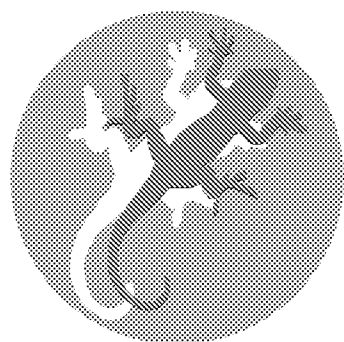




LIZARD

Landscape Design and Ecology

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DOMUSEA (STRATEGIC) LIMITED

**THE BOWERIES
BARNHAM ROAD, EASTERGATE, WEST SUSSEX**

Landscape and Visual Appraisal

Final Issue

Project Reference	LLD1257
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Checked By:	JP
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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Domusea (Bosham) Limited to undertake a Landscape Character and Visual Appraisal (LVA) for land at The Boweries, Barnham Road, Eastergate, West Sussex.
- 1.2 The LVA has been undertaken by Michal Zarzecki (Landscape Architecture BSc, Biology MSc, CMLi), Senior Landscape Architect at Lizard Landscape Design and Ecology, Worthing and overseen by Josh Peacock, an Associate Landscape Planner at Lizard Landscape Design and Ecology and a Chartered Landscape Architect with over 15 years of professional experience in Landscape and Visual Impact Assessment (LVIA).
- 1.3 The purpose of the Landscape and Visual Appraisal is to provide a preliminary appraisal of the development potential of the Site in landscape and visual capacity terms and to inform development parameters.
- 1.4 The proposed Three Villages Strategic Housing Allocation layout as indicated within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS), (See **Appendix B**), is considered within this Study as a potential future baseline against which the Site is appraised in addition to the current baseline.
- 1.5 The LVA has been undertaken in accordance with principles of the Guidelines for Landscape and Visual Impact Assessment (The Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition, 2013). The Study has been informed by desktop research and a field survey undertaken on the 17th August 2017.

The Site

- 1.6 The Site is a long rectangular plot of some 1.4 hectares of land located to the south of Barnham Road (B2233), in Eastergate, West Sussex (*Grid Reference: SU950052*), (See **Figure 1.1**).
- 1.7 The land includes a detached dwelling house and a number of equestrian stables with associated vehicular access bounded by hedgerows and tree-lines. The northern and southern portions of the Site are in equestrian use as paddocks.

- 1.8 The land use surrounding the Site varies, including residential areas and commercial developments. Public Footpath No. 321 runs outside of the southern edge of the Site, with agricultural land beyond.

The Study Area

- 1.9 The extent of the Wider Study Area is defined by the scale and extent of the Local Landscape Character Areas and sub-urban areas of Eastergate to the west and Barnham to the east.
- 1.10 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm or from nearby residences, taking into account landform, vegetation, built structure and distance. At the time of survey vegetation was largely in leaf.
- 1.11 The Study Area is subsequently defined to enable a proportionate evaluation of likely impacts on landscape and views.

The Development Scenario

- 1.12 The Development scenario used to consider the suitability of the Site for general residential use comprises a housing development. This would include demolition of the existing detached dwelling house and construction of some 28 mixed-size, 2, 3 and 4 bed units with associated access road off Barnham Road and landscaping. The development parameters considered include a roofline apex of some 8m in height.

2.0 PLANNING POLICY AND LANDSCAPE CHARACTER

Planning Policy and Designations

- 2.1 The following relevant policy has been taken into account by the assessment:
- National Planning Policy Framework (March 2012);
 - Arun District Local Plan (April 2003);
 - Arun Local Plan 2011-2031-Publication Version (Oct 2014);
 - Barnham and Eastergate Neighbourhood Development Plan (2014-29)-Submission Plan (May 2014).

- 2.2 The key planning policies and planning designations considered relevant to the landscape context of the Scheme are summarised in **Appendix A**.

- 2.3 The potential for future landscape change in this location through reference to the emerging Local Plan (Oct 2014) Policy HSP1 considered to be noteworthy, due to the Site forming part of the Three Villages Strategic Housing Allocation, with A29 rerouting, (See **Appendices**).

Landscape Character

- 2.4 A review of published Landscape Character Assessment information and guidance within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following documents:
- National Character Areas (Natural England (2014);
 - West Sussex Landscape Character Assessment (2003);
 - Local Distinctiveness Study of West Sussex (2003);
 - Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA);
 - Arun District Council Green Infrastructure Study (2012, LUC);
 - Housing and Economic Land Availability Assessment (HELAA) (November 2016, Arun District Council);
 - Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA);
 - Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS);
 - A29 Realignment Feasibility Study, (July 2014, SYSTRA).
- 2.5 Local Landscape Character Areas (Local LCA) identified within the Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006), relative to the Site are shown on **Figure 2.1**. The local LCA are overlaid with Landscape Character Areas (LCA) identified within the West Sussex Landscape Character Assessment (2003) and areas, which have been appraised for landscape capacity for housing development within the Landscape Capacity of Strategic Sites in Arun District (2017, HDA).
- 2.6 A more detailed overview and review of the landscape characterisation context is provided within **Appendix B**.



Legend

-  Development Site Boundary
-  Railway

Figure 1.1. Development Site Location



Legend

Development Site Boundary

Landscape Character Areas
(November 2003, WSCC)

Landscape Character Areas
Boundary

Local Landscape Character Areas
(August 2006, HDA)

LCA 14 - Westergate Eastern
Fringe

LCA 16 - Fontwell-Eastergate
Mosaic

LCA 17 - Westergate-Barnham
Coastal Plain

LCA 22 - Barnham-Yapton Coastal
Plain

LCA 23 - Walberton Upper Coastal
Plain

Landscape Capacity Areas
(February 2017, HDA)

Area 5b - Low Capacity for
Residential Development

Area 5c - Low/ Medium Capacity for
Residential Development

Area 5a - Medium/ High Capacity
for Residential Development

Figure 2.1. Landscape Characterisation



Photograph A. Streetscape of local gap viewed from edge of Area of Special Character



Photograph B. Nursery with glasshouses along Barnham Road



Photograph C. Architecture of west settlement of Eastergate



Photograph D. Cottages within local gap sett back from Barnham Road



Photograph E. Streetscape at Downview Avenue



Photograph F. Barnham Road and Downview Avenue Area of Special Character



Photograph G. Recent housing development at Barnham Road adjacent to nursery



Photograph H. Commercial development with close-board timber fencing at Barnham Road



Photograph I. Arable fields to south of Eastergate

3.0 LANDSCAPE CHARACTER AND VISUAL APPRAISAL

General

3.1 Through reference to **Figure 2.1** and **Appendix B** Landscape Characterisation, West Sussex Landscape Character Assessment (2003) identifies the Site within SC9 - Chichester to Yapton Coastal Plain, which is a largely flat area of landform. The district assessment identifies the Site within the Westergate-Barnham Coastal Plain Landscape Character Area (LCA 17) within the Landscape Capacity of Strategic Sites in Arun District (2017).

3.2 The Three Villages (Eastergate, Westergate and Barnham) are considered to sit predominantly on London Clay geology. Through reference to the Soil and Agricultural Land Assessment Study, Arun District Council (March 2013) and the Soils map developed by Cranfield University and sponsored by the Department for Environment, Food and Rural Affairs (Defra), the soils within the Study Area are understood to comprise of freely draining slightly acid loamy soils. Areas to the south have a high groundwater table.

Landscape Character

3.3 The Study Area is located within a gap between two settlements along the B2233 within Eastergate parish, (See **Photograph A**). The gap is defined by nursery grounds with glasshouses, commercial estates and enclosed housing estates along Barnham Road, with narrow fields in pasture and equestrian use intervening. The glasshouses visually dominate the gap, which is largely enclosed along the Barnham Road other than glimpsed views out into semi-rural and rural character, (See **Photograph B**).

Settlement Pattern

3.4 The settlements of Barnham and Eastergate initially developed a linear structure associated with the main roads. Within Eastergate, the settlement pattern is defined largely by detached dwelling houses set back from the highway, occupying narrow plots with long garden areas to the rear, (See **Photographs C-D**).



Photograph J. Existing dwelling house



Photograph K. Stables to north of dwelling



Photograph L. Garden area. Glasshouses overlook extend over garden planting



Photograph M. Open northern boundary with horse paddocks and views into nursery grounds



Photograph N. Southern paddocks with mature trees along boundary



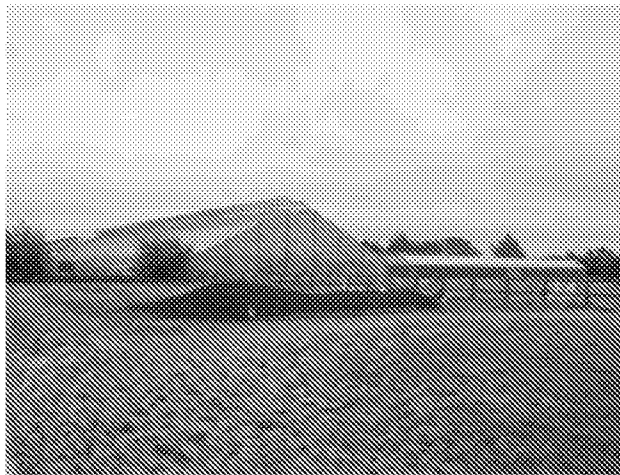
Photograph O. Access road with entrance gate. Ornamental planting around Site entrance



Photograph P. Mixed-species hedgerow along south-western boundary



Photograph Q. Tree line within adjacent land in west of Site



Photograph R. Open eastern boundary with views of glasshouses

- 3.5 Further east beyond the nursery site within 500 m of the Site there is a residential area off Barnham Road and Downview Avenue which was designated in 1995 as an Area of Special Character. The area consists of substantial buildings, predominantly two storey high, which are set back from the road within large individual plots, (See **Photographs E-F**). Various in style, the buildings reflect the growth of the settlement after completion of the train station in Barnham and together with mature street trees and hedgerows offset from grass verges.
- 3.6 More recent extension of the built up area into the local gap is represented by a housing development of some 40 houses at former Brooks Nursery, to the east of Spribgfield Site Nursery, (See **Photograph G**).

Surrounding Land Use

- 3.7 The land use within the Study Area includes substantial residential plots to the west of the Site and commercial horticultural use associated with glasshouses and nurseries which can be found to the east and further west of the Site. A substantial commercial site is located on the opposite side of the highway (See **Photograph H**). An area to the south of the Study Area comprises large fields of agricultural land in arable use dissected by the railway line, (See **Photograph I**).

History

- 3.8 Regarding the history of Barnham and Eastergate the Barnham and Eastergate Neighbourhood Development Plan (May 2014) identifies that:
- 'It is known that an ancient settlement of Berneham was recorded in the Domesday Book with a mill and the Church of St Mary the Virgin. The original Parish is thought to have taken its name from an individual named 'Beorna' whose 'ham' or enclosure was in this low-lying countryside. Until the Middle Ages, a tidal creek ran to within a few yards of the church and fishing, not farming, was the main occupation of the villagers, as was smuggling. With the arrival of the railway in the nineteenth century and subsequent development of the glasshouse industry the village of Barnham grew around the railway station rather than the church which had previously been the case.'*

The Site

- 3.9 The Site is a long, rectangular plot of some 1.4 ha land encompassing a detached dwelling house and a number of equestrian stables with associated vehicular access. The dwelling and surrounding stables are set back from the highway. The northern and southern portions of the Site are in equestrian use as paddocks.
- 3.10 The Site is well enclosed from the west and south where boundaries are defined by mature tree lines and understorey vegetation. The eastern boundary remains open to the adjacent horticultural glasshouse use other than within the garden of the property where the boundary is defined with a hedgerow mixture of ornamental evergreen / deciduous trees and shrubs. The northern boundary comprises a group of coniferous and deciduous trees and post and rail fencing enclosures to the horse paddock.
- 3.11 Perception of tranquility is limited due to the proximity to Barnham Road and in the southern parts of the Site due to the proximity of extensive glasshouses to the east.

Landscape Value

- 3.12 It is understood that the application Site in general is not considered to comprise a valued landscape in relation to Paragraph 109 of the National Planning Policy Framework, (See **Appendix A** for a summary of Para 109).
- 3.13 This also takes into account the consideration of landscape capacity assessment undertaken within the Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA), described in **Appendix B**, which identifies the Site as part of area 5c, which is identified as having slight landscape value.
- 3.14 The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Box 5.1 (p84 GLVIA3) provides a range of factors that can assist in the identification of valued landscapes. These factors include:

- **'Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- **Conservation Interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation Value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'

- 3.15 Through reference to the factors described in GLVIA3 the Site is not considered to comprise typical character of the surrounding Westergate-Barnham Coastal Plain Landscape Character Area (LCA17) and the condition of boundary features is considered to be variable, resulting in a poor-moderate condition.
- 3.16 The Site is not considered to have any notable associations. The land use for commercial equestrian recreation represents urban fringe influence for paying members of the public. Perception of tranquility is limited due to the proximity to Barnham road and in the southern parts of the Site due to the proximity of extensive glasshouses to the east.

- 3.17 Features which positively contribute to landscape value across the Site are considered to comprise the following:

- Contribution of the paddock in the northern field to glimpses of semi rural character from Barnham Road;
- Contribution of the vegetation along the western and southern boundaries to landscape structure and ecological connectivity between the north and south;
- Contribution of the dense hedgerow vegetation along the southern boundary of the Site to the experience of rural character for receptors along the Public Footpath no. 321 to the south of the Site.

Visual Amenity

- 3.18 Visual amenity of the Site and its surroundings was determined as part of the field assessment and through reference to available evidence base. Visual evidence is provided through viewpoint photographs representing views of the assessed Site available from the publicly accessible land.
- 3.19 **Figure 3.1** presents the viewpoint locations, relevant Public Rights of Way and an indication of the likely Zone of Visual Influence from publicly accessible land based on a roofline apex of some 8m in height at any point across the Site. The potential presence of the roofline apex informs an awareness of the relevant area above the Site to be considered.
- 3.20 Viewpoints are categorised as either short, mid or long distance. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid distance 1km and long distance beyond 1km. Only short and mid-distance views of the Site or its boundary vegetation could be afforded and the nature of these views are presented within **Viewpoints No. 01 - 06**. Views from the trainline further to the south are considered to be comparable with the viewpoint from No. 06, but are not considered further due to any visibility being glimpsed and at speed.

Zone of Visual Influence

- 3.21 The Zone of Visual Influence (ZVI) was determined as part of the field assessment and desktop analysis of Ordnance Survey mapping and photographs and is shown alongside of Viewpoint locations on **Figure 3.1**.
- 3.22 The Zone of Visual Influence (ZVI) is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance.
- 3.23 The Site's ZVI is limited to areas along B2233 associated with the Site entrance. It only extends further into the landscape where openings in the vegetation or gaps between buildings exist. The potential for visibility to be gained when vegetation is out of leaf is included within the definition of the ZVI.
- 3.24 The ZVI is defined as two separate zones:
- The zone defined in **orange** is indicative of areas of publicly accessible land from which visibility into part of the Site area over and through vegetation can be gained.
 - The zone defined in **yellow** is indicative of areas of publicly accessible land from which the vegetation along the Site boundary is visible.

Visual receptors

- 3.25 The following criteria in **Table 1** are used to identify the likely relative sensitivity of visual receptors (which may include users of public rights of way, areas of open public access, public highways or community areas).

Table 1 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations.
Moderate	Receptors experiencing incidental views not critical to amenity and/or the nature of the view is not a primary consideration of the users.
Low	Receptors where the changed view is unimportant/ irrelevant and/or users are not sensitive to change.

- 3.26 High Sensitivity visual receptors comprise local use of Public Footpath no. 321 along the edge of the field to the south of the Site and no.3714 further to the south-east
- 3.27 Moderate/High Sensitivity visual receptors comprise local residents walking the pavements and returning to their houses along Barnham Road (B2233).
- 3.28 Moderate/Low sensitivity visual receptors comprise motorised users of B2233.

Landscape Character and Visual Appraisal

- 3.29 This appraisal is undertaken both with respect to the development potential of the Site in landscape and visual terms alone and in combination with the proposed Three Villages Strategic Housing Allocation layout as indicated within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS), (See **Appendix B**).

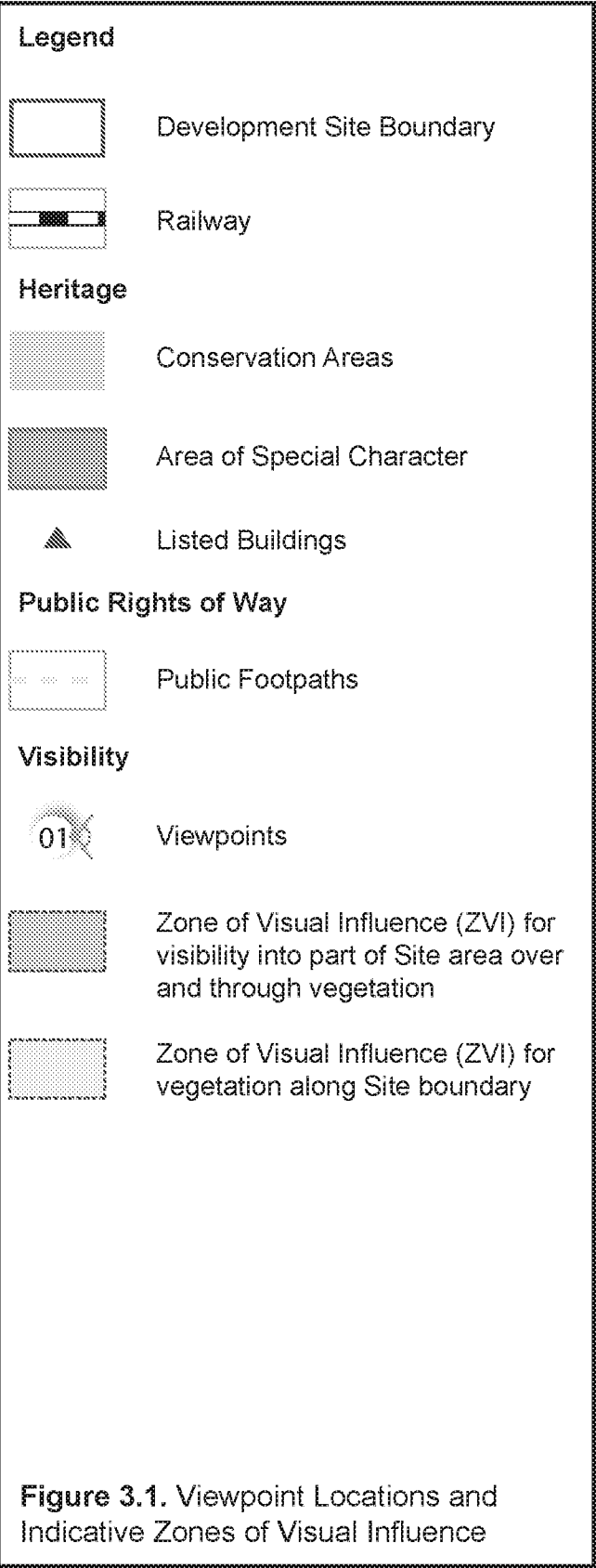
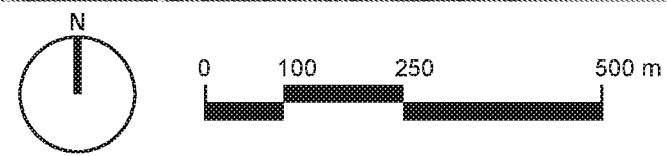
Alone

- 3.30 The aspects of character which are considered to be susceptible to change from the development scenario include the central area of the Site, which already comprises a cluster of built form including the house on Site and the associated stables, which is aligned with further comparable residential development to the west within a mature landscape structure.
- 3.30 The northern and southern paddocks are considered to be less susceptible to change from the development scenario. The northern paddock due to the contribution this makes to the balance of semi-rural character between the more suburban characters of Eastergate and Barnham to west and east. Regarding visual amenity the northern paddock also enables glimpses of semi rural character from within the largely enclosed road corridor along Barnham Road, (See **Viewpoints 1 and 2** within **Appendix C**).
- 3.31 The southern paddock is considered to be less susceptible to change due to its proximity to agricultural land beyond the broad tree lined native hedgerow to the south and paddocks in equestrian use to the west beyond a mixed-species hedgerow. Despite the urbanising effect of horticultural glasshouses to the east the land use of horticultural glasshouses remains appropriate in use to a semi-rural character.

- 3.32 The roofline of development of two storeys within the southern part of the Site is also likely to be visible in glimpsed views for high sensitivity receptors using Public Footpath no. 321 along the edge of the field to the south of the Site and in broader, more scenic views from Public Footpath no.3714 further to the south-east, (See **Viewpoints 6 and 7** within **Appendix C**)

In combination with the Three Villages Strategic Housing Allocation layout

- 3.33 In combination the northern paddocks remains susceptible to change from the development scenario due to the incorporation of this area within a green buffer. The green buffer is proposed to avoid a continuous urban form between Eastergate to the west and Barnham to the east within the wider strategic layout for the Three Villages Strategic Housing Allocation as indicated within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS).
- 3.34 In combination the southern paddock is no longer considered susceptible to change from the development scenario, due to the inclusion of this within a contiguous development parcel, which extends to east and west of the Site. The development parcel is defined for initial delivery, with subsequent phases continuing into the arable land further to the south.



4.0 LANDSCAPE OPPORTUNITIES AND CONSTRAINTS

Landscape constraints

- 4.1 The key landscape and visual aspects considered likely to limit residential development capacity over the Site area include:
- Contribution of the paddock in the northern field to glimpses of semi rural character from Barnham Road;
 - Contribution of the vegetation along the western and southern boundaries to landscape structure and ecological connectivity between the north and south;
 - Contribution of the dense hedgerow vegetation along the southern boundary of the Site to the experience of rural character for receptors along the public footpath no. 321 to the south of the Site.
 - Requirements for integration with a wider strategic layout and density for the Three Villages Strategic Housing Allocation as indicated within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS); that avoids a continuous urban form with existing communities, including a green buffer across the northern part of the Site and a housing density of 20 to 25 dwellings per hectare;
 - Root Protection Areas of mature trees along the southern and western boundaries.

Landscape Opportunities

- 4.2 The key landscape and visual aspects identified as opportunities for integration of the proposed residential development with the local character include:
- Reinforcement of existing and creation of new boundary vegetation to contribute to the landscape structure and enhance ecological connectivity with surrounding habitat;
 - Creation of public open space across the north of the Site, incorporating public open space including a play area featuring natural materials and allotment space;

- Part removal of coniferous species from about the eastern edge of the driveway south from Barnham Road to introduce a more open view of adjacent semi-rural character for users of Barnham Road and footway.
- Public open space across the north of the Site can form part of the green buffer for the wider Three Villages Strategic Housing Area;
- Footway linkage between the public footpaths to the north and the south of the Site by the introduction of a pedestrian bridge across the rife in the south;
- Integration of sustainable urban drainage system (SuDS) across the Site to aid in managing any groundwater flood risk whilst being managed to provide both ecological and landscape value;
- Layout to be in keeping with the Garden City approach defined within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS), with generous green space linked to the wider natural environment, including a mix of public and private networks of well managed, high-quality gardens, tree-lined streets and open spaces.

5.0 CONCLUSIONS

General

- 5.1 This section sets out the conclusions of the Landscape and Visual Appraisal with respect to the development potential of the Site in landscape and visual terms, both alone and in combination with the Three Villages Strategic Housing Allocation layout and also makes recommendations for further work.

Suitability of the Site for Development

- 5.2 In summary the northern and southern parts of the Site are not considered to be suitable for residential development in general alone, due to the impact this might be considered to have on the semi-rural character between the more suburban characters of Eastergate and Barnham to west and east, and the glimpsed views of the southern paddock, primarily from high sensitivity receptors using Public Footpaths to the south of the Site. The central part of the Site however is considered susceptible to residential development in general due to the existing built form.
- 5.3 In combination with the proposed Three Villages Strategic Housing Allocation however, the southern paddock is considered to be developable, due to the inclusion of this within a contiguous development parcel, which extends to east and west of the Site, indicated within the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS), (See **Appendix B**).
- 5.4 In conclusion, it is considered that there is likely to be potential to accommodate a blend of high quality development including green space, which is sensitive to the setting and character of the Site, subject to appropriate siting, design and landscape component mitigation to address the landscape constraints and opportunities identified in **Section 4.0**.

Recommendations

- 5.5 Further to agreement on development parameters, the defined residential proposal should be subject to a detailed assessment through a Landscape and Visual Impact Assessment.
- 5.6 It is recommended that a hard and soft Landscape Masterplan drawing and Landscape Design Strategy are produced as an outline landscape design scheme and strategy, to support planning submission. A measured tree survey to BS 5837 2012 is also recommended to identify preliminary tree constraints in relation to design and layout.

APPENDIX A - PLANNING POLICY AND DESIGNATIONS



6.0 APPENDIX A - PLANNING POLICY

General

6.1 The following relevant policy has been taken into account by this appraisal:

- National Planning Policy Framework (March 2012);
- Arun District Local Plan (April 2003);
- Draft Arun Local Plan 2011-2031-Publication Version (Oct 2014);
- Barnham and Eastergate Neighbourhood Development Plan (2014-29)-Submission Plan (May 2014).

6.2 The Statutory development plan in this area is the Arun District Local Plan (April 2003) with the Barnham and Eastergate Neighbourhood Development Plan (2014-29) (May 2014). The National Planning Policy Framework (2012) advises at paragraph 215 that: *“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”*.

6.3 It is understood that the emerging Local Plan is now considered to be a material consideration by Arun District Council in deciding planning applications. However is likely to carry limited weight due to its draft status. The LPPV was submitted on 30th January 2015 for independent examination to the Secretary of State.

Planning Policy

National Planning Policy Framework 2012

6.4 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework (NPPF). NPPF Core planning principles in Paragraph 17 highlight that high quality design and a good standard of amenity should be sought whilst taking account of the different roles and character of different areas and the intrinsic character and beauty of the countryside.

6.5 Paragraph 61 of the NPPF highlights that securing high quality and inclusive design includes the connections between people and places and the integration of new development into the natural, built and historic environment alongside of aesthetic considerations.

6.6 Regarding the requirement for good design, paragraph 63 of the NPPF highlights that great weight should be given when determining applications which propose outstanding or innovative designs. Paragraph 64 states that: *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area’*.

6.7 Regarding the requirement for good design, Paragraph 64 of the NPPF states that: *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area’*.

6.8 Regarding the conservation and enhancement of the natural environment, Paragraph 109 of the NPPF highlights that the planning system should recognise the wider benefits of ecosystem services and contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

6.9 Paragraph 113 states that *‘Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.’*

6.10 NPPF paragraphs 126 – 141 include policies in relation to development making a positive contribution to local character and distinctiveness.

Arun District Local Plan (April 2003)

6.11 Arun's Development Plan includes the 'saved policies' of the adopted Arun District Local Plan 2003.

6.12 Policy GEN1 (Sustainability) - Identifies that: *‘...All development must ...protect and, where possible, enhance the Plan area's essential character and environmental assets such as: ...the general attractiveness and diversity of the landscape; the open and undeveloped nature of the countryside; areas of wildlife and ecological value; the setting, form and character of settlements.’*

6.13 Policy GEN3 (Protection of the Countryside) - Identifies that: *‘Outside the Built-Up Area... the countryside will be safeguarded for its own sake. Development will not be permitted unless: ...v. it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.’*

6.14 Policy GEN7 (The Form of New Development) - Identifies that: *‘Planning permission will only be granted for schemes displaying high quality design and layout... demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness... all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.’*

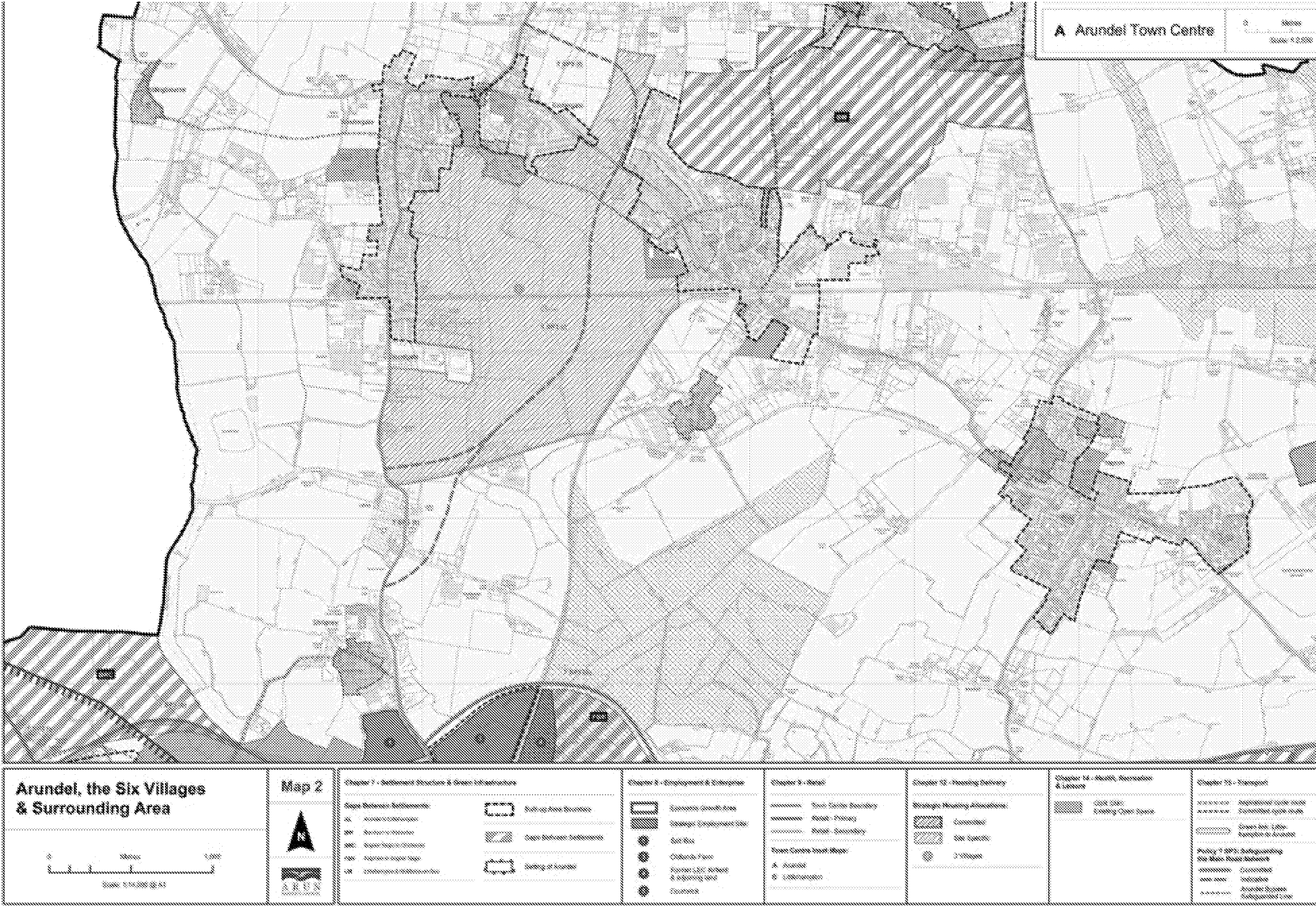
6.15 Policy Area11 (Local Gaps) - Identifies that: *‘Local Gaps, as identified on the Proposals Map will be protected and maintained between:*
...(v) Eastergate and Barnham
Development in the Local Gaps will only be permitted if:
(i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
(ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and
(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access’.

Draft Arun Local Plan Publication Version 2011-2031 (October 2014)

6.16 Policy C SP1 (Countryside) - Identifies that: *‘Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is ...f. in accordance with other policies in the Plan which refer to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria ... (f). The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.’*

- 6.17 Policy LAN DM1 (Protection of landscape character) - Identifies that: *'development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting;...Developments shall only be permitted where they will not have a demonstrable visual impact on ... the landscape character of Arun.'*
- 6.18 Policy D SP1 (Design) - Identifies that: *'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal'.*
- 6.19 Draft Policy LAN DM1 (Protection of landscape character) - Identifies that: *'development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; ...Developments shall only be permitted where they will not have a demonstrable visual impact on ... the landscape character of Arun.'*
- 6.20 Draft Policy D SP1 (Design) - Identifies that: *'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal;...'*
- 6.21 Draft Policy D DM1 (Aspects of form and design quality) - Identifies that an application should: *'...make best possible use of the available land by reflecting or improving upon the character of the site'.* This includes a consideration of: *'scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features, use of building materials, craftsmanship and hard and soft landscaping'.* Existing and new tree planting should be an integral part of proposals.
- 6.22 Policy HSP1 (Strategic housing, parish and town council allocations) - Identifies that:
- 'Strategic housing shall be accommodated as follows: ...2. Site specific allocation at Barnham / Eastergate / Westergate....'*
- The Council requires a well-designed development that avoids a continuous urban form with existing communities. A modern approach to principles of the Garden City movement will be employed, with reference to evidence in the Three Villages 'Visioning Study'.*
- The following specifics must be addressed as part of any planning proposal at this location:*
- Provision of at least 2,000 homes;
 - A coherent masterplan covering the site as a whole;
 - A green ring around the allocation for recreation and retention of village separation;
 - High quality imaginative design including a permeable layout for pedestrians, cyclists, equestrians and vehicles with visually robust outdoor spaces - giving sense of place and sense of orientation;
 - Mixed tenure;
 - Tree lined streets with a generous ratio of green space to hard-surfacing;
 - Generous green spaces linked to the wider countryside;
 - Well-managed, high quality gardens provision and open spaces;....
 - Larger street blocks to reduce the need for tarmac;
 - Local Areas for Play, Locally Equipped Areas for Play and Neighbourhood Equipped Areas for Play.
- 6.23 The relevant area of the Site Specific Housing Allocation for the Three Villages Strategic Housing Area is shown on the following page.
- 6.24 Draft Policy ENV DM5 (Development and biodiversity) - Identifies that: *'...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).'*
- 6.25 Draft Policy QE SP1 (Quality of the environment) - Identifies that: *'The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.'*
- 6.26 Draft Policy SD SP3 (Gaps Between Settlements) - Identifies that: *'The generally open and undeveloped nature of the following gaps between settlements will be protected to prevent coalescence and retain their separate identity: ...Barnham to Walberton.'*
- 6.27 The local gap identified within the 2003 Local Plan between Eastergate and Barnham is not included within the Draft Policy, with the closest gap identified being that between Barnham to Walberton.
- Barnham and Eastergate Neighbourhood Development Plan (2014-29)-Submission Plan (May 2014)**
- 6.28 The Barnham and Eastergate Neighbourhood Development Plan (2014-29)-Submission Plan (May 2014) was Made on 16 July 2014.
- 6.29 The vision underlying the Plan is to: *'value, protect and promote the unique parishes of Barnham and Eastergate, by respecting their heritage, appreciating the current community and being aspirational when planning their future.'*
- 6.30 Policy ES3 (The Local Gap/Green Infrastructure Corridor) - Identifies that: *'New development within the Local Gap/Green Infrastructure Corridor, other than the replacement or minor extension of an existing building, will not generally be supported.'*
- 6.31 Policy ES4 (Protection of open views) - Identifies that: *'Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.'*
- 6.32 Policy ES5 (Quality of design) - Identifies that: *'All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.'*
- 6.33 Policy ES6 (Contribution to local character) - Identifies that: *'New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future.'*

Extract from map supporting the Draft Arun Local Plan Publication Version 2011-2031 (October 2014)



- 6.34 Policy ES7 (Development affecting heritage assets) - Identifies that: *'Development affecting: • listed buildings or their settings, • Conservations Areas and their settings, or • the Areas of Special Character designated in the Local Plan should be designed so as to preserve and enhance them, so as to reinforce the quality and character of the villages.'*
- 6.35 Policy ES10 (Trees and Hedgerows) - Identifies that: *'Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value.'*
- 6.36 Policy GA2 (Footpath and cycle path network) - Identifies that: *'Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centres, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.'*
- 6.37 Policy CLW4 (Provision of allotments) - Identifies that: *'The provision of new allotments, either in connection with the housing development promoted in accordance with policy H1 or elsewhere, will be supported.'*
- 6.38 Policy H4 (Integration of new housing into surroundings) - Identifies that: *'Proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village. Proposals for three or more housing units should secure 12 out of 12 greens in response to the twelve questions in Building for Life 12, or meet an equivalent standard of excellence.'*
- 6.39 Policy H5 (Outdoor Space) - Identifies that: *'Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.'*

Landscape Planning Designations

- 6.40 There is a limited number of landscape planning designations within the Study Area. The designations within the Wider Study Area are described below.

National Park

- 6.41 National Parks have the highest status of protection in relation to landscape and scenic beauty. The South Downs National Park is located 2 km to the north of the Site within the wider study area.

Protected Trees and Woodland

- 6.42 Tree Preservation Orders are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 6.43 Protected habitats including deciduous woodland and traditional orchards are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.
- 6.44 A number of Area Tree Preservation Orders exist within 1 km radius from the Site. Trees under Preservation Orders have been identified particularly within Conservation Areas in the historic centre of Eastergate and within Area of Special Character in the east. The nearest Area TPO encompasses the recent development site adjoining the nursery in the east. There are further blocks of woodland which are recorded within the National Inventory of Woodland and Trees as UK Priority Deciduous. Other priority habitats include Traditional Orchards which can be found in the area to the north of the Site.

Listed Buildings and Conservation Areas

- 6.45 Listed buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.46 There are a number of groups of listed buildings described by Arun District Council as Listed Building Areas within 1 km of the Site. These are located within the Church Lane and (Eastergate) Square Conservation Area to the west of the Site and include a number of Grade II listed houses, cottages and farm buildings as well as Grade II* Parish Church of St George and Grade II Eastergate Memorial located in the centre of roundabout at junction of A29 and B2233.
- 6.47 Two areas within Church Lane and the square at junction of B223 and A29 within the historic village of Eastergate to the west of the Study Area were designated as Conservation Areas in 1992. The special character of the two areas are defined by a number of Grade II Listed Buildings enclosed by brick and flint walling and hedgerows.

Areas of Special Character

- 6.48 There are areas in the Arun district which although not designated as a Conservation Area do have a special and distinctive character or historic significance where adequate control over new development is recommended. The Arun District Council Supplementary Planning Guidance: Areas of Special Character - Description Review (September 2005), identifies *'Barnham Road, Downview Road etc, Barnham'*, located some 300 m to the east as an Area of Special Character.
- 6.49 Barnham Road, Downview Road etc, Barnham was designated an Area of Special Character in October 1995. The character is described as defined by the Edwardian character of the buildings, which reflect the growth of the settlement after the completion of the railway junction, the lack of pavement and the mature trees and hedges which line the street; important for creating a semi-rural character to the area. the Site area. This area is locally recognised for the habitat of unimproved and species-rich hay meadow.

APPENDIX B - LANDSCAPE CHARACTER



7.0 LANDSCAPE CHARACTER

7.1 A review of published Landscape Character information and guidance within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- National Character Areas (Natural England (2014);
- West Sussex Landscape Character Assessment (2003);
- Local Distinctiveness Study of West Sussex (2003);
- Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA);
- Arun District Council Green Infrastructure Study (2012, LUC);
- Housing and Economic Land Availability Assessment (HELAA) (November 2016, Arun District Council);
- Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA);
- Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS);
- A29 Realignment Feasibility Study, (July 2014, SYSTRA).

7.2 Local Landscape Character Areas (LCA) identified within the Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006). The local LCA are overlaid with areas, which have been appraised for Landscape Capacity for housing development within the Landscape Capacity of Strategic Sites in Arun District (2017, HDA).

National Character Areas

7.3 The Site lies within the South Coast Plain National Character Area (NCA 126), which is described as: *'...a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders.'*

West Sussex Landscape Character Assessment (2003)

7.4 The Site lies within the central portion of the Chichester to Yapton Coastal Plain Landscape Character Area (LCA SC9), which extends across the south coast of England from Chichester to the west to the town of Littlehampton to the east. LCA SC9 is described as comprising: *"a mainly flat, open landscape crossed by meandering rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern".* Habitation is also described: *"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".*

7.5 Landscape and Visual Sensitivities are described as including: *"Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate".* The Land Management Guidelines include to: *"Encourage landscape enhancements around villages and on their approaches",* and to: *"Maintain and strengthen field boundaries such as hedgerows and shelterbelts."*

Local Distinctiveness Study of West Sussex (2003)

7.6 The Local Distinctiveness Study of West Sussex (2003), produced to complement the West Sussex Landscape Character Assessment (2003), provides guidelines for respective National Character Area's falling within West Sussex.

7.7 For the South Coast Plain key landscape characteristics to protect, conserve and enhance include the hedgerow framework, retention of oak standards and other hedgerow trees and re-establishment of large trees to replace the Elm trees lost due to Dutch elm disease and storms. Materials identified include non-limiting reference to vernacular and locally abundant materials such as flint and shingle, brick, laid hedges, hardwood post and rail fencing and domestic picket fences.

Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA)

7.8 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development. The Study provides both a small scale identification of landscape types and a larger scale identification of landscape character areas.

7.9 The 2006 Study takes into account the intactness and condition of the landscape (inherent landscape quality), the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements. From this and a consideration of landscape value (based on presence of designations), the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified.

7.10 The Site falls within the Westergate-Barnham Coastal Plain area (LCA 17), which is described as having low / medium landscape capacity to accommodate change. Landscape character across the LCA17 is identified as: *"Open arable landscape, hedged edges to settlement, adjacent to Conservation Areas and provides separation between Westergate, Eastergate and Barnham".* The character area has been evaluated as of slight landscape value with moderate scenic beauty.

7.11 LCA 17 abuts Fontwell-Eastergate Mosaic (LCA 17) to the north, Barnham-Yapton Coastal Plain (LCA 22) to the east, West of Yapton Coastal Plain (LCA 21) to the south-east, Ryebank Rife (LCA 18) to the south and Westergate Eastern Fringe (LCA 14) to the west. The Site is in proximity to LCA 11.

Arun District Council Green Infrastructure Study (2012, LUC)

- 7.12 Arun District Council Green Infrastructure Study (2012, LUC) presents a Green Infrastructure Framework to be used as a basis for preparing policies within the Local Plan and to enable areas of 'highest' environmental value to be identified (based on the identification of areas where there is potential to create high value environments that provide multiple functions).
- 7.13 A Green Infrastructure Corridor (Type B) is identified on the Arun District Council Green Network Map (2012) encompassing areas to the east of Westergate. However, this is not considered a Key GI Asset according to the plan for the district. A Type B Green Infrastructure Corridor is qualified within the key to the Aldingbourne Parish Green Network Map as: *'(Also subject to Community, Infrastructure and Housing Growth).'*
- 7.14 The Site is within an area defined as one of Local Gaps which are considered *'... as being extremely important in protecting the character of the District and preventing the coalescence of its conurbations'*.
- 7.15 The area surrounding the Site is identified as falling within the Barnham – Eastergate – Westergate Growth Area within the 2012 Study. Relevant pressures on Green Infrastructure for this area are identified as including a high water table between the three villages, which will need to be incorporated within any development of this area.
- 7.16 Key characteristics are described as: *'a patchwork of large scale intensive arable farmland, medium scale pasture and horse paddocks, with nursery and horticultural industries'*. Sensitivities are identified as including: *'... Fragmentation and loss of hedgerows and connections between hedgerow and woodland.'* Landscape recommendations are provided including: *'... Encourage landscape enhancements around villages and on their approaches to conserve the setting of these settlements...'*.
- 7.17 The key issues identified by the Study include open space deficiency within the villages, high water tables while on the other hand popularity and informal recreational use of areas of rough grassland in the west of the open space.

Housing and Economic Land Availability Assessment (HELAA) (November 2016, Arun District Council)

- 7.18 The HELAA presents a strategic picture of the availability and suitability of land for development within Arun District Council. The report uses a methodology published in May 2016, and was published after a period of public consultation and 'call for sites'.
- 7.19 According to the Planning Practice Guidance, *'the Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development'*.
- 7.20 The HELAA Assessment Summary Table identifies the Site as Reference No.156. This is classed as a deliverable residential site and described as a large rectangular plot bounded by trees and bushes. Constraints are identified including that: *'Development of the site would erode the gap between Eastergate and Westergate. The site is likely to have groundwater flood risk.'*
- 7.21 Suitability for residential development summary is described as: *'Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. Additionally the site forms part of the important gap between settlements which prevent coalescence. The site is unsuitable in isolation and should be considered with adjoining BEW site'*
- 7.22 The adjoining BEW site is the Three Villages (Barnham, Eastergate, Westergate) strategic housing allocation identified within Draft Policy HSP1. Constraints for BEW are described under Reference NEWEG1 as including: Lidsey Treatment catchment, some areas are Flood zone 3a and 3b (mainly to the west of the site), transport, waste water capacity, Landscape, Utilities. These constraints are described as not insurmountable.

Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA)

- 7.23 The Objectively Assessed Need for housing (OAN) undertaken as part of the Local Plan process has identified the need for a greater number of houses than envisaged in the draft local plan which was submitted in 2015.

- 7.24 As a result, the 2017 HDA Study of strategic sites across the Arun District was undertaken at a finer grain of analysis than the 2006 HDA Study to enable site scale landscape capacity assessment for housing development to be identified. This Study forms part of the evidence base for the emerging Local Plan
- 7.25 The Site is located within an area considered to provide separation between the settlements of Eastergate and Barnham. Barnham, Eastergate and Westergate are described as part of a group of villages located within close proximity to each other on the upper coastal plain to the north of Bognor Regis. Whilst Westergate and Eastergate are described as having effectively merged, Barnham is described as having retained a degree of separation to the east. Westergate is described as *'surrounded by a mosaic of horticulture, paddocks, pasture and small scale parcels of land associated with low density dwellings.'*
- 7.26 Through reference to **Figure 2.1** the Site is located within area identified as 5c. The Site forms part of Area 5c between Eastergate and Barnham, which is considered to have Low/Medium Landscape Capacity for housing development, which is *'... unsuitable for significant development in landscape terms'*. This is due to having Substantial Landscape Sensitivity and Slight Landscape Value.
- 7.27 Substantial Landscape Sensitivity is scored due to the landscapes contribution to the separation between the settlements of Eastergate/Westergate and Barnham, which is considered to be irreplaceable, despite the perception of this being limited due to: *'the view of the green houses within the gap'*.
- 7.28 Slight Landscape Value is scored due to the lack of any designations, local distinctiveness, associations or perceptual aspects, and very limited contribution to wider landscape settings of the South Downs National Park and the recreational value from the public right of way along the southern boundary.

Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS)

- 7.29 The 2013 Visioning Brief was produced by URS for Arun District Council in response to provide the basis for the *Three Villages 'Visioning Study', which: 'requires a well-designed development that avoids a continuous urban form with existing communities.'*, identified within Policy HSP1 (Strategic housing, parish and town council allocations) of the Arun Local Plan Publication Version 2011-2031 (October 2014). Supporting Figures from the 2013 Brief are provided as extracts on the following pages to include Figure 6.4 Development areas and Figure 7.1 Phasing.
- 7.30 The 2013 Brief identifies that its aim is to inform the Local Plan and: *'set out a vision and development principles for how this level of growth might be comprehensively planned and achieved in this area',' to guide individual landowners and developers who may come forward with proposals for their sites. Given the number of land ownerships in the identified area, this Brief is intended to provide an overarching framework to ensure that a comprehensive and integrated approach to development is in place as the sites come forward.'*
- 7.31 The 2013 Brief references a TCPA 2012 Report on 'Creating Garden Cities and Suburbs Today' which identifies Garden City principles including:
- *'high-quality imaginative design (including homes with gardens), combining the very best of town and country living to create healthy homes in vibrant communities;*
 - *generous green space linked to the wider natural environment, including a mix of public and private networks of well managed, high-quality gardens, tree-lined streets and open spaces; ...*
 - *opportunities for residents to grow their own food, including generous allotments...*

7.32 The TCPA 2012 Report on 'Creating Garden Cities and Suburbs Today' is further referenced with regards to characteristics which are considered relevant to the housing layout at the Three Villages including:

- *'a well planned town structure with efficient definition of blocks for development and routes for movement; ...*
- *green, tree-lined streets, often characterised by a section comprising road, parking, tree-lined verge, footway, soft boundary treatment, front garden, and home;*
- *well designed groups of homes within the street (including excellent three-dimensional development of the masterplan into quality first-class domestic architecture and landscape design).'*

7.33 The Vision Statement within the Brief includes:

- *'...Separation of the main new development from the Three Villages and surrounding countryside by a green buffer which wraps around the site, and includes a new north-south country park to the west;*
- *New housing in a leafy, green attractive environment which complements the rural character of the wider landscape and natural assets;*
- *A series of neighbourhoods which are well connected to each other and the surrounding area with tree lined roads which balance the needs of pedestrians, cyclists and vehicles;...'*

7.34 The Strategic Objectives within the Brief include:

- *'....To deliver a development which is attractive and well designed in all aspects and which shows a clear and positive relationship between town and country within the development blocks themselves and at the edges of the development;'*

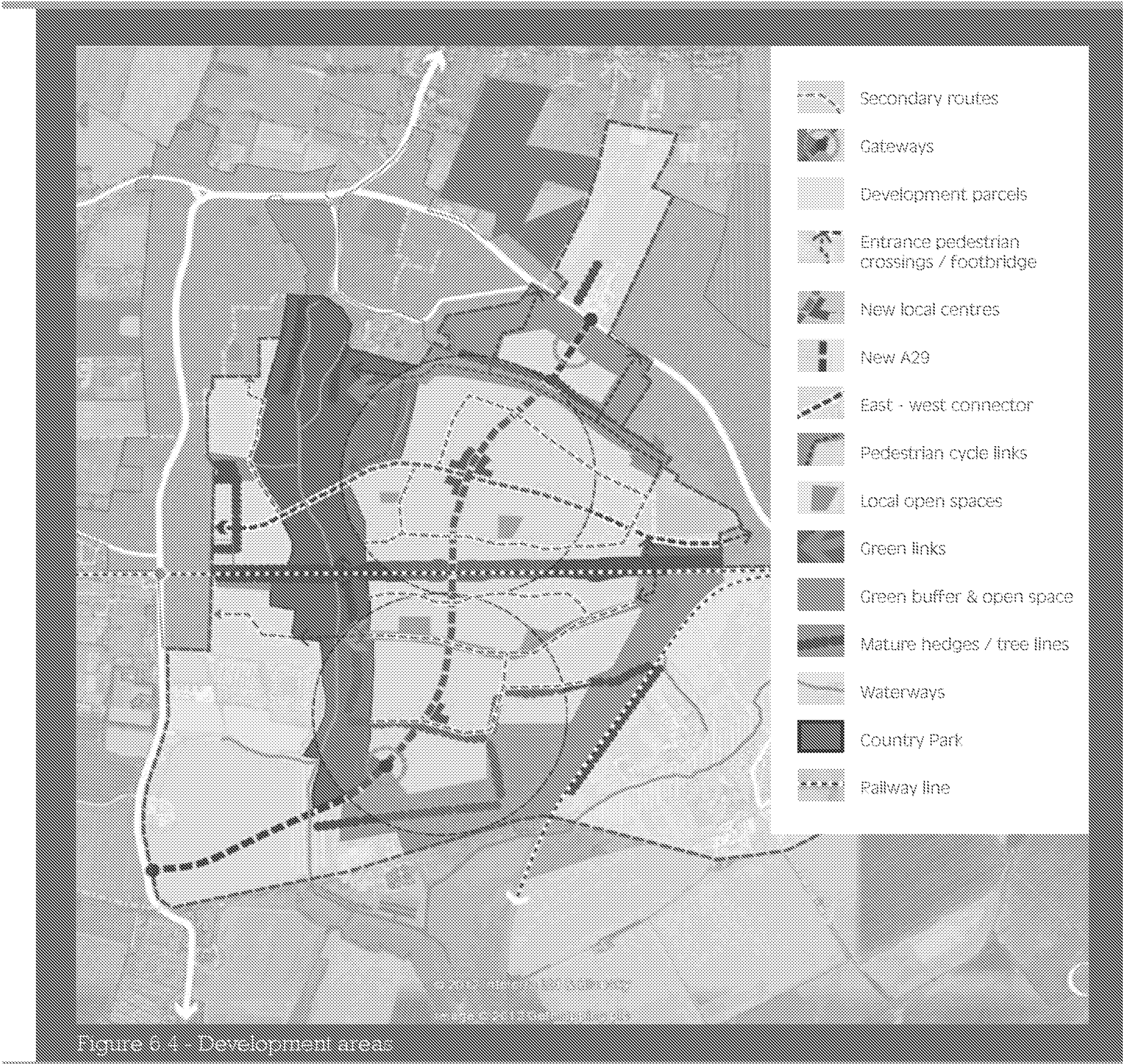
7.35 Key Development Principles within the Brief include:

- *'6. Density...Low density development will be located around the northern, southern and western edges of the development and east of Westergate – this relates to 20 to 25 dwellings per hectare – to ensure that the development fits in with the surrounding landscape as much as possible. Slightly higher density development would be located immediately west of Barnham, with medium density development towards the centre of the site. This could increase at the main local centre to above 35 dwellings per hectare, to give visual prominence to the centre.'*

7.36 Regarding the delivery and indicative phasing of the Three Villages housing area the 2013 Brief identifies (through reference to Figure 7.1 Phasing shown on the next page), that the Site is located within Phase 1. The Brief identifies that the northern parcels could be delivered based on just the northern part of the proposed A29 having been implemented by West Sussex County Council. Further consideration includes that:

'In addition to the A29 being brought forward early on in the development, a coordinated approach to the provision and management of open space will also be necessary so that the appropriate amount of open space in the right locations is provided. A common palette of materials for use in the public realm, agreed by all landowners/developers, will also be desirable to ensure that the public realm 'ties' the whole development together. This does not mean to say that all housing styles should be the same throughout the development as variety of architectural design and character is essential, but that the individual sites can be read as part of the same new community.'

Extract from p21 of the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS)



Extract from p43 of the Barnham, Eastergate & Westergate Visioning Brief (March 2013, URS)

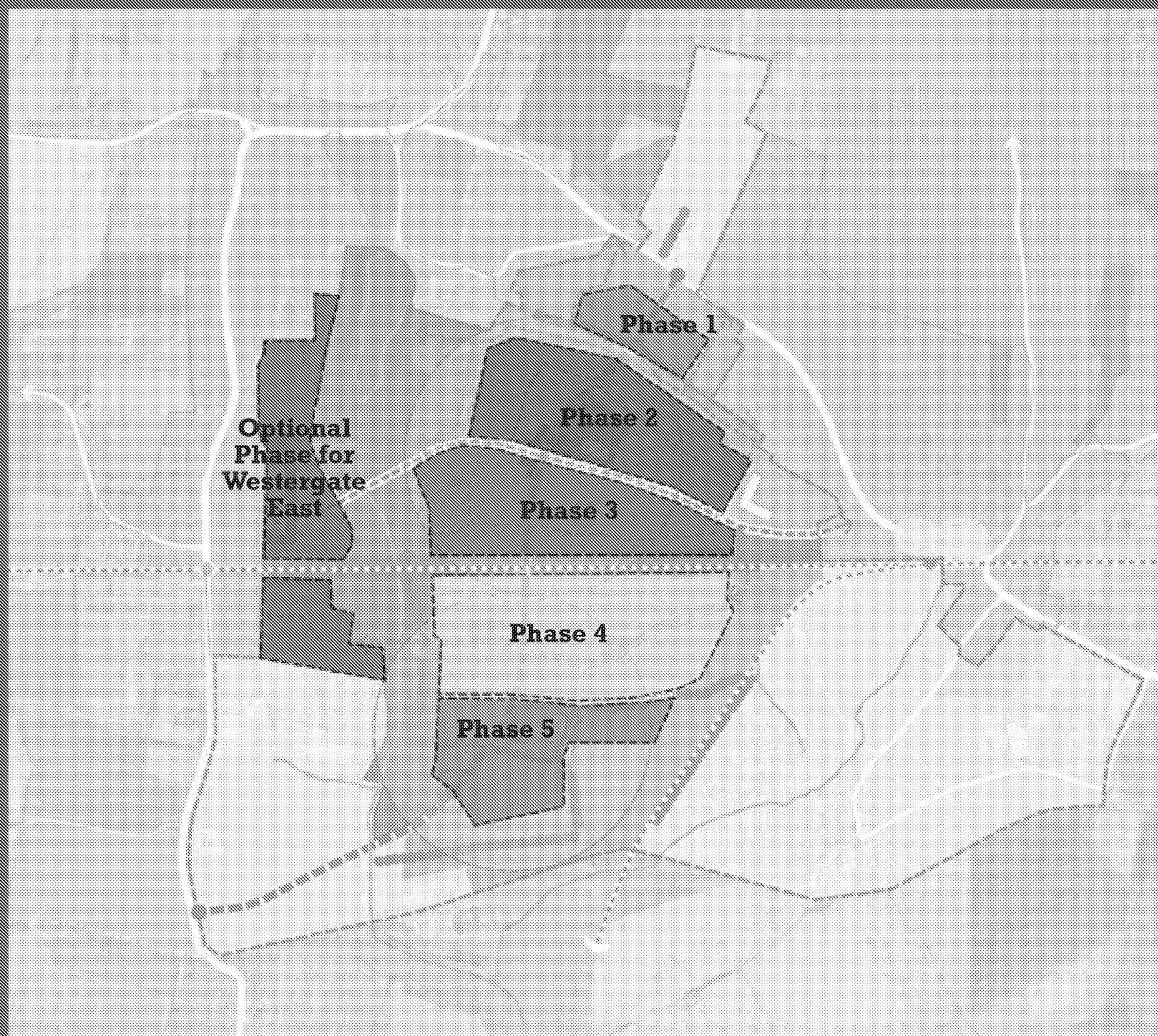
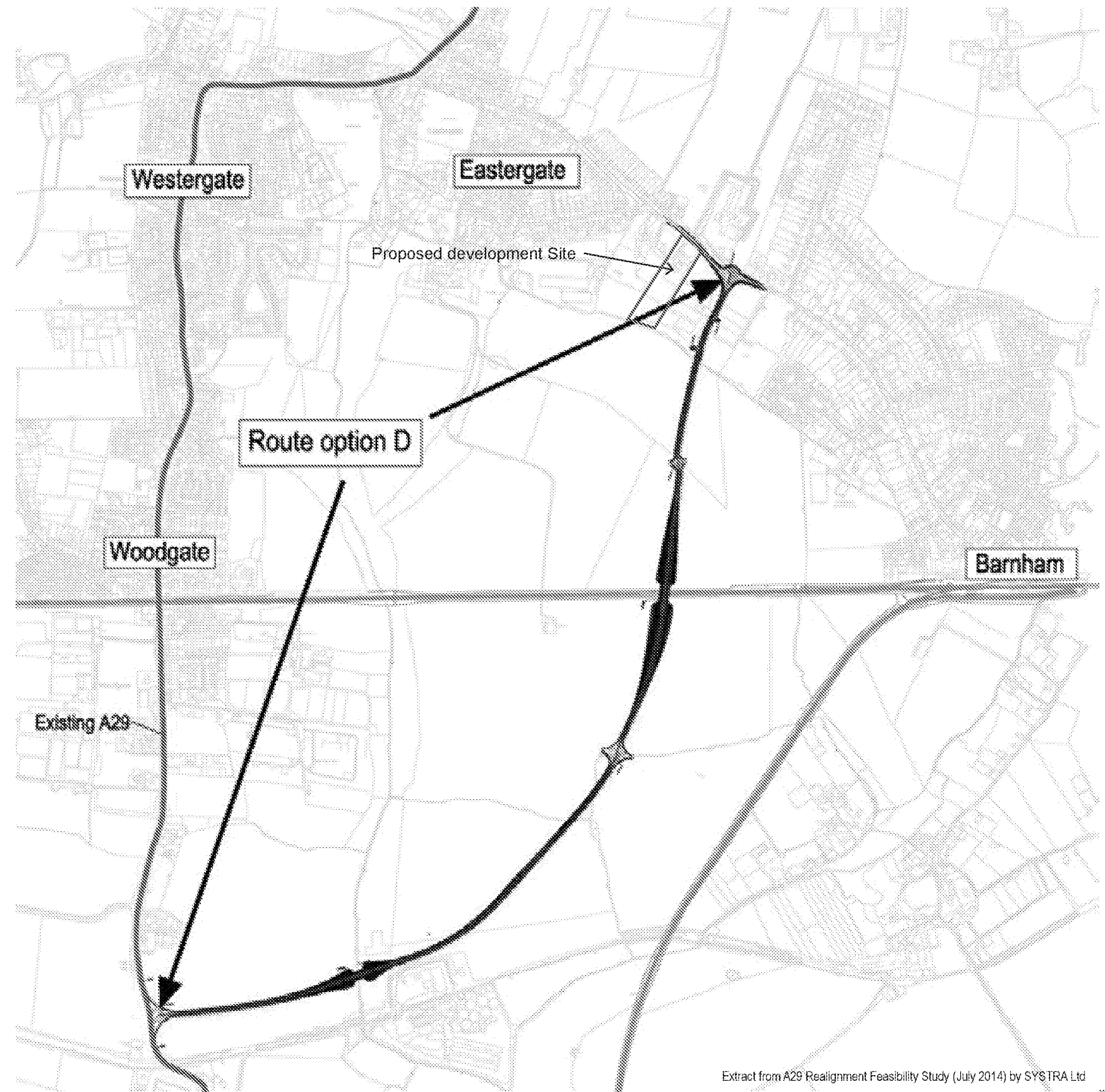


Figure 7.1 - Phasing

Extract from the 29 Realignment Feasibility Study, (July 2014, SYSTRA)

A29 Realignment Feasibility Study, (July 2014, SYSTRA)

- 7.37 The A29 Realignment Feasibility Study was prepared by SYSTRA Ltd in July 2014 in association with Campbell Reith Hill Ltd and Temple Group on behalf of Arun District Council (DC) to: *'build on previous studies and complete an up to-date-assessment of the feasibility, viability and deliverability of realigning the A29 to the east of Woodgate village.'*
- 7.38 The Site is located to the west of Route option D, which is the main part of the proposed road alignment between the A29 and the B2233. See enclosed extract from the 2014 Study which has been overlayed with the Site outline and annotation to highlight this. For the purposes of the feasibility study the road comprises a 7.3 metre carriageway in accordance with DfT Standards, which includes a shared cycle / pedestrian path on the entire western side of the route. The most significant issues for the route are described as the requirement for a bridge to cross the existing railway line, and some sections of the road passing through the floodplain.
- 7.39 With regards landscape character and visual impact, the 2014 Study identifies that effects are likely to be largely focused on potential visual impact from elevated ground within the South Downs National Park, but that these could be mitigated through alignment and the incorporation of suitable mitigation measures.
- 7.40 However, the indirect effects of subsequent housing development are highlighted as needing to be considered in this context.
- 7.41 Landscape impacts identified by the LVIA on local landscape character of the Arun Landscape Study defined L1b Large Scale Open Arable, within the 'Westergate-Barnham Coastal Plain' are described as: *'Introduction of new route across large scale open arable landscape reduces opportunities for appropriate mitigation'*. The magnitude of the effect was assessed as 'Major'. The Potential Significance of Impact was identified as 'Large'. Proposed mitigation included *'Careful landscape design of new field pattern and replacement planting'*. The Residual Significance of Impact was assessed as 'Moderate'.



Extract from A29 Realignment Feasibility Study (July 2014) by SYSTRA Ltd

APPENDIX C - VIEWPOINT SURVEY





Viewpoint no. 01-East

Location: Pavement along Barnham Road (B2233) opposite the Site entrance

Direction of View: South-east

Date: 17th August 2017
Time: 11:47 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 10.7 metres AOD
Ordnance Survey Grid Coordinates: SU950052

Description
Illustrative short distance view of the existing driveway with mixed coniferous and deciduous vegetation along its north-eastern edge. There is a glimpse into the paddock to the centre of view over a post and rail fence with vegetation along the Site's eastern boundary beyond. Coniferous vegetation screens visibility of the house within the Site. The view is enclosed by dense vegetation to either side of the road with urbanising elements of street lighting along the northern edge. Trees in the distance along Barnham Road associated with the Area of Sepcial Characer foreshorten the view eastwards.



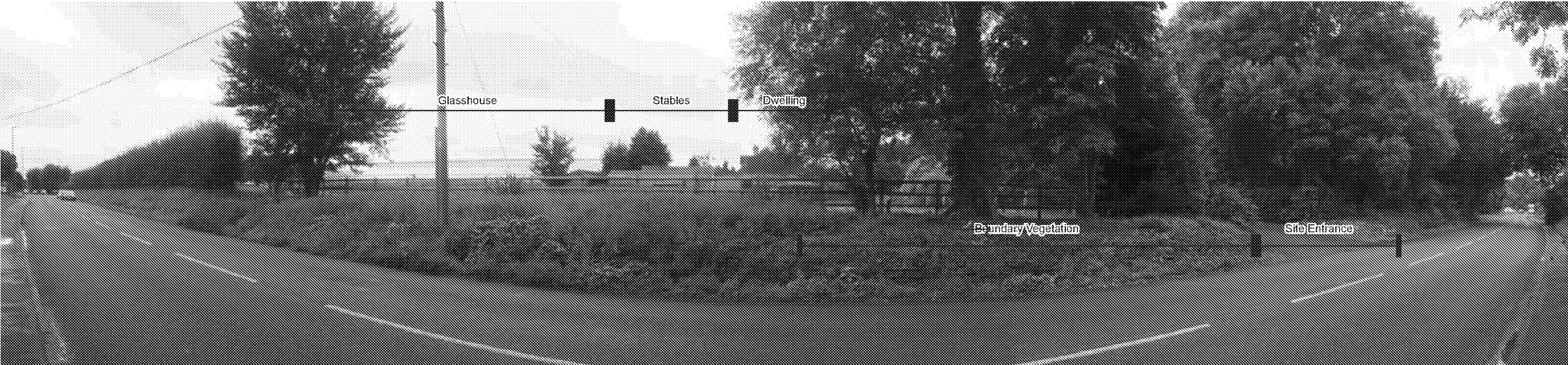
Viewpoint no. 01-West

Location: Pavement along Barnham Road (B2233) opposite the Site entrance

Direction of View: South-west

Date: 17th August 2017
Time: 11:47 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 10.7 metres AOD
Ordnance Survey Grid Coordinates: SU950052

Description
Illustrative short distance view of the more well tree'd streetscene to the west of the Site. The existing driveway with mixed coniferous and deciduous vegetation along the Site's western boundary is visible to left of view. The view is enclosed by dense vegetation to either side of the road with urbanising elements of street lighting along the northern edge. Trees enclose and foreshorten the view along the Barnham Road westwards.



Viewpoint no. 02

Location: Pavement along Barnham Road (B2233) opposite Site paddock
Direction of View: South

Date: 17th August 2017
Time: 11:29 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 10.7 metres AOD
Ordnance Survey Grid Coordinates: SU951052

Description
Representative short distance view from opposite of the Site. Views of house and stables within the Site can be gained through the wide gap between boundary trees in the corners of the northern boundary. The northern paddock within the Site, enclosed by wooden post and rail fencing can be glimpsed past the raised verge along the road. A long glasshouse is visible behind and to the east of the Site buildings. The view is enclosed by dense vegetation to either side of the road with urbanising elements of street lighting and telegraph pole with wire to the east.



Viewpoint no. 03

Location: Pavement along Barnham Road (B2233) adjacent to White Cottage
Direction of View: South-east

Date: 17th August 2017
Time: 11:50 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 12.1 metres AOD
Ordnance Survey Grid Coordinates: SU949052

Description
Representative short distance view from within the more well tree'd streetscene to the west of the Site. Views of the northern end of the Site are glimpsed, comprised of a raised mown area, with the northern edge of canopies of trees within the Site visible. The view is enclosed by dense vegetation to either side of the road with urbanising elements of the road and sign boards for Halo Car Body Shop and street lighting spaced frequently along the northern edge and about the northern end of the Site. Trees enclose the view, which are in the distance associated with the Barnham Area of Special Character.



Viewpoint no. 04

Location: Pavement along Barnham Road (B2233)

Direction of View: South-west

Date: 17th August 2017
Time: 11:46 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 10.7 metres AOD
Ordnance Survey Grid Coordinates: SU951051

Description
Representative short distance view. Views of the Site are glimpsed about the northern end of the Site. A single species hedgerow some 4-6m in height along a 1-1.5m high bank define the southern boundary of the road. A close boarded fence at 2m with 2.2m high metal fencing defines the northern boundary of the road. Despite a wide verge on the north side of Barnham Road the boundary features create a relatively enclosed corridor along the road with a more well tree'd streetscene beyond, which mature deciduous trees along the northern end of the Site contribute to.



Viewpoint no. 05

Location: Pavement along Barnham Road (B2233) at the entrance to the Springfield Site Nursery

Direction of View: South-west

Date: 17th August 2017
Time: 11:35 am
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 10.1 metres AOD
Ordnance Survey Grid Coordinates: SU952051

Description
Representative short distance view. Views of the Site are blocked by a tall, managed hedgerow on the top of a mown grass bund along northern edge of the nursery grounds to the east of the Site. A single species hedgerow some 4-6m in height along a 1-1.5m high bank define the southern boundary of the road. A close boarded fence at 1.5m with commercial sheds beyond define the northern boundary of the road. The boundary features create an enclosed corridor along the road with glimpses of open countryside or tree lines beyond. Mature trees can be seen at the northern end of the Site.



Viewpoint no. 06

Location: Public Footpath No. 321 to the south of the Site.

Direction of View: North-west

Date: 17th August 2017
Time: 12:14 pm
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 9.5 metres AOD
Ordnance Survey Grid Coordinates: SU949050

Description
Illustrative short distance view for members of public using the Public Footpath no. 321. Views of the Site are blocked by tall vegetation along the ditch. Glimpse of the sky over the Site can be seen through a rare gap within the vegetation however, no visibility of features can be gained. Very limited visibility of built form in the distance to the left of view and the extensive scale of the arable field contribute to the perception of openness to the south. Tree belts bordering fields and farm buildings scattered between vegetation in the background define the skyline.



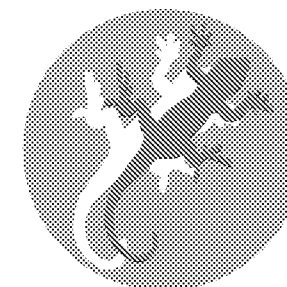
Viewpoint no. 07

Location: Public Footpath No. 3714 adjacent to the Sir Philip Howard Catholic High School.

Direction of View: North-west.

Date: 17th August 2017
Time: 12:27 pm
Weather: Overcast
Lighting Conditions: Good visibility
Approximate Ground Level: 9.0 metres AOD
Ordnance Survey Grid Coordinates: SU953045

Description
Representative mid-distance view for users of Public Footpath no. 3714 adjacent to the Sir Philip Howard Catholic High School. The view of open arable fields to the south of eastergate. Mature tree lines border the arable field and largely define the skyline. Glimpses of the South Downs in the far distance can be gained beyond the vegetation. Views of the urban fringe can be gained over the shorter more open structure of vegetation to field margin in the east. An avenue of Lombardy poplar along the boundary of the school defines the eastern edge of the field. Views of the Site are blocked by tall vegetation.



L I Z A R D

Landscape Design and Ecology

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