is essential that farmland be used and managed sustainably if the desired environmental outcomes are to be achieved and if the character of the landscape is not to change drastically. The spread of intensive arable farming methods and the abandonment of pasture since the Second World War have eroded local character and distinctiveness in many areas.</i></p> <p><i>Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features</i></p> <p><i>3.5 Semi-natural habitats such as wetlands, heaths and chalk downlands are vital features of the West Sussex landscape including highly characteristic woodlands, hedges, and trees. The conservation and enhancement of these habitats and features, including creating new ones, is fundamental to the Strategy. Many habitats are protected for their nature conservation importance through international, national and local designations. However, management of these often vulnerable habitats is essential if they are to continue to retain their nature conservation value and contribute to landscape character. Major habitat creation schemes will complement these efforts.</i></p> <p><i>Objective 5: promote and celebrate the value and variety of the West Sussex landscape</i></p> <p><i>3.6 As well as celebrating the variety and beauty of the landscape and the history it embodies, such countryside also has other riches to offer related to health, education and quality of life. The importance of the countryside for access and recreation is part and parcel of healthy living including the appreciation of landscape and what it has to offer.</i></p> |
| Landscape Guidelines for commercial and industrial development including rural diversification: | <p><i>Relevant Extracts:</i></p> <ul style="list-style-type: none"> <li><i>ensure new land uses and development associated with rural diversification projects relate well to and retain key existing landscape features and minimise modification to existing landforms and vegetation cover.</i></li> <li><i>locate buildings and associated infrastructure to avoid loss of views on and off the site, intrusion on to sensitive ridgelines or prominent slopes and other highly visible locations, and to minimise damage to the settings of settlements.</i></li> <li><i>secure the use of mainly native tree, woodland and hedge planting to screen developments sufficiently and integrate them with the wider landscape. This may include substantial advance woodland planting on and off-site, in wide belts, on land secured specifically for this purpose.</i></li> <li><i>secure where appropriate habitat creation and enhancement both on and off site as a requirement of new development.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Guidelines for conserving and increasing hedgerows and shaws:                         | <p><i>Relevant Extracts:</i></p> <ul style="list-style-type: none"> <li><i>Conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.</i></li> <li><i>encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.</i></li> <li><i>attempt to link hedgerows wherever possible to create wildlife corridors</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



# APPENDIX E: SITE LAYOUTS AND DETAILS

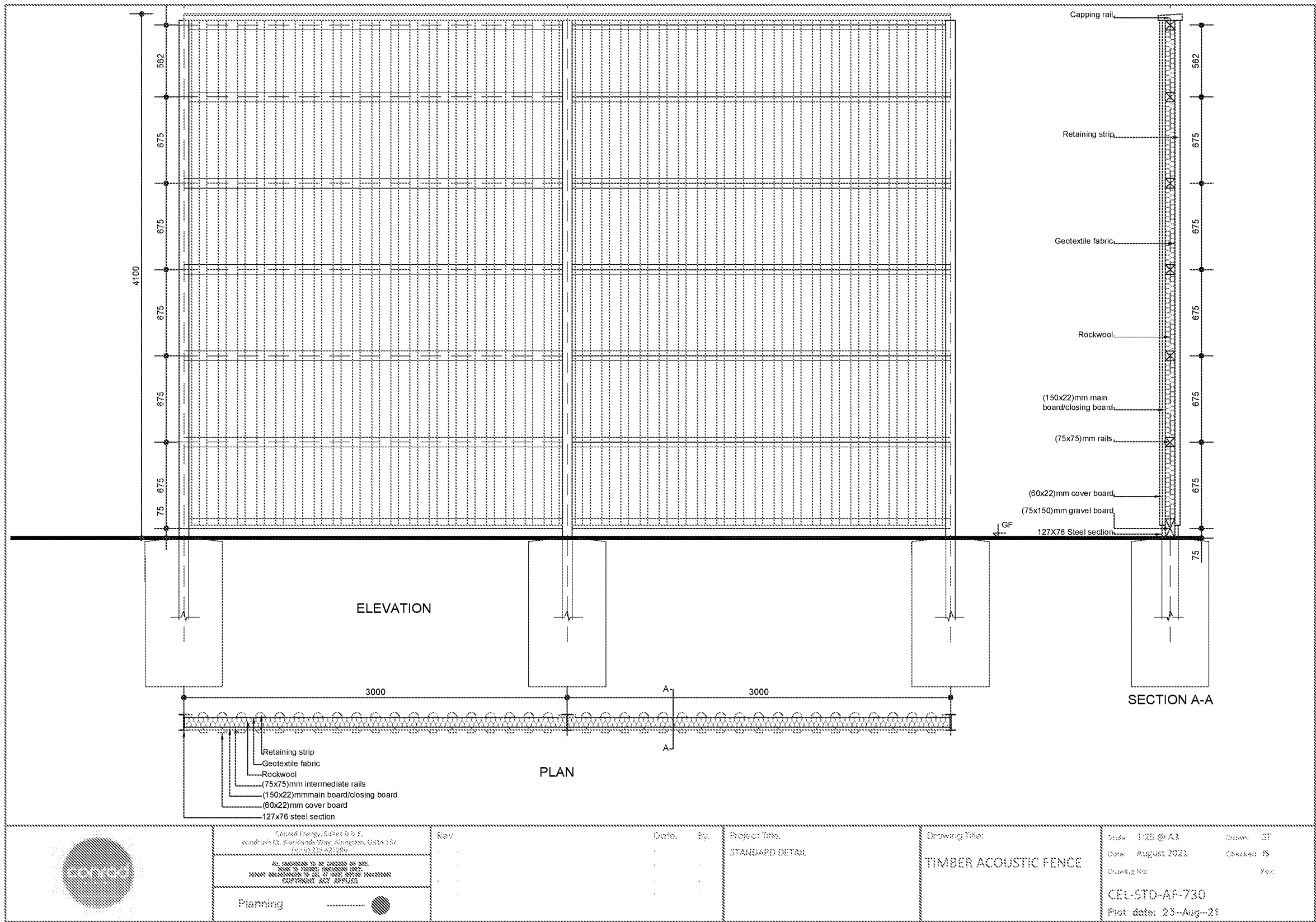


## APPENDIX E: SITE LAYOUTS AND DETAILS





# APPENDIX E: SITE LAYOUTS AND DETAILS



## APPENDIX F: LANDSCAPE PLANS

