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LANDSCAPE & VISUAL APPRAISAL

Client

SBEPI Limited

Project

Land at Ford Lane,

Yapton

Date

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed mixed use development at Ford Lane, Yapton by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application drawings and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is located across two civil parishes within Arun District, West Sussex, on land south of Ford Lane. The south eastern part is located within the Parish of Ford and the north western part is within the Parish of Yapton. The western boundary lies close to the edge of recent residential development at Meadow Gardens with St Mary's Church to the south west. Existing residential development is also located close to the southern boundary. To the east, lies the new development area of 'The Landings' at Ford Airfield which has planning approval. To the north, open agricultural land extends beyond the mainline southern railway to the higher landform of the South Downs National Park which lies around 1.75km to the north of the site.

Proposed Development

- 1.4 The development proposals are for an outline planning application for mixed use development of up to 400 residential units (including 30% affordable homes), a 10-form secondary school, high quality sports and leisure facilities, and extensive Green Infrastructure (GI) and public open space in the form of a country park with new cycle and footpath connections. Residential development is proposed in the north eastern part of the site, accessed off Ford Lane. The open space proposals feature a parkland area wrapping around the western edge of the residential development, adjacent to recent development at Meadow Gardens to the west. This open space provides a buffer to St Mary's Church and the conservation area to the south west and maintains a Local Gap between Yapton and Ford while maintaining visual links to the north towards the South Downs National Park. Formal and informal recreation provision is provided through play areas, footpaths and cycleway connections with SuDs giving opportunities for biodiversity enhancements.
- 1.5 The proposed Secondary School is located towards the southern part of the site with open playing fields and sports pitches extending around the school to the west and south.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

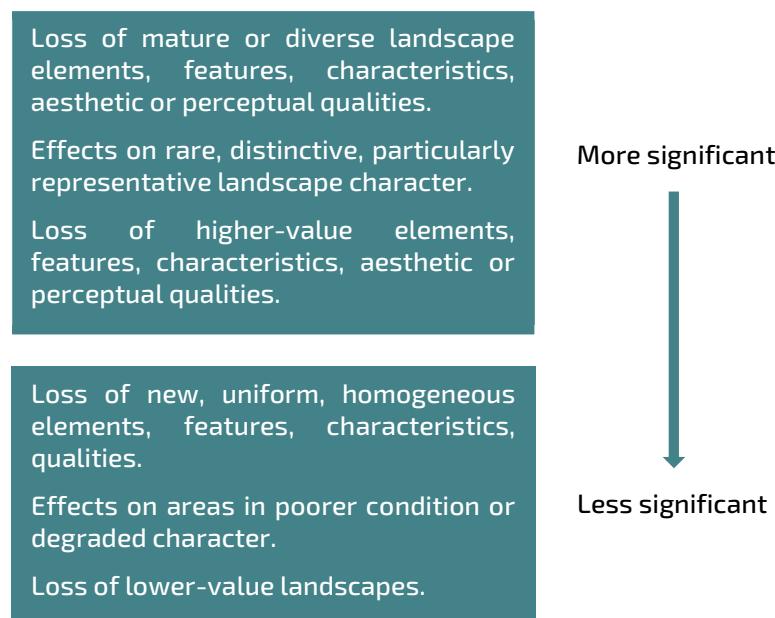
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.

2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).

2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.

2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.

2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

2.20 In terms of size or scale, the magnitude of visual effects takes account of:

- "The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses" (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".

3.4 Paragraph 188 advises that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".

3.5 Paragraph 189 goes on to add:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

3.6 The site is within an undesignated landscape with no special protected status however is considered to be within the setting of the South Downs National Park as the National Park is visible from the site. The National Park is however located 1.75km to the north. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Arun Local Plan 2011-2031 (Adopted July 2018)

3.8 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

Policy C SP1 Countryside

3.9 This policy confirms that land outside of the Built Up Area Boundaries which are identified on the Policies Map will be defined countryside. Development will be permitted subject to a number of requirements and limitations. The policy states:

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

Policy GI SP1 Green Infrastructure and development

3.10 This policy requires early consideration of existing GI features as shown on the Green Infrastructure Network Maps. GI assets must be protected as well as connections between them. GI networks must also be protected from light pollution to maintain tranquillity. The multiple functions of GI assets should also be taken into account as well as opportunities to enhance features explored.

3.11 Within the GI Network Map, an area of Local Green Space is identified to the south of the site off the B2233 Burndell Road with public footpaths and cycle routes also identified through the site and in the immediate vicinity. Within the Ford Parish Council map, a Local Gap is identified along the western Parish Boundary. A large Biodiversity Opportunity Area is also identified to the north of Yapton which extends to the east, north and south.

Policy SD SP3 Gaps Between Settlements

3.12 This policy identifies gaps between settlements as identified on the Policies Maps and states they will be protected to prevent coalescence and to retain the separate identity. Development will be permitted within the gaps if the following are complied with:

- a. It would not undermine the physical and/or visual separation of settlements;*
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;*
- c. It cannot be located elsewhere; and*
- d. It maintains the character of the undeveloped coast;*
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.*

Policy LAN DM1 Protection of Landscape Character

3.13 This policy requires development within the setting of the South Downs National Park to have special regard to the conservation of the setting, including views into and out of the park. The policy also requires development to consider features of landscape character and states the following:

"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"

3.14 Within the wording of the policy, the 'setting' of the South Downs National Park is described as '*the surroundings from which the Park is experienced*'.

Policy D SP1 Design

3.15 This policy requires all development proposals to make efficient use of land but also to reflect the characteristics of the site and local area in their layout, landscaping, density, mix scale, massing, character, materials, finish and architectural details. It requires development proposals to be derived from amongst other things, a thorough site analysis and context appraisal.

Yapton Neighbourhood Plan 2011-2031 (Made November 2023)

3.16 The purpose of the Yapton Neighbourhood Plan is stated as guiding development within the parish and providing guidance for development within the parish. Policies of relevance include the following:

Policy E3: Protection of natural habitats

3.17 This policy seeks to protect existing natural habitats and requires mitigation measures or the relocation of habitats where appropriate.

Policy E4: Minimising the environmental impact of development

3.18 This policy states that development should retain '*well-established features of the landscape, including mature trees, species-rich hedgerows and ponds*'. New provision of trees and shrubs should be provided where development would result in significant loss of trees and shrubs. The policy highlights the importance of existing landscape features and includes a number of design principles which should be regarded within new development proposals as follows:

- i. *"Development having a negative impact upon important trees will be discouraged. All development must assess the impact upon existing trees."*
- ii. *When planting new trees and hedges, native species should be used.*
- iii. *Existing roadside hedges, green spaces, trees and shrubs should be retained wherever possible.*
- iv. *Verges, prolific to many of the Parish estates, should be retained and parking or other resurfacing of these areas denied.*
- v. *Nature conservation should be a significant consideration when any new development is proposed to ensure protection and enhancement of the natural environment to soften and enhance the scheme.*
- vi. *Development proposals should be designed to retain trees and hedgerows of good arboricultural and amenity value wherever practicable. Where the retention of trees or hedgerows would not be practicable their replacement should be incorporated within the overall development."*

Policy E5: Retention and enhancement of biodiversity

3.19 This policy requires new development proposals to include flood attenuation ponds and links and corridors for wildlife in order to retain and encourage biodiversity. Development proposals must also demonstrate a biodiversity 'net gain' and be resilient to climate change.

Policy E6: Green Infrastructure and development

3.20 This policy requires development proposals which lie on land within or adjoins the identified Green Infrastructure Network to demonstrate how the scheme contributes to the network including connectivity to and maintenance. Proposals should maintain existing routes and create new GI routes where possible with routes designed to have a natural character to be identifiable from estate roads and pavements.

Ford Parish Council Neighbourhood Development Plan 2024-2041 (Made March 2025)

3.21 The eastern extent of the site extends into Ford Parish. The following policies are of relevance:

Policy SP1.2 Spatial Plan for the Parish and BUA1.1 Built-up Area at Ford

3.22 These policies state the importance of maintaining a gap between the settlements of Ford and Yapton to prevent coalescence and to preserve the separate identities of the two communities.

Policy EH1: Protection of trees and hedgerows

3.23 This policy aims to protect existing trees, hedgerows and priority habitats by retaining as far as possible and requires new development to incorporate biodiversity through enhancing ecological networks. Detailed requirements are included for the protection of existing trees, hedges and woodlands and for new tree planting with acceptable trees and hedgerow plants included within an Appendix.

Policy EH7: Local Gap

3.24 The policy states that development will not be permitted within the area identified as a Local Gap unless '*it does not prejudice the openness of the local gap*'.

Policy H4: Recreational Space

3.25 This policy requires new development to include proposals for recreation space to be appropriate to the character of the area with regard to topography and landscape features.

Policy GA1: Footpath, bridlepath and cycle path network

3.26 This policy supports enhancements to the existing footpath and cycle networks with alterations and enhancements to be screened and fenced from existing properties.

Other Relevant Strategies, Guidelines or Documents**Arun Design Guide SPD (Adopted February 2024)**

3.27 The Arun District Design Guide SPD was originally adopted in January 2021 but was updated in 2023 to include additional information regarding highways and junction design. The document provides detailed guidance with an overall purpose of promoting good design. The values and characteristics of good design are captured within 13 Key Design Objectives (KDO). KDO 1 Local Distinctiveness, Character and Identity requires design proposals to enhance the sense of place through considering the built, natural and historic context of the location. Proposals should enhance existing distinctiveness, character and identity and should take opportunities to create

a new and complementary sense of identity through new build development where appropriate.

3.28 The document identifies four main settlement contexts with Yapton identified as an 'Inland Arun' village. With regard to Layout & Townscape of the Inland Arun villages, the document states the following:

"The villages are at present defined by separate, distinctive identities maintained through the retention of countryside areas between individual settlements. The challenge for new development, mainly located between settlements and providing a link between them, will be to retain these identities and avoid the ad-hoc, disjointed approach that has prevailed in the past."

3.29 The design guide provides detailed design solutions which are provided as guidance. With regard to Section D Responding to the Site and its Setting, D.01 Site Appraisal requires the sites key features and context to be analysed with constraints and opportunities identified to shape future development while D.02 Developing a Design Rationale requires a design rationale to be developed, informed by key characteristics and features identified during the site appraisal.

3.30 Within Section E, E.01 Using the Site's Features and Natural Resources requires the creation of places that are experienced as part of the local area, which respond to and enhance features and natural resources of the site. E.02 Landscape Structure and Trees states that existing landscape structure, features and trees should be worked with to understand their particular qualities and characteristics. E.03 Biodiversity requires biodiversity within the site and wider area to be protected and enhanced.

Yapton Context Appraisal and Design Guide (December 2020)

3.31 This document was produced as part of the Yapton Neighbourhood Plan and aims to give clear guidance for new development to ensure the landscape character and street scene of the village is respected and enhanced. The document provides guidance on a variety of design features and includes a summary of General Design Considerations. These include the following points of relevance:

- b. All developments should make good use of the available site and location.*
- d. Sufficient distances between properties must be maintained. The density and character of each part of the parish should be respected.*
- f. New proposals should consider and maintain views both into and out of the site.*
- j. The visual impact of boundary materials, driveways and access paths should be sensitive to the location and in keeping with the character of the street scene. The use of flint with brick walls should be encouraged as well as using natural materials and native species of hedging, post and rails or wide verges.*
- u. The footpath and the rights of way network should be protected, maintained and improved in keeping with the surroundings.*

Arun District Council Conservation Areas SPD (October 2000)

3.32 This document includes descriptions of all Conservation Areas within the District including the CA on Church Lane at Yapton which is adjacent to the southern site boundary. The description of this CA refers to high substantial flint walls and mature landscaping with substantial trees

and tree groups which are considered to enhance the rural character and setting of the buildings and street scenes. The remnant of the former Chichester and Arundel Canal is also mentioned.

Arun Green Infrastructure Strategy (June 2012)

3.33 This study was carried out by Land Use Consultants for Arun District Council with the aim of helping shape future growth in the District and develop a joined up approach to delivering ecological services, recreational benefits, climate change mitigation, adaptation measures and the retention and enhancement of landscape character and distinctiveness across the District.

3.34 In the vicinity of the site, the open space on Blundell Road is identified as an existing GI asset as well as the Recreation Route to the south and the watercourse to the north.

3.35 Seven functions of GI are identified as being relevant to Arun for which summary recommendations have been identified. The seven functions are as follows:

- *Access links and access to recreation*
- *Conserving and enhancing biodiversity*
- *Sense of place*
- *Historic character*
- *Productive green environments*
- *Sustainable water resources*
- *Climate change*

3.36 It is recognised that many GI assets will provide multiple functions.

3.37 GI opportunities are identified within the report for each function which include the following:

- *Access links and access to recreation – improve cycle networks and bridleways, creation of less formal, more naturalistic and/or productive spaces.*
- *Conserving and enhancing biodiversity – enhancing biodiversity of intensively farmed land focussing on network of hedges, ditches and rifes as wildlife corridors, managing road verges as meadows.*
- *Sense of place – create or retrofit softer edge to urban edge, semi-natural hedges extending into developed land.*
- *Historic character - strengthen and conserve historic landscape features including the rifes and drainage ditches, hedgerows, shelter belts and woodlands.*
- *Productive green environments – there is a shortage of allotments and community orchards throughout the district.*
- *Sustainable water resources – opportunities to restore a more naturally functioning flood plain.*
- *Climate change – green urban developments through tree planting, use of green roofs, incorporation of SuDs and promoting sustainable travel.*

3.38 These functional opportunities are drawn together and common themes identified which are summarised as follows:

- *Urban Greening*
- *New community resources*
- *SUDS schemes*
- *Improve landscape management of the southern part of the Coast to Downs Strategic GI Corridor*
- *Improved rights of way network*
- *Local food production*
- *Protect existing GI assets*

A Strategy for the West Sussex Landscape (October 2005)

3.39 This document was produced by West Sussex County Council with the purpose of providing a strategy to 'protect and enhance the landscape of West Sussex as an asset for future generations'. The Strategy provides a fifty-year vision for the county with more detailed visions for the five National Character Areas within West Sussex.

3.40 The 'vision' for the landscape of the South Coast Plain (NCA 126) is summarised as follows:

- *"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.*
- *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.*
- *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.*
- *Extensive new areas of mudflats, salt marsh and coastal grazing marsh are established within coastal inlets, as an important part of coastal retreat schemes.*
- *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.*
- *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."*

3.41 The strategy includes 5 Strategy Objectives which underpin the strategy as follows:

- *Objective 1: ensure high quality new development which contributes to and reinforces landscape character*
- *Objective 2: conserve and enhance historic landscape character*
- *Objective 3: ensure the maintenance and renewal of the agricultural landscape*

- *Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features*
- *Objective 5: promote and celebrate the value and variety of the West Sussex landscape*

3.42 The five key Strategy objectives are then translated into a number of County-wide Landscape Guidelines which provide general development guidance as well as more specific guidance for development on the rural urban fringe, development within rural settlements, to protect the character of rural roads and lanes, to conserve trees as well as for conserving and increasing hedgerows.

[Arun Landscape Study \(2006\)](#)

3.43 This study was carried out by Hankinson Duckett Associates for Arun District Council to assess the physical and environmental constraints on development of green field land in the District to identify capacity of the landscape to future development and to inform decision making. The study considers the landscape and visual amenity aspects of development choices in Arun District. The assessment of landscape character and visual sensitivity takes in the following factors:

- *Inherent landscape quality, i.e. the intactness and condition of the landscape*
- *Contribution each area makes to the distinctive setting of a particular settlement.*
- *Consistency with the form or pattern of existing settlement and the relationship the settlement has with the underlying landscape structure.*
- *Contribution to the rurality of the surrounding landscape, either by virtue of its own inherent rurality or the containing influence of the landscape being assessed on neighbouring settlements.*
- *Contribution to the separation between existing settlements.*

3.44 The assessment of Landscape value includes consideration of the following:

- *National and local landscape designations, which do not include gap policies.*
- *Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones.*
- *Contribution to outstanding assets which includes the AONB, Arundel and the Arun valley, the undeveloped coast and Pagham Harbour.*
- *Special cultural or historic associations and*
- *Perceptual aspects such as scenic beauty, tranquillity or remoteness.*

3.45 The site is located within Area 29 North of Yapton Coastal Plain which is identified as having a Low/Medium Landscape Capacity. This area is summarised as follows:

"North of Yapton Coastal Plain (LCA 29). Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping.

3.46 Table 1 Landscape Sensitivity within the report identifies Area 29 as having a 'Substantial' final assessment Landscape Sensitivity, Table 2 Landscape Value identifies Area 29 as having a 'Slight' final assessment of Landscape Value. Table 3 Landscape Capacity combines these findings and concludes a Low/Medium landscape capacity.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.

4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 126 'South Coast Plain'. This linear NCA stretches along the south coast from the outskirts of Southampton in the west to the edge of Shoreham by Sea to the east, and inland as far as the edge of the South Downs National Park to the north and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:

- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *There are isolated remnants of coastal heath in the west.*
- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.*

- *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."*

4.4 The description includes a number of Statements of Environmental Opportunity (SEO) of which SEO2 states:

"Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment."

Landscape Character Assessment of West Sussex 2003

4.5 The Landscape Character Assessment of West Sussex has been undertaken at a regional level and subdivides the landscape into 42 different areas. The site lies within South Coast Plain which *"lies between the dip slope of the South Downs and the waters of the English Channel, stretching between Selsey and Chichester to Worthing and Shoreham-by-Sea"*.

4.6 Within this area, the site is located within Landscape Character Area SC9 'Chichester to Yapton Coastal Plain'. The Key Characteristics for this LCA area:

- *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.*

4.7 The LCA is described as follows:

"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."

4.8 Landscape and Visual Sensitivities for this LCA are identified as follows:

- *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.*

4.9 Land Management Guidelines of relevance for this LCA include the following:

- *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 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.*
- *Restrict extensive areas of tree planting to poorer quality agricultural land.*
- *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.*

South Downs Landscape Character Assessment (LUC October 2020)

4.10 This updated Landscape Character Assessment provides a review and update of earlier studies carried out in 2005 and 2011. The assessment identifies 19 Landscape Character Types (LCT's) which are further subdivided into more detailed Landscape Character Areas (LCA's). The site lies in closest proximity to LCT R: Upper Coastal Plain and LCT B: Wooded Estate Downland and the corresponding LCA's R1: South Down Upper Coastal Plain and B1: Goodwood to Arundel Wooded Estate Downland. There is very limited intervisibility between the character areas and the site.

4.11 LCT R: Upper Coastal Plain is described as '*a gently undulating landscape lying at the foot of the chalk dipslope*' and extends southwards, outside of the National Park boundary. Key Characteristics include reference to a low lying undulating landscape which forms a transition between the chalk downs and lower coastal plain. A number of streams lead southwards towards the sea and there is a strong network of hedgerows, hedgerow oaks and woodlands which link to woodlands in the downs to the north. The area has a mixture of field sizes and shapes and is well settled and features a number of historic features including historic parklands, ancient woodlands, irregular assarts and prehistoric earthworks. The area is crossed by a large number of roads and features sand and gravel pits.

4.12 The Upper Coastal Plain LCT is represented by LCA R1: South Down Upper Coastal Plain. This LCA covers the same extent as the LCT forming a narrow strip of land along the southern boundary of the National Park which forms a transition between the northern chalk downs and lower coastal plain to the south. Key Characteristics are similar to those of the LCT and refer to the landform, the mix of field sizes which support pasture and arable and the strong network of hedgerows, hedgerow oaks and woodlands which form important visual and ecological links to the wooded downs to the north. A number of historic parklands are present and also archaeological features as well as nucleated historic villages. The area is crossed by narrow rural roads.

4.13 LCT B: Wooded Estate Downland extends along the central part of the South Downs and is described as '*a distinctive ridge of chalk dominated by large woodland blocks and estates*'. Key characteristics refer to an elevated ridge of chalk geology with '*typical folded downland topography*' and patches of acidic soils. The area features many estates and designed parkland landscapes. Mixed woodlands are present with strong sporting traditions, with woodlands

managed for shooting game. Fields are straight-sided and irregular, linked by hedgerows. Woodland creates enclosure, containing views, although some occasional dramatic and long distance views are possible from higher and more open elevations. The area has a strong sense of historical continuity and settlement pattern includes villages and hamlets and scattered farmsteads. This area is deeply rural and secluded with large areas devoid of roads and settlements and contains some of the highest and most remote parts of the National Park.

4.14 The LCA in closest proximity to the site is B1: Goodwood to Arundel Wooded Estate Downland which '*comprises the rolling downs to the south of the east-west running Lavant Valley*'.

4.15 Key Characteristics refer to the 'folded downland topography masked by large woodland blocks' as well as chalk grassland sites. Landed estates are located at Goodwood and Arundel and the field pattern consists of straight-sided, irregular open arable fields linked by thick hedgerows. Archaeological features are present beneath the woodland while settlement is low density and dispersed. The area is deeply rural and secluded although also features many opportunities for recreational use. Panoramic views are possible from high, open ridges across the coastal plain to the south.

Arun Landscape Study (2006)

4.16 A Landscape Character Assessment (LCA) was undertaken by Hankinson Duckett Associates (HAD) in 2006 as part of a wider study to "consider the landscape and visual amenity aspects of development choices in Arun District over the period 2006-2026". The assessment was carried out to provide comprehensive baseline information for further landscape capacity studies and refined the West Sussex County LCA.

4.17 The Arun Landscape Study identified a number of individual Landscape Character Types (LCT's) which were then used to define wider LCA's. The site at Yapton is located within LCA 29 North of Yapton Coastal Plain. Relevant LCT's to the site and immediate surrounding area along with summary descriptions are included as follows:

Group		Landscape Character Type		Summary Description	Sub-type		Summary Description
L	Coastal Plain	L1	Large-scale arable farmland	<ul style="list-style-type: none"> Large arable fields (cereals, oil seed rape etc) 	L1a	Large-scale enclosed arable farmland	<ul style="list-style-type: none"> Intensive arable farmland Relatively large fields across relatively flat or gently undulating landform Well developed structure of hedges, shaws copses and woodland which break up views across it and give a sense of large-scale enclosure Typically found on upper coastal plain, at the foot of the downlands

Group		Landscape Character Type		Summary Description	Sub-type		Summary Description
					L1b	Large-scale open arable	<ul style="list-style-type: none"> • Intensive arable farmland • Relatively large fields across relatively flat or very gently undulating landform • Field boundaries tend to be drainage ditches and/or fences • Weak/remnant hedgerow structure in places, with few mature trees • Long views to downs to north
		L2	Medium/small-scale arable	<ul style="list-style-type: none"> • Intensive arable farmland • Medium-small fields across relatively flat or gently undulating landform • Field boundaries include ditches, fencing, hedges • Greater sense of enclosure as compared with large-scale arable farmland (L1) 			
		L14	Paddock	<ul style="list-style-type: none"> • Grazing for horses • Fields sub-divided using temporary fencing (eg. post and white tape) • Stable buildings and feed/water troughs 			
	Other	P1	Parkland and estate farmland	<ul style="list-style-type: none"> • Parkland with copses, woodlands and single parkland trees • Pasture predominantly, but includes arable • Boundary treatment tend to be uniform and distinctive, and typically include stone walls, metal railing or post and rail fencing 			

Group	Landscape Character Type	Summary Description	Sub-type	Summary Description
	T1 Amenity/recreation	<ul style="list-style-type: none"> • Greenspace land used for recreational activities, such as playing fields and golf course • Amenity open space around institutions or hotels, for example • Landscapes are typically manicured, or intensively managed and often have a suburban character 		

4.18 The description for LCA 29 North of Yapton Coastal Plain is as follows:

- *Predominately arable fields of varying size and enclosure, with parkland and recreation adjacent to Yapton.*
- *Bounded by woodland and railway line to the north.*
- *Abuts Ford to the east.*
- *Urban influence along Ford Lane which runs through the middle of the character area.*

Designations

4.19 Figure 4 illustrates the location of the landscape and other relevant designations.

4.20 The South Downs National Park is located approximately 1.75 km to the north of the site. Views are possible from within the site to the rising landform of the Downs although this is seen at a distance.

4.21 Conservation Areas (CA) are located within Yapton on Main Road and Church Lane. The CA on Main Road is located approximately 0.4km to the south west of the site and shares very limited intervisibility as a result of existing buildings between the CA and the site. The Church Lane CA is located adjacent to the site boundary. The CA is bound by mature trees with a wall also forming the church yard boundary, which provides containment to the church and surrounding area, however there is some limited intervisibility between the CA and the site.

4.22 Listed buildings are scattered around the vicinity of the site with some located within Ford to the east, a number scattered in the north and a cluster associated with the northern area of Yapton. The closest listed building is the Grade II listed Manorial Dovecote at Church Farm within the Church Lane CA approximately 57m from the site boundary. The Grade I listed Parish Church of St Mary lies to the north west as is located approximately 70m from the site

boundary. There is varying intervisibility between the listed buildings and the site as a result of distance, existing vegetation and built development.

4.23 Scheduled monuments are located at 'Tortington Augustinian priory and ponds, including part of priory precinct' located around 2.6km to the north east and at 'Medieval earthworks E and SE of St Mary's Church' located approximately 1.8km to the south east at Ford.

Topography

4.24 The following should be read in conjunction with Figure 5. The site is located within a very flat topography which extends and falls gently towards the south coast. There is contrast however in the rising landform of the South Downs which rises to the north beyond Arundel and the A27. Local highpoints to the north are located at Bignor Hill which rises to 225m Above Ordnance Datum (AOD) and at Crown Tegleaze which rises to 253m AOD.

4.25 The site itself is very flat with levels rising and falling very slightly across the site from just below 7m AOD to just over 8m AOD. There is however no overall rise across the site.

Site and Immediate Context

4.26 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

4.27 The site consists of two open arable field parcels bound by hedgerows with few scattered hedgerow trees. Tree cover is generally limited with few areas of woodland in the vicinity of the site although tree cover is created by tree belts along some field boundaries and around St Mary's Church. Greater woodland cover is located north of the railway with a wider extent of woodland associated with the rising landform of the South Downs National Park to the north.

4.28 The site is bordered by the existing settlement of Yapton to the south and west with St Mary's Church set within mature trees adjacent to the south western site boundary. Ford village lies to the south east and is joined to Yapton along the Burnell Road. Recent development is located adjacent to the site to the north west and south. The former airfield to the south west at Ford also has planning approval for mixed use development. The larger settlements of Littlehampton and Bognor Regis are located on the coast to the east and south while the linked villages of Barnham, Eastergate, Westergate and Woodgate extend to the north west. The market town of Arundel is located on the edge of the south downs to the north east of the site.

4.29 Fields within the wider area are generally of small to medium size and are of an irregular and traditional pattern. Local land uses include mainly arable fields with some scattered solar farms. Plant nurseries are common with extensive glass houses located to the north west at Barnham. Other scattered farms and small scale industrial uses are also found within the local area.

4.30 The landform is flat allowing views across open fields, although these are limited by tree belts on field boundaries. Overhead cables, poles and pylons are features of these views. The raised landform of the South Downs National Park is visible within views to the north.

4.31 A number of public footpaths lead out from the edge of Yapton towards the north and east, connecting with numerous other routes in the local area. The Canal Walk route follows the route of the former Chichester and Arundel Canal to the south of the site and provides links to Ford village.

4.32 Secondary roads lead through Yapton with the B2233 leading east to west, the B2132 leading north and the B2132 leading south. Ford Lane leads east to west along the northern site boundary linking Yapton to Ford. Further afield, the A259 forms a main road link between the coastal towns to the south while the A27 leads along the southern edge of the South Downs to the north. Other minor roads and lanes link between the villages in the local area. The mainline southern railway passes the site to the north

4.33 As a result of the open fields, the site is rather exposed, especially towards the centre of the field parcels, however enclosure is created from adjacent residential development and associated mature trees around the Conservation Area to the south and the recent housing development to the west. A mature tree belt also provides enclosure along the eastern and south eastern boundary, creating separation from the small industrial land uses and open fields associated with the former airfield beyond. The area is not particularly tranquil with disturbance from traffic passing along Ford Lane, some noise from nearby industrial areas and the residential areas to the west and south.

Landscape Value

4.34 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

4.35 **Landscape Designations:** The site and its immediate landscape context (including its Visual Envelope (Figure 6) are not subject to any national, local or other landscape designations although the site is considered to be within the setting of the South Downs National Park as the Downs are visible from within the site. The South Downs are located 1.75km to the north of the site with some limited views possible from the southern edge of the National Park although the site is not discernible within these wide views.

4.36 **Natural Heritage:** Features of natural heritage associated with the site are limited to the field boundaries which include some hedgerows and scattered trees. An ecological Phase 1 survey has identified some ecological interest associated with a small area of semi-improved grassland toward the north of the site. This area includes small areas of tall ruderal vegetation and scrub. Mature trees on the site peripheries are also of ecological value, with some associated with bat activity and trees on the north western boundary being covered by a Tree Preservation Order (TPO).

4.37 **Cultural Heritage:** There are no designated or non-designated heritage assets located within the site. Some very limited intervisibility has been identified between the site and nearby heritage assets, except for from the Church of St Mary. Views are however limited by the boundary wall of the CA and elsewhere from mature vegetation. The Heritage Appraisal, (Smith Jenkins, June 2025) has identified that the significance of the Grade II Listed Manorial Dovecote at Church Farm and the non-designated Grove Lodge and Portsmouth and Arundel Canal will be preserved as a result of the proposed development. A very low level of 'less than substantial' harm is identified for the Grade I listed Church of St Mary and the Yapton (Church Lane) Conservation Area with the view south from Ford Lane to the church spire retained.

4.38 **Landscape Condition:** The site is currently used as arable land and is regularly managed. Boundary hedgerows are generally intact while internal hedgerows tend to be defunct and species poor. The overall condition of the landscape is typical of edge of settlement farmland within the local area.

4.39 **Associations:** The site is not known to have any particular associations with any particular people e.g. artists or writers, or historic events that contribute to perceptions of the natural beauty of the area.

4.40 **Distinctiveness:** The site is located within the Chichester to Yapton Coastal Plain and reflects some of the key characteristics of this LCA such as consisting of predominantly arable fields with some parkland in the vicinity and urban influences along Ford Lane. The site is typical of the edge of settlement location and does not contain any particularly distinctive or rare landscape features.

4.41 **Recreational Value:** The site is in private ownership and has no direct recreational value. Well used public footpaths cross the site and link to other routes in the surrounding area and open views are possible across the site from along the routes.

4.42 **Perceptual (Scenic):** Open views are possible across the site and surrounding area as a result of the flat landform, although these are limited to some extent by tree belts along field boundaries and development within Yapton and Ford. Some longer views towards the rising landform of the South Downs National Park to the north are possible. Views across the open farmland feature overhead cables and development including housing and agricultural buildings.

4.43 **Perceptual (Wildness and tranquillity):** The site consists of open arable fields but is also influenced by the edge of settlement location with disturbance from nearby housing and roads which influences tranquillity. The fields are open with tree cover limited to field boundary tree belts which, along with the adjacent development to the south and west, reduce perceptions of exposure towards the site boundaries.

4.44 **Functional aspects:** The site is currently used for arable farmland and consists of open fields bound by hedges with a low number of hedgerow trees and some tree belts. The site is considered to form part of the setting to the South Downs National Park as the park is visible from within the site. The site is not considered to have any other particular function such as forming part of a strategic GI feature or acting as a floodplain.

4.45 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium** landscape value.

Visual Baseline

4.46 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. Photo viewpoint locations were agreed through consultation with Arun District Council (ADC) Planning and Landscape officers.

4.47 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and

include both short and long range views. The photographs were taken on the 20th March 2025 and seasonal differences have been taken into account when determining the visual effects on these receptors.

4.48 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

4.49 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figures 6 and 7 detail the location of the Photo Viewpoints and Figures 8-31 illustrates the photo viewpoints. They are briefly described below.

Viewpoints 1-5

4.50 Public footpath route 359 leads north off Church Lane then heads north east though the western field parcel and extends into the eastern parcel before heading north to meet Ford Lane. Views are initially restricted along the route as it leads between properties on Church Lane, however, once the route emerges into the site, open views are possible across the site as illustrated by Viewpoints 1-5. From the south western corner of the site, the recent development at Meadow Gardens is visible close to the western site boundary, as illustrated by Viewpoint 1. Views to the south are limited by the high brick wall and mature vegetation on property boundaries.

4.51 As users continue along the route, open views are possible as illustrated by Viewpoints 2-5. Views to the west are limited by the recent development at Meadow Gardens as visible in Viewpoint 2 while views to the east are limited by mature trees along the eastern boundary as visible within Viewpoints 3. Existing development is visible through boundary vegetation to the south as visible within Viewpoints 3, 4 and 5.

Viewpoints 6 & 7

4.52 Ford Lane leads along the northern site boundary. Users of the road experience a mix of open views across fields or views limited by houses and mature woodland as they pass along the route. The large building at Peregrine House are a dominant feature along the lane, close to the eastern site boundary. Views across the site to the south are limited for road users due to the embankment along the roadside as illustrated by Viewpoint 6 however open views are possible across the fields to the north. As users continue to the west, more open views into the site are possible, as illustrated by Viewpoint 7a and 7b.

4.53 Viewpoint 7b illustrates views possible from along Ford Lane to the south towards the Church Lane Conservation Area with the tower of St Mary's church and houses just visible amongst the mature trees beyond the boundary wall.

4.54 Further to the west, the recent development at Meadow Gardens becomes a feature of views as the route leads into the residential area of Yapton.

Viewpoint 8

4.55 Public Footpath route 358 leads along the western site boundary, adjacent to the recent development at Meadow Gardens, and links Church Lane in the south to Ford Lane to the north. Views for users of the route feature the recent development to the west, with open views

possible across the site to the east between mature trees on the site boundary. The raised landform of the South Downs National Park is just visible in the distance to the north while views to the east and south are limited by mature vegetation. Buildings associated with Wicks Farm to the north are visible amongst mature vegetation.

Viewpoints 9-12

4.56 Public footpath route 363 leads east off Church Road and crosses an area of open space before leading across a field parcel adjacent to the site and crossing through the southern extent of the site. Users generally experience views across the open fields to the north while views to the south are limited by mature vegetation and existing development. Views into to the site are limited by the field boundary hedgerows as illustrated by Viewpoint 9, while existing development on Downview Close is visible through the boundary vegetation as illustrated by Viewpoint 10. The mature tree line and vegetation on the eastern site boundary limits views to the east from within the site as illustrated by Viewpoint 11 with development to the south also visible amongst the mature trees and hedgerows on the southern site boundary. Viewpoint 12 illustrates views for users of the route as they look towards the west with an open view possible across the site. Longer views to the raised land of the South Down National Park are possible to the north while views to the west and south are limited by mature vegetation and existing development which is just visible to the south.

Viewpoint 13

4.57 Public footpath route 363 leads beyond the site boundary to the east. The route leads along a mature tree belt adjacent to an employment area, which restricts views towards the site. At a break in the vegetation, views are possible to the north as illustrated by the viewpoint. Existing houses are visible on Ford Lane with buildings associated with Wicks Farm also just visible to the west, although mostly obscured by mature trees. Views to the site to the west are screened by the trees and hedgerows along the access track leading south of Ford Lane.

Viewpoint 14

4.58 Public Footpath route 200_2 leads along the route of the former Portsmouth and Arundel Canal adjacent to the southern site boundary and through a residential area south of the site. Views to the site are mostly limited by mature vegetation along the eastern extent, however views towards the site are possible across an area of open space with a play area as illustrated by Viewpoint 14. This viewpoint illustrates views for road users, users of the public footpath, residents of adjacent houses and users of the play area.

4.59 The tall tree belt on the south eastern site boundary is visible above the vegetation along the former canal route, with other large trees within the site also visible.

Viewpoint 15

4.60 Public footpath route 200_2 extends through the residential area south of the site and crosses Downview Road. Views to the site are mostly restricted as a result of housing as illustrated by the viewpoint, although some glimpses towards the site are possible between the houses, with mature trees within the site visible.

Viewpoint 16

4.61 Public footpath route 360_1 leads across the area of open space to the east of Church Road. Open views are possible across the area as illustrated by Viewpoint 16 although views of the

site itself are obscured by overlapping hedgerows and mature trees. The adjacent residential area to the east is visible beyond the playing fields.

Viewpoint 17 & 18

4.62 Public footpath route 355 leads north off Ford Lane and crosses the railway line to the north of the site. Once away from the roadside, views towards the site are restricted by a mature hedgerow along the track although a view to the south is possible at a break in the vegetation close to Long Barn, (just off the PROW) as illustrated by Viewpoint 17. Views are possible to the south with vehicles passing along Ford Lane visible and residential development beyond the site also visible. Views of the site itself are limited by the slightly raised roadside embankment.

4.63 As the route leads further north it leads through a woodland belt and crosses the railway. Views to the south are restricted by the woodland as illustrated by Viewpoint 18.

Viewpoint 19

4.64 Public footpath route 350 leads east off Yapton Lane at Blacksmith's Corner. The route leads along flat landform and views to the site for users of the route are restricted by overlapping mature vegetation as illustrated by the viewpoint.

Viewpoint 20

4.65 Bridleway 338 (Old Scotland Lane) leads along a slightly elevated landform at Pedler's Croft to the north of the site. Views are possible for users of the route across the lower lying land to the south. The site is just visible in the distance as glimpsed views only, although is not really discernible within the view due to the distance and presence of overlapping mature vegetation.

Viewpoint 21

4.66 The South Downs National Park covers the rising landform above the A27 to the north of the site. Long Lane is a bridleway which leads up a rising slope through open fields with panoramic views possible to the south towards the coast. At this distance, the site is just visible in the distance however is hard to discern within the wide panoramic view.

Viewpoint 22

4.67 The Hailnaker Windmill is located within the South Downs National Park 8.4km to the north west of the site. From the raised landform, long distance panoramic views are possible across the lower landform to the south towards the coast. At this distance, is it not possible to locate the site.

Summary of Visual Baseline

4.68 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- The site consists of a number of open field parcels located adjacent to the residential edge of Yapton with existing residential development visible within views from within the site.
- Views are possible across the site from public footpaths which lead through the site and link to the surrounding areas.

- Whilst open views are possible across the field parcels that make up the site, longer distance views are generally limited by adjacent development and mature vegetation on the site boundaries.
- Views from the west and south are restricted by adjacent residential development, including recent development at Meadow Gardens although some glimpsed views are possible between houses.
- Views from the east are restricted by mature trees along the field boundaries and along access lanes to employment uses. These trees provide separation between the site and the land to the east.
- From the north, longer views are possible from the open flat landform, although these are limited as a result of overlapping vegetation.
- St Mary's Church is set within a mature landscape within a Conservation Area which has a high wall on the perimeter which restricts views into the site for visitors.
- Longer distance views are possible from the South Downs National Park to the north, from elevated and open locations, however, due to the distances involved, the site is difficult to discern within these views.
- Visual receptors are limited to a low number of receptors within close proximity to the site.

5.0 LANDSCAPE PROPOSALS

Introduction

5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This has included a number of design workshops and presentations through consultation with the Local Planning Authority and has entailed collaboration between landscape, urban design, heritage and ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Retain existing landscape features including trees and hedgerows and incorporate into wider GI proposals.
- Retain a Local Gap between the settlements of Yapton and Ford through maintaining an open area of undeveloped land.
- Retain the existing PROW network, re-routing where necessary to improve accessibility and circulation with new routes provided to connect in with these and the surrounding PROW network.
- Consider opportunities for habitat enhancement within the scheme to provide biodiversity benefits to the site, providing habitat connectivity through the development and to the local area.
- Give consideration to existing designated and non-designated heritage assets and their setting within the context of the site.
- Incorporate SuDs features and set within enhanced habitat.
- Provide a range of appropriate formal and informal recreation options for new and existing local residents.
- Consider adjacent visual receptors and provide appropriate mitigation to soften any views of development.

Landscape and Green Infrastructure (GI) Proposals

5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of around 13.4 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals, excluding areas for SuDs, school playing fields and sports facilities. This represents approximately 38% of the total site area;
- The creation of a central open parkland area which will create separation from the proposed residential development and the recent residential development at Meadow Gardens in the west. This area will extend south from the open landscape to the north,

wrapping around the built development to create an open area adjacent to the Conservation Area. Tree planting and grassland creation will be used to create a parkland character around the CA. This open landscape will however maintain the visual relationship between the CA and the open landscape and National Park to the north as well as allowing views from Ford Lane towards the CA which feature the boundary brick wall and church tower.

- Existing PROW which lead through the site will be retained and incorporated into the development proposals, with routes realigned slightly in places, to lead though green corridors where they pass through the built development areas. Additional routes will also be provided to allow connectivity for both people and wildlife. Footway/cycleways will provide important links to the proposed school and wider area, including to the existing open space to the south and to the Arun Way.
- Careful consideration of the treatment of the proposed residential edge along Ford Lane with buildings set back from the roadside and rounded edges to the development parcels to allow 'green fingers' to extend into the development as movement and wildlife corridors linking with a network of greenways through the development. These will allow a softer development edge along Ford Lane which responds to the open landscape to the north.
- The inclusion of a strong north-south green corridor created through enhancing the existing tree line with additional planting. This will link to other structural planting in key areas (including a 10m width of woodland planting with the school site along the southern boundary) to create habitat corridors through the development. The structural planting will also help to soften views to the edges of built development i.e. along the boundary of the school and residential parcels and to help provide containment.
- SuDs features are included to manage surface water drainage. These will be in the form of swales and attenuation basins and give opportunities for the creation of areas of permanent open water and associated habitat creation.
- The open space will include a matrix of habitats in the form of different grassland types, native woodland and woodland edge/scrub planting to provide a range of habitats and strong landscape framework within which the development will be set.
- Formal play provision will be located to be easily accessible and in close proximity to the school with play equipment catering for a range of ages to create a focal point for children's recreation. The open space will also give opportunities for a range of informal recreation.
- Consideration will be given to the southern boundary adjacent to the former Portsmouth and Arundel Canal with 10m of woodland planting along the southern boundary providing a buffer to the feature.
- The built development will feature tree planting along streets and within areas of incidental open space to break up the built form and soften external views.

5.4 The proposals seek to respond to the local context and to have regard to possible effects by minimising landscape and visual effects on the landscape and local visual receptors.

Landscape Management

5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

6.2 All construction works will be carried out in accordance with best practice procedures to minimise effects on landscape character. Appropriate methods will be adopted to protect trees and vegetation during the construction phase based upon guidance contained within BS 5837.

6.3 There will be initial disruption to the site's landscape during the construction phase. This will include the erection of protective fencing for retained hedgerows and trees, some minimal tree and hedgerow removal to accommodate linkages between the field parcels, earthworks associated with the creation of development platforms and suds features as well as setting up site huts, the construction of the buildings and implementation of proposed planting.

6.4 Landscape effects on the NCA 126 South Coast Plain are considered to be **Negligible** due to the relatively small scale of development within this extensive area, the visual containment and retention of existing landscape features within the development proposals. At a county level, landscape effects are assessed as **Moderate/Minor Adverse** on LCA SC9 Chichester to Yapton Coastal Plain due to the containment of the site within the wider LCA and retention and protection of existing landscape features. **Negligible** or **Negligible/None** indirect effects are assessed for the South Down National Park LCA's as a result of the distance of these areas from the site and limited intervisibility. At a more local level, landscape effects are assessed as **Moderate Adverse** for LCA 29 North of Yapton Coastal Plain and associated LCT's within the Arun Landscape Study. This is due to the general disturbance experienced on the site and loss of arable fields, although existing landscape features are to be retained and protected through the construction phase.

6.5 With regard to the site itself and the immediate context, construction effects are assessed as **Major/Moderate Adverse**, during the construction period and would directly affect the site's landscape. This is as a result of the disturbance of the site and loss of open fields although the existing landscape structure and features including trees and hedgerows will be retained and protected.

6.6 It is assessed that the effects during the construction phase would be over a relatively medium duration (c7 years) and consequently, there would be a medium term effect as a result.

Operation (following Completion)

National Character Area

6.7 NCA 126 South Coastal Plain covers an extensive landscape tract associated with the south coast with the site forming a very small part. The site reflects some of the key characteristics including reference to 'farmed land between developed areas' with large arable fields bound by low hedges or ditches with generally a limited tree cover although with some shelterbelts and a road and rail system.

6.8 The landscape proposals include retaining the existing field pattern using the structure to inform the design proposals. Existing features are to be retained with extensive new Green Infrastructure proposals to provide a strong landscape framework to the built development. Additional habitats for landscape and biodiversity enhancements which respond to SEO 2. Landscape effects will be localised with no overall changes to the key characteristics of the NCA as a whole and are assessed as **Negligible** on completion and at Year 15.

West Sussex Landscape Character Assessment 2003

6.9 With regard to LCA SC9 Chichester to Yapton Coastal Plain, the site forms a very small part of this County LCA but does reflect several of the key characteristics including the low lying, flat and open landform with low density of hedges and hedgerows trees with occasional shelterbelts, large farmsteads and long views to the Downs as well as frequent urban fringe influences. The new development will form an extension to the settlement of Yapton with existing landscape features incorporated into the development and extensive areas of open space and structural landscape enhancements which will mature over time. The GI proposals respond to some of the Land Management Guidelines for the LCA through the retention of some views to the South Downs, retention of the existing field pattern and strengthening of hedgerows and shelter belts through additional planting and the creation and management of grasslands.

6.10 Landscape effects are assessed as **Minor Adverse** on completion and **Negligible** at Year 15 as the development and associated GI proposals mature.

South Downs Landscape Character Assessment 2020

6.11 The LCA's R1: South Downs Upper Coastal Plain and B1: Goodwood to Arundel Wooded Estate Downland cover the landscape of the South Downs to the north of the site. There is limited intervisibility between the LCA's and the site although views towards the site area are possible from within LCA B1. Landscape effects will be indirect and limited to areas of LCA B1 in closest proximity to the site. None of the key characteristics and descriptions of the LCA's will be altered as a result of the development and landscape effects for both LCA's within the National Park are assessed as **Negligible/None** at completion and at Year 15 as a result of the limited indirect effects.

Arun Landscape Study 2006

6.12 LCA 29 North of Yapton Coastal Plain is a relatively localised LCA associated with the settlements of Yapton and Ford and limited to the north by the railway line. The site occupies a reasonable portion of the area and reflects the key characteristics of the LCA and small scale LCT's which are associated with the site. Existing landscape features of the hedgerows and trees will be retained as part of the development proposals. Additional GI proposals will strengthen these features and provide new habitats in the form of grasslands, tree belts and wetland habitats associated with the attenuation features. The country park will include parkland style planting to increase this feature of the character area. The urban influence along Ford Lane is already noted in the description and whilst this will be extended, the masterplan proposals seek to soften the treatment along the lane and provide a transition with open land retained between Yapton and Ford. Landscape effects will be limited in extent due to the flat landform, other existing development in the area and mature tree belts and vegetation and are

assessed as **Moderate/Minor Adverse** on completion, reducing to **Minor Adverse** at Year 15 as the GI proposals mature and habitats establish within the development.

Site and Immediate Context

6.13 The site occupies a number of open arable fields and is influenced by the adjacent residential areas and associated features such as roads and overhead cables. The development is guided by the retention of existing structural landscape features including hedgerows and trees.

6.14 The development will result in an increase in disturbance to the site generally, however this is located within an area which already experience some levels of disturbance from adjacent residential areas and Ford Lane. Existing vegetation will be retained including hedgerows and trees with some limited removal to allow circulation and connectivity across the development. The existing tree belt within the stie will be incorporated into a wide green corridor providing an important north-south link through the development. The proposals includes extensive new planting within open spaces including the creation of a parkland style area of open space between the existing residential edge to the west and proposed new development to the east. This will feature open grasslands and tree clusters to reflect the parkland landscape character types found in the wider area. Existing hedgerows will be strengthened by infill planting with additional tree belt planting to provide containment to the development areas and the school. New planting will also be provided along Ford Lane to soften the development frontages. The development blocks are set back from the roadside with rounded edges to allow 'green fingers' to extend into the built development as movement and wildlife corridors linking with a network of greenways through the development. This arrangement will create incidental green spaces with space for tree and shrub planting resulting in a softer development edge along Ford Lane which responds to the open landscape to the north. The western extent of the frontage will be left more open to retain some views towards the Downs to the north.

6.15 Biodiversity enhancements will be provided through new planting and the creation of meadows and wetland habitats associated with the attenuation features. There are no water features currently associated with the site. The development proposals include the introduction of water features in the form of attenuation basins and drainage swales which will introduce new habitats into the site through associated wet grasslands. The existing PROW through the site will be retained, with two routes re-aligned slightly to create an extensive network of footpaths and footway/cycleways through the development. The routes will provide important sustainable routes to the school and will link the development with the existing community.

6.16 New formal and informal recreation provision will be provided through the creation of publicly accessible open green spaces and with some formal play provision. Further incidental areas of greenspace will be included within the development area to provide local greenspaces for new residents. Landscape effects are assessed as **Moderate Adverse** on completion reducing to **Moderate/Minor Adverse** at Year 15 as the development matures and habitats establish.

Visual Effects

Visual Envelope (VE)

6.17 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is

not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.

- 6.18 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.19 The VE of the proposed development is limited as a result of the general containment of the site. The VE extends slightly into the existing residential areas to the west and south, with the existing buildings limiting visibility beyond this. The VE extends slightly to the east but is limited by the mature tree belt along an access track to an industrial unit. To the north, the VE extends further across the open fields as a result of the current open boundary of the site but is limited by vegetation to the north of the railway line.
- 6.20 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.21 All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity.
- 6.22 During the construction phase, adverse effects upon the local visual resource will occur, although this depends on the actual extent of visibility of the site for receptors. Inevitably those visual receptors in closest proximity e.g. recent residents of Meadow Gardens to the west, residents of Navigation Drive and Downview Close to the south of the site, users of the internal public rights of way and road users of Ford Lane will experience views of construction activity to include vehicular movement and associated machinery, site compounds and earthworks/ground modelling as well as the construction of the new access and buildings themselves. Users of the public footpaths will also be affected by the changes to the routes as they are stopped up and diverted during this period.
- 6.23 It is assessed that the overall visual effects during the construction phase would be over a medium duration (c.7 years) and consequently, there would be a medium term effect as a result. Construction effects are judged to result in a High to Medium magnitude of visual change for local sensitive receptors, and the visual effects during temporary construction would be **Major Adverse** for sensitive receptors in close proximity to the site such as users of PRoW 359 and PRoW 358 as well as residents of Meadow Gardens adjacent to the site, but **Moderate to Minor Adverse** for less sensitive receptors or those at a distance to the site.

Operation (following Completion)

- 6.24 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.25 Properties located on the northern part of Church Lane back towards site with quite large rear gardens and have mature vegetation on boundaries. Properties on the eastern part are set back from the site and proposed development. On completion, built elements will be set at a distance from these properties and softened by new planting. Proposals closer to the properties include open space enhancements with additional meadow creation and clumps of

tree planting to create a parkland style landscape which will only result in some limited changes to views and visual effects at completion are assessed as **Minor Adverse**. As the development matures, new tree planting will become established which will filter and soften any views of new buildings and visual effects are assessed as **Negligible** at Year 15.

6.26 Recently constructed properties at Meadow Gardens to the west of the site face towards the site and residents currently experience views across an open field with some oblique views to the South Downs possible to the north. On completion, the new dwellings are to be set back from the western site boundary with the main area of open space created as a parkland style with tree clumps and open grasslands. Attenuation basins and associated vegetation will create new features within the views. The new houses will be visible but will be partly filtered by retained trees along the western boundary. New planting within the open space area and within property frontages will also help to soften views. Some longer oblique views across the open space to the south will be possible as well as views to the north and visual effects at completion are assessed as **Major/Moderate Adverse**. As the planting within the open spaces and within the development area matures, views of the new buildings will be further softened and filtered and visual effects are assessed as **Moderate Adverse** at Year 15.

6.27 A number of properties are located on Navigation Drive, The Towpath, Downview Close and Downview Road to the south of the site. These properties have both rear aspects and some front views towards the site. Views for residents are however mostly obscured by boundary vegetation although some views are likely to be possible, especially from upper floor windows. On completion, the new school pitches will retain open land within the southern part of the site, with the school set further to the north. The new boundary fencing will be softened by a 10m width of woodland planting on the perimeter. This will strengthen retained vegetation along the southern boundary and will help to filter views. Built form will generally be limited to the northern part of the site, set beyond retained and new planting which will help to soften and filter views as it matures. Visual effects at completion are assessed as **Moderate/Minor Adverse**, reducing to **Minor Adverse** at Year 15 as views will continue to soften over time as the proposed planting and development matures.

6.28 Church Farm is located to the south west of the site with the buildings enclosed by mature hedgerows, limiting views to the site for residents. Once complete, new buildings are to be set away from the site boundary beyond areas of open space with new planting within these areas helping to soften the edges of the built form. Some very glimpsed views of new housing and the school may be possible although these will be seen at a distance and likely to be limited to views from upper floors. As the proposed planting matures, especially planting along the western school boundary, views will become increasingly filtered and visual effects are assessed as **Minor Adverse** on completion, reducing to **Negligible** at Year 15.

6.29 Further to the north west, a number of properties are located along North End Road. These properties have long rear gardens bound by mature hedges and trees limiting views for residents towards the site. Some views are likely however across the open northern field boundary. On completion, new residential development will be set back from Ford Lane with development blocks softened on the edges to allow clumps of tree planting to soften the built form. New houses are likely to be visible but will be seen at a distance and softened by the new planting along Ford Lane and visual effects are assessed as **Minor Adverse** at completion. As the new planting and development matures, views will be increasingly filtered and the new

development will reflect the recent development at Meadow Gardens to the west. Visual effects are assessed as **Negligible** at Year 15.

Public Rights of Way (PROW) and Other Footpaths etc

6.30 Public footpath ref 359 leads through the site and users currently experience views across the open fields, although residential development is visible on the perimeters beyond boundary vegetation. It is proposed that this route will be realigned to allow a more efficient layout of development blocks within the development proposals. Once the development is complete, the route will still connect between the existing public footpaths to the west and north east and will lead through the southern area of open space and then through a green corridor between the residential areas before running along the northern edge of the residential development along Ford Lane. Views for users of the route will change with the western section leading through the newly created open space which will feature tree clumps, open grasslands, attenuation basins and a play area. New houses will be located at a distance from the route. Centrally, the route will lead north along a green corridor, along the edge of the residential development with tree planting to soften views along the route. Along Ford Lane to the north, the route will lead through a green frontage with some intermittent views possible through tree planting to the north and frontages of houses to the south also softened with planting.

6.31 Whilst views for users of the route will alter, there will be some enhancements to the views through the open space with the new planting creating new features within the views. Some longer views towards the South Downs to the north will still be possible from the western part of the route.

6.32 Whilst views for users of the route will alter, there will be some enhancements to the views through the open space with the new planting creating new features within the views. Some longer views towards the South Downs to the north will still be possible and visual effects are assessed as **Major/Moderate Adverse** at completion. As the open space proposals mature, views along the route will feature an attractive parkland landscape with buildings set behind tree planting that will mature to filter views. Views through the development to the east, will be permanently changed, but tree planting will soften the buildings creating a pleasant route along which to pass and visual effect for users of the route are assessed as **Moderate Adverse** at Year 15.

6.33 Public footpath ref 360 leads through open fields adjacent to the site then continues through the southern part of the site. Views of the surrounding residential area are possible from along the route with houses seen beyond boundary vegetation. It is proposed that this route will be stopped up, but with alternative connections provided through permissive routes and new footpaths. On completion, the western part of the route will lead through the retained open fields. Users of the route will be able to head south along a new route to connect to route 200_2 or north along a new permissive route which will connect to a new footpath leading through a green corridor between the school and new development to the north before connecting to other routes north and south through the development. Views will be altered, with the route through the site slightly elongated, however, planting around the boundary of the school will soften views of the new sports pitches with trees along the green corridor to the north softening views to built form to the north. Visual effects at completion are assessed as **Major/Moderate Adverse**. As the landscape proposals mature, views will be increasingly softened

however will be permanently altered and visual effects are Year 15 are assessed as **Moderate/ Minor Adverse**.

6.34 Public footpath ref 358 leads along the western site boundary. Users currently experience views of new development to the west at Meadow Gardens and open fields to the east. On completion of the development, the route will lead along the edge of the open space and views for users of the route will alter from that of open fields to views across a newly planted parkland landscape with residential development set behind tree planting. The clumps of trees meadows and attenuation basins with associated vegetation will create new, attractive features within the views. Longer views towards the South Downs to the north will still be possible along the route and visual effects at completion are assessed as **Moderate Adverse**. As the landscape proposals mature, views will become increasingly attractive across the parkland landscape with the development beyond softened by the new planting and visual effects are assessed as **Minor Adverse** at Year 15.

6.35 Public footpath ref 200_2 leads through the residential area to the south of the site. Views towards the site are restricted by existing dwellings or vegetation along the southern site boundary. On completion, the pitches will retain open land in the southern part of the site although the new perimeter fencing will create a new feature within views. This will be softened by a 10m width of new woodland planting which will add to the existing vegetation along the route. Views will continue to soften as the new planting along the southern boundary matures. Visual effects are assessed as **Minor Adverse** at completion, reducing to **Minor Adverse/Negligible** at Year 15.

6.36 Public footpaths ref 355 and 356 lead away from the site to the north of Ford Lane. Views of the site are possible for users from the southern extent of the routes as a result of the open northern site boundary. Views reduce as users move along the routes, away from the site. On completion, views of new houses within the northern part of the site will be visible. The buildings will be set back slightly from the boundary and rounded at the edges to allow for new planting along Ford Lane to soften the development and create a transitional frontage towards the open space to the west of the development. Views will reduce with increased distance away from the site. Closer views of the new dwellings will become increasingly softened and filtered as the frontage planting matures and visual effects are assessed as **Moderate/ Minor Adverse** at completion, reducing to **Minor Adverse** at Year 15.

6.37 Public footpath ref 350 at Blacksmith's Corner is located at a distance to the site to the north. Overlapping vegetation and buildings limited views to the site. On completion, some rooftops within the development may just be visible but these will be hard to discern within the views with visibility reducing over time as associated planting and the development matures. Public footpath ref 338 at Old Scotland Lane is located further to the north on slightly raised landform which allows views across the lower land to the south. On completion, some new rooftops are likely to be visible for users of the route, but would be mostly obscured by overlapping mature vegetation and development. As the development and associated planting matures, views will be reduced and the development will be hard to discern within the wide views. Visual effects for users of these routes are assessed as **Negligible/ None** at completion and at Year 15.

6.38 Bridleway ref 415 and public footpath ref 3067 are located within the South Downs National Park to the north of the site. Long panoramic views are possible for users of these PRoW from the raised levels of the Park. The site is just visible but is hard to discern within the wide views

due to the distance involved. Some rooftops of the completed development may just be visible but will be set within the mature vegetation and will be hard to discern within the wider context with views of the new development softening over time to assimilate into the existing context. Visual effects for users of these routes are assessed as **Negligible/ None** at completion and Year 15.

Roads & Transport Users

6.39 Ford Lane leads along the northern site boundary and users of the lane currently experience limited views into the site as a result of roadside embankments. Some views are possible when travelling from the west. Once complete, new dwellings are to be set back from the northern site boundary with development blocks rounded off to allow planting to soften views of the new houses. This will help to create a transition towards the retained open landscape within the western part of the site and to the north. Houses are likely to be visible, but views will be softened by the planting and will be transient in nature. Visual effects at completion are assessed as **Moderate Adverse** with road users already passing through residential development along the lane. Once the frontage and roadside planting matures, views of the new buildings will be softened. The open space will retain an open area of land between the edge of the development and the recent development at Meadow Gardens to the west and visual effects at Year 15 are assessed as **Moderate/ Minor Adverse**.

6.40 Some glimpsed views of the site will be possible for passengers travelling along the Southern Mainline trainline to the north of the site. On completion, new houses will be visible within the northern extent of the site, set back from the site boundary with new planting to the frontages. The western area of greenspace will be visible between the main built areas either side. Views will be fleeting and transient in nature. Views of the new buildings will soften as new planting within the frontages and on the site boundary matures and the site will reflect other development already visible for passengers. Visual effects are assessed as **Minor Adverse/ Negligible** at completion and **Negligible** at Year 15.

Other Visual Receptors

6.41 Users of the large recreation area to the south west will have limited views towards the site as a result of existing vegetation and residential development. Once complete, built elements will be set back from the recreation ground and are unlikely to be visible although there may be some visibility in winter months with low leaf cover. Views will be experienced over a short period only whilst visiting the recreation ground and will remain relatively unchanged as the development matures. Visual effects are assessed as **Negligible** at completion and at Year 15.

6.42 Users of the open space and play area on Navigation Drive to the south of the site will experience some views of the new development located within the southern part of the site, however this will be mostly associated with the creation of the new school sports pitches. The new school building may just be visible within the site but will be filtered by the retained boundary vegetation. Views will soften as landscape proposals mature and will be experienced over short periods only whilst visiting the play area and visual effects are assessed as **Minor Adverse/ Negligible** at completion and **Negligible** at Year 15.

Night-time Visual Effects

6.43 The development will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night-time skies. The site is located adjacent to development at Meadow Gardens to the west and at Navigation Drive and Downview Close to the south. Ford Lane is currently unlit, however it is proposed that the development will utilise an appropriate design and associated lighting strategy to minimise lighting effects on night-time skies.

6.44 Given an appropriate mitigating lighting strategy, the existence of vegetation within the local context and the additional proposed tree planting that will absorb some of the lighting effect, the lighting effects on the night-time skies are considered to result in only a slight increase in lighting levels from that already provided by existing development within the local context.

Cumulative Effects

6.45 Outline planning permission has been granted for a mixed-use development to the east of the site at the former Ford Airfield. Known as The Landings, this proposed development is for 1,500 dwellings, a 60-bed care home, employment use, a local centre including retail and commercial uses and community/leisure uses and provision for a two-form entry primary school. Also included are areas of public open space, allotments, new sports pitches and associated facilities and drainage features.

6.46 The Landings site is located adjacent to the eastern boundary of the application site and extends across approximately 112ha to the east and south east across the former airfield land and surrounding fields. The approved outline scheme includes a Green and Blue Infrastructure parameter plan which identifies development block, set within a landscape structure incorporating retained public footpaths, identifies areas for open spaces including allotments and formal sports provision and structural buffer plating against existing development on the boundaries. The accompanying Masterplan document describes a landscape strategy which responds to visual considerations associated with retaining the separation of Yapton and Climping with structural landscape areas providing connectivity, ecology enhancements and spaces for a range of recreation uses.

Landscape Effects

6.47 The Landings is located within NCA 126 South Coast Plain. Development of both sites together would result in an increase in built form within the NCA, however both developments are associated with existing settlements and are accompanied by landscape proposals which include structural landscape to break up the development blocks and which consider the wider landscape context. These respond to SEO 2 within the NCA profile description. Whilst the scale of development would be increased, within the wider NCA, the key characteristics relevant to the context of the sites which refer to farmed land between developed areas, limited tree cover other than shelterbelt planting and with a road and rail system would still be evident. Both developments coming forward together would result in a slight increase in landscape effect but not enough to increase judgements for landscape effects on the NCA as a whole.

6.48 Both developments are also located within the West Sussex South Coast Plain and reflect the description of being low lying, flat and open landform with low density of hedges and hedgerow trees with occasional shelterbelts, large farmsteads and long view to the Downs as well as

frequent urban fringe influences. Both schemes being developed in conjunction would result in an increase in the urban form but would be broken up by associated landscape proposals. Substantial areas of open fields on the flat landform of the character area would be retained with both developments being in the context of Yapton, Ford and Climping. The proposals would result in a medium magnitude of change at completion and Low at Year 15 increasing effects to **Moderate Adverse** on completion and **Minor Adverse** at Year 15 largely as a result in the increase in built form within the character area.

6.49 Within the Arun Landscape Study, both sites are located adjacent to each other within the LCA 29 North of Yapton Coastal Plain. This is a smaller scale local landscape area and both developments coming forward in conjunction would result in an increase of effect within the character areal, although both developments would be contained within the wider landscape as a result of the retained structural landscape features such as tree belts and the flat landform. There would however be a Medium magnitude of change at Completion and Medium/Low at Year 15 as a result in the increase in urban development and loss of open fields. Cumulative landscape effects are assessed as **Moderate Adverse** on completion, reducing to **Moderate/Minor Adverse** at Year 15 as there would be an increase in built form and urban influence with less open fields retained within the character area. The proposed landscape mitigation would however soften the development and there would be some enhancements through the provision of high quality biodiversity and open space proposals which the creation of additional areas of parkland character.

Visual Effects

6.50 With regard to local visual receptors, both developments coming forward in conjunction would be visible to some degree by some receptors depending on the location. Where visible, receptors would experience a greater change in views due to the increase in built form within the landscape. The majority of visual receptors however will not experience an increase in visual effects due to the containment of both individual sites from tree belts and other development which will limit views of both developments being seen together. Both development proposals are also accompanied by landscape proposals which consider local views within their layout and which include areas of open space and structural planting to soften views where necessary.

6.51 The main visual receptor likely to experience cumulative visual effects are road users of Ford Lane. Users of the lane will pass both developments resulting in an increase in built form generally along the road. The Landings is located opposite development at Wicks Farm to the north of Ford Lane and will be and will be viewed in the context of this. The development proposals include a landscaped frontage along the road and incorporates retained tree belts which will help to provide some containment. The roundabout will however create a new feature along Ford Lane. The development within the application site has been designed to respond to The Landings proposals with houses set back from the lane to allow additional planting to soften the new houses. A substantial north – south green corridor is also included to help break up the built form as perceived along the road. This will help to create a transition from east to west from The Landings towards the retained open space adjacent to Meadow Gardens. Whilst the planting combined with the raised level of the site from the lane will help to soften views of houses, road users are likely to experience an increase in development along the lane resulting in **Major/ Moderate Adverse** effects at completion but reducing to **Moderate/ Minor Adverse** at Year 15 as both developments mature.

6.52 It is not considered that any other visual receptors will experience cumulative effects as a result of both development coming forward in conjunction.

6.53 Residents to the west including those on Church Lane, Meadow Gardens, Church Farm and at North End to the north are unlikely to have views of The Landings as the development within the application site will screen views of The Landings beyond. Residents of properties to the south on Navigation Drive, The Towpath, Downview Close and Downview Road may see some development within the southern part of The Landings adjacent to the school playing pitches, although views will be heavily filtered by the retained tree belt between the developments and also trees along the former route of the Portsmouth and Arundel Canal. This vegetation combined with new planting within both developments will provide increasing filtering over time and it is not considered that the increase in effects will be sufficient as to increase the judgement of effects as Moderate/Minor at completion and Minor Adverse at Year 15.

6.54 With regard to PROW users, users of routes 359 and 360 which lead through the site are likely to experience some views of both developments in conjunction, but these will be limited to locations close to the eastern site boundary with some filtered views through the trees of the new residential properties within The Landings to the east. Development within The Landings will be set back with a landscaped corridor along the western boundary which will mature to help filter views further over time. It is not considered that the increase in effects will be sufficient as to alter the previous judgements of Major/Moderate Adverse on completion and Moderate and Moderate/Minor at Year 15.

6.55 Users of PROW route 358 are unlikely to experience views of The Landings, as the proposed development within the application site will screen views of The Landings further to the east. Users of route 200_2 south of site, may experience some minor increases of development in views, with some views of properties in the southern extent of The Landings visible adjacent to the proposed school sports pitches however, these will be limited by the retained trees and proposed planting and are unlikely to be sufficient as to alter the previous judgements.

6.56 Users of footpaths 355 and 356 to the north are unlikely to experience views of both developments together as views of The Landings will be limited to the southern extent of the routes only with views heavily filtered by retained tree belts. Views will also be limited by the development within the application site which will be viewed in the foreground of views.

6.57 Users of the trainline are unlikely to experience cumulative effects as views of The Landings will be obscured by vegetation along the railway line and buildings at Wicks Farm to the north.

6.58 Users of the two recreation areas to the south of both sites are also unlikely to experience cumulative effects as development within The Landings will be screened by new buildings within the application site or will be mostly screened by retained tree belts combined with additional planting which will mature over time.

Summary

6.59 The cumulative effects of The Landings development coming forward in conjunction with the application site will result in a slight increase of landscape effects at the local level, but only a low number of visual receptors. The increase in landscape effects is largely as a result of the larger scale changes caused by the delivery of The Landings rather than the proposed residential and school development. The general containment of both sites combined with extensive landscape proposals for both schemes helps to limit cumulative effects.

7.0 SUMMARY AND CONCLUSIONS

7.1 The site is located across two civil parishes within Arun District, West Sussex, on land south of Ford Lane. The south eastern part is located within the Parish of Ford and the north western part is within the Parish of Yapton. The western boundary lies close to the edge of recent residential development at Meadow Gardens with St Mary's Church to the south west. Existing residential development is also located close to the southern boundary. To the east, lies the new development area of 'The Landings' at Ford Airfield which has planning approval. To the north, open agricultural land extends beyond the mainline southern railway to the higher landform of the South Downs National Park which lies around 1.75km to the north of the site.

7.2 The development proposals are for an outline planning application for mixed use development of up to 400 residential units (including 30% affordable homes), a 10-form secondary school, high quality sports and leisure facilities, and extensive Green Infrastructure (GI) and public open space in the form of a Country Park with new cycle and footpath connections. Residential development is proposed in the north eastern part of the site, accessed off Ford Lane. The open space proposals feature a parkland area wrapping around the western edge of the residential area, adjacent to recent development at Meadow Gardens to the west. This open space provides a buffer to St Mary's Church and the conservation area to the south west while maintaining visual links to the north towards the South Downs National Park. Formal and informal recreation provision is provided through play areas, footpaths and cycleway connections with SuDs giving opportunities for biodiversity enhancements.

7.3 The proposed Secondary School is located towards the southern part of the site with open playing fields and sports pitches extending around the school to the west and south. A 10m buffer of woodland planting is proposed along the southern boundary of the school land with further planting along the western boundary.

7.4 The site consists of two open arable field parcels bound by hedgerows with few scattered hedgerow trees. Tree cover is generally limited but with some tree belts along some field boundaries and around St Mary's Church. The site is bordered by the existing settlement of Yapton to the south and west with St Mary's Church set within mature trees adjacent to the south western site boundary. Ford village lies to the south east and is joined to Yapton along the Burndell Road. Existing residential development is located adjacent to the site to the north west and south. Fields within the wider area are generally of small to medium size and are of an irregular and traditional pattern. Local land uses include mainly arable fields with some scattered solar farms. Plant nurseries are common with extensive glass houses located to the north west at Barnham. Other scattered farms and small scale industrial uses are also found within the local area. The landform is flat allowing views across open fields, although these are limited by tree belts on field boundaries. Overhead cables, poles and pylons are features of these views. The raised landform of the South Downs National Park is visible within views to the north. A number of public footpaths lead out from the edge of Yapton towards the north and east, connecting with numerous other routes in the local area. The Canal Walk route follows the route of the former Portsmouth and Arundel Canal to the south of the site and provides links to Ford village. Ford Lane leads east to west along the northern site boundary linking Yapton to Ford. The mainline southern railway passes the site to the north

7.5 As a result of the open fields, the site is rather exposed, especially towards the centre of the field parcels, however enclosure is created from adjacent residential development and

associated mature trees around the Conservation Area to the south and the recent housing development to the west. A mature tree belt also provides enclosure along the eastern and south eastern boundary, creating separation from the small industrial land uses and open fields associated with the former airfield beyond. The area is not particularly tranquil with disturbance from traffic passing along Ford Lane, some noise from nearby industrial areas and the residential areas to the west and south.

7.6 The site is located within National Character Area 126 South Coast Plain and at a more local level, within Landscape Character Area SC9 'Chichester to Yapton Coastal Plain' and LCA 29 North of Yapton Coastal Plain. The site reflects some of the character area descriptions which refer to a low lying landform, large open fields with low tree cover and long views to the South Downs.

7.7 The site is not covered by any national, local or other landscape designations for landscape value. The South Downs National Park is located approximately 1.75km to the north of the site and the site is considered to form part of the setting of the National Park as it is visible and 'experienced' from within the site, although at a distance. An appraisal of factors considered to contribute to landscape value including landscape designations, natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual and functional aspects has concluded that the site and immediate context is of a Medium landscape value.

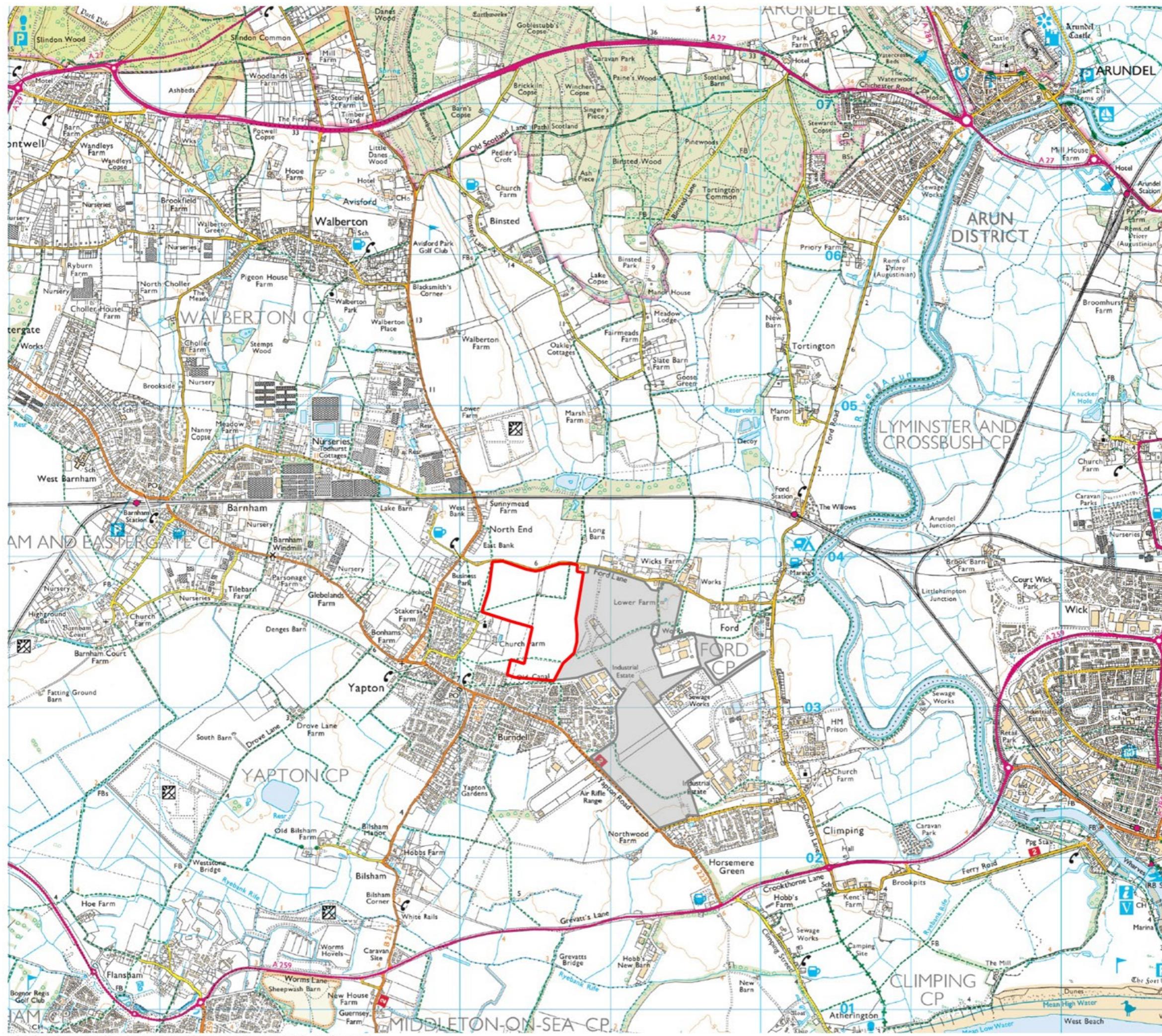
7.8 Landscape proposals include the provision of around 13.4 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals, excluding areas for SuDs, school playing fields and sports facilities. This represents approximately 38% of the total site area. A central open parkland will create separation from the proposed residential development and the recent development at Meadow Gardens in the west. This area will include a range of formal and informal recreation provision as well as a mix of habitats with wetlands associated with attenuation basins and will extend south from the open landscape to the north, wrapping around the built development to create an open area adjacent to the Conservation Area. Tree planting and grassland creation will be used to create a parkland character around the CA. This open landscape will however maintain the visual relationship between the CA and the open landscape and National Park to the north as well as allowing views from Ford Lane towards the CA which feature the boundary brick wall and church tower. Existing PRoW which lead through the site will be retained and incorporated into the development proposals, with routes realigned slightly in places, to lead through green corridors where they pass through the built development areas. Additional routes will also be provided to allow connectivity for both people and wildlife. Footway/cycleways will provide important links to the proposed school and wider area, including to the existing open space to the south and to the Arun Way. Careful consideration of the treatment of the proposed residential edge along Ford Lane with buildings set back from the roadside and rounded edges to the development parcels to allow 'green fingers' to extend into the development as movement and wildlife corridors linking with a network of greenways through the development. This includes a strong north-south green corridor. These will allow a softer development edge along Ford Lane which responds to the open landscape to the north. The built development will feature tree planting along streets and within areas of incidental open space to break up the built form and soften external views.

7.9 Long term landscape effects on wider scale LCA's including NCA 126, West Sussex LCA SC9 Chichester to Yapton Coastal Plain and the nearby South Downs LCA's B1 and R1 are assessed

as Negligible or Negligible/None as a result of the relatively small site extents within these extensive areas and limited visibility as well as retention of existing landscape features as part of the proposals. At a more local level, long term landscape effects are assessed as Minor Adverse on the LCA 29 North of Yapton Coastal Plain within the Arun Landscape Study due to the containment of the site, retention of existing features and creation of attractive areas of open space which increase the area of parkland within the area. For the site in the immediate context, long term landscape effects are assessed as Moderate/Minor Adverse as a result of the loss of open land to built development, but with associated extensive GI enhancements including the creation of attractive parkland style open spaces with more formal play provision and habitat creation.

7.10 The VE of the proposed development is restricted as a result of the flat landform and enclosure from adjacent housing areas and mature hedgerows and tree belts. A number of visual receptors are identified with sensitive receptors limited to users of the PROW which lead through the site and adjacent residents. Long term visual effects for more sensitive receptors in close proximity to the site are assessed as no higher than Moderate Adverse while those of lower sensitivity or located at a greater distance to the site area assessed as Minor Adverse or Negligible.

7.11 In conclusion, it is assessed that the landscape character of the site and immediate context has the ability to accommodate the proposed high quality development which retains and enhances the existing landscape structure and which provides GI and biodiversity enhancements as well as beneficial recreation facilities for existing and new residents. The development would retain open green space between the settlements of Ford and Yapton with extensive planting to help soften views for local receptors. Effects as a result of the proposed development are not considered to result in undue harm to the local landscape and visual resource.





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- Site Boundary
- The Landings - development with outline consent
- Public Rights of Way
- Bridleway
- Byway Open to All Traffic
- Footpath
- Restricted Byway

date 20/06/25 drwn/chkd HMK / CEH

client SBEPI Ltd

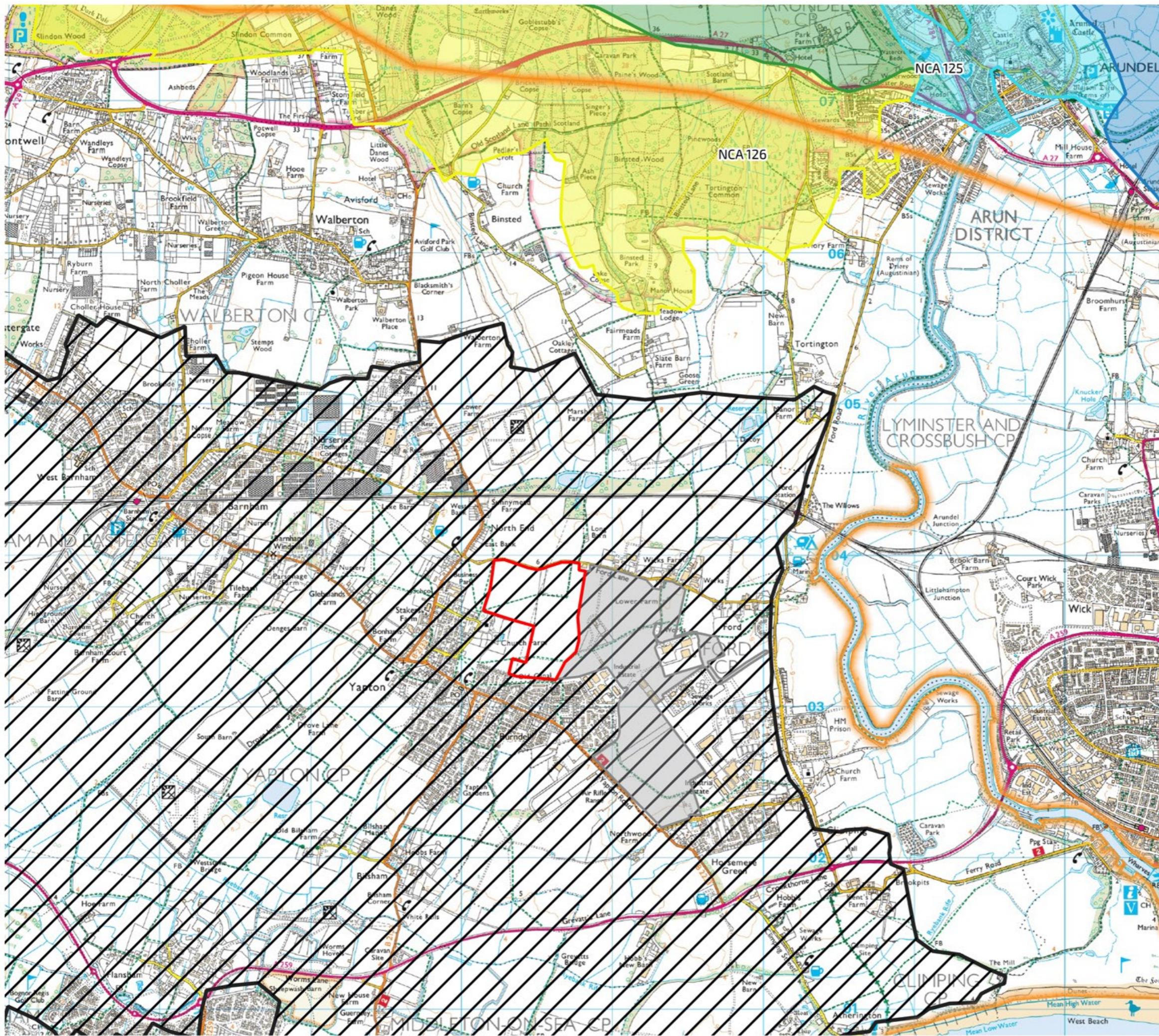
project Ford Road, Yapton

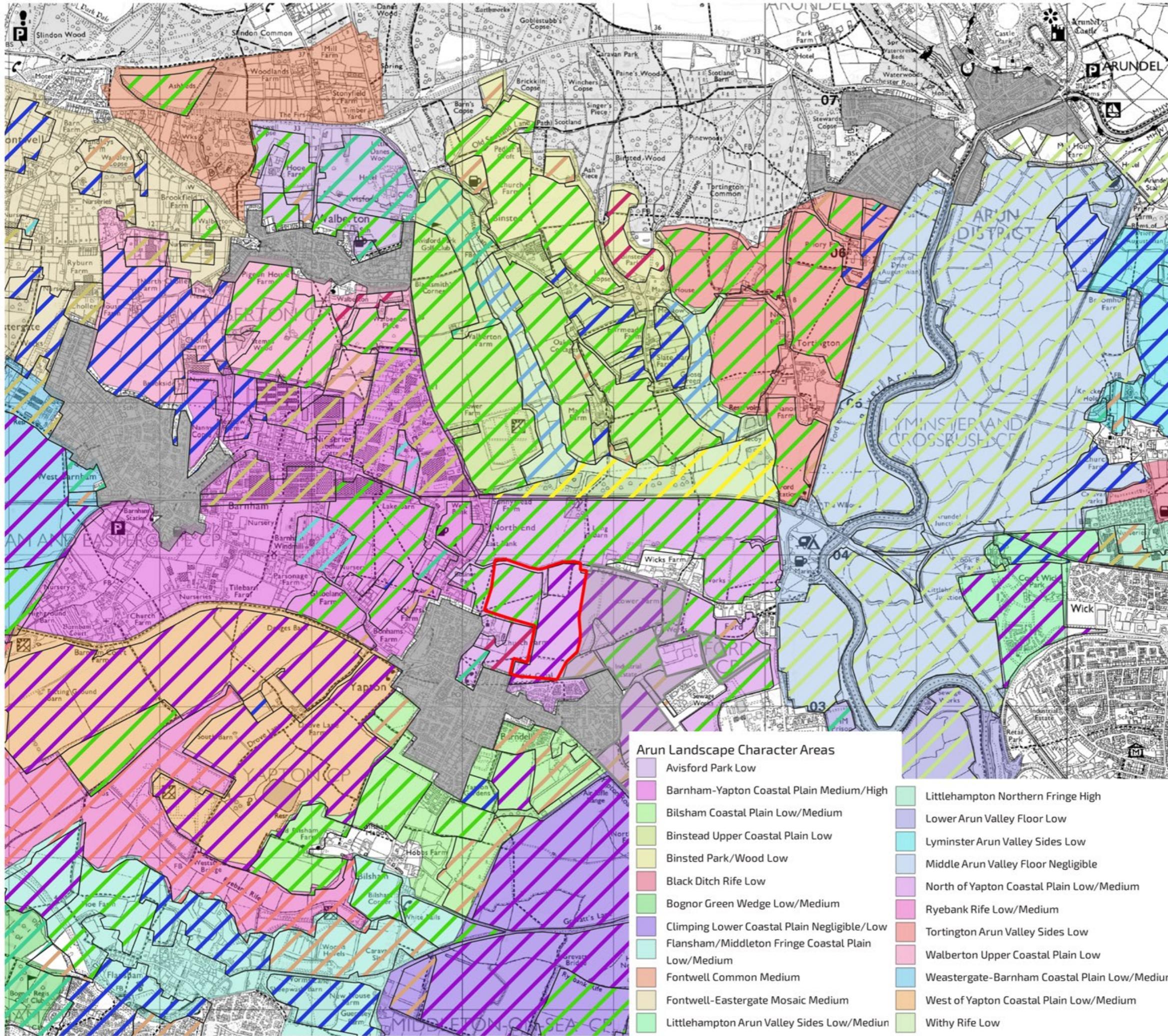
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number rev

FIGURE 2 **B**

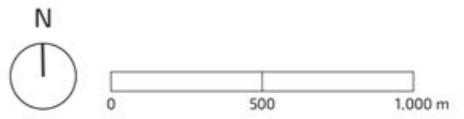
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Site Boundary
The Landings - development with outline consent

Arun Landscape Character Types

- Amenity / Recreation
- Coastal plain enclosed pasture
- Glasshouses
- Horticulture
- Large scale enclosed arable farmland
- Large scale open arable
- Medium small-scale arable
- Medium to large-scale rife landscape
- Narrow, pronounced valley
- Open valley floor
- Parkland and estate farmland
- Shallow, minor valley
- Urban and Industrial Area

date
20/06/25
HMK / CEH

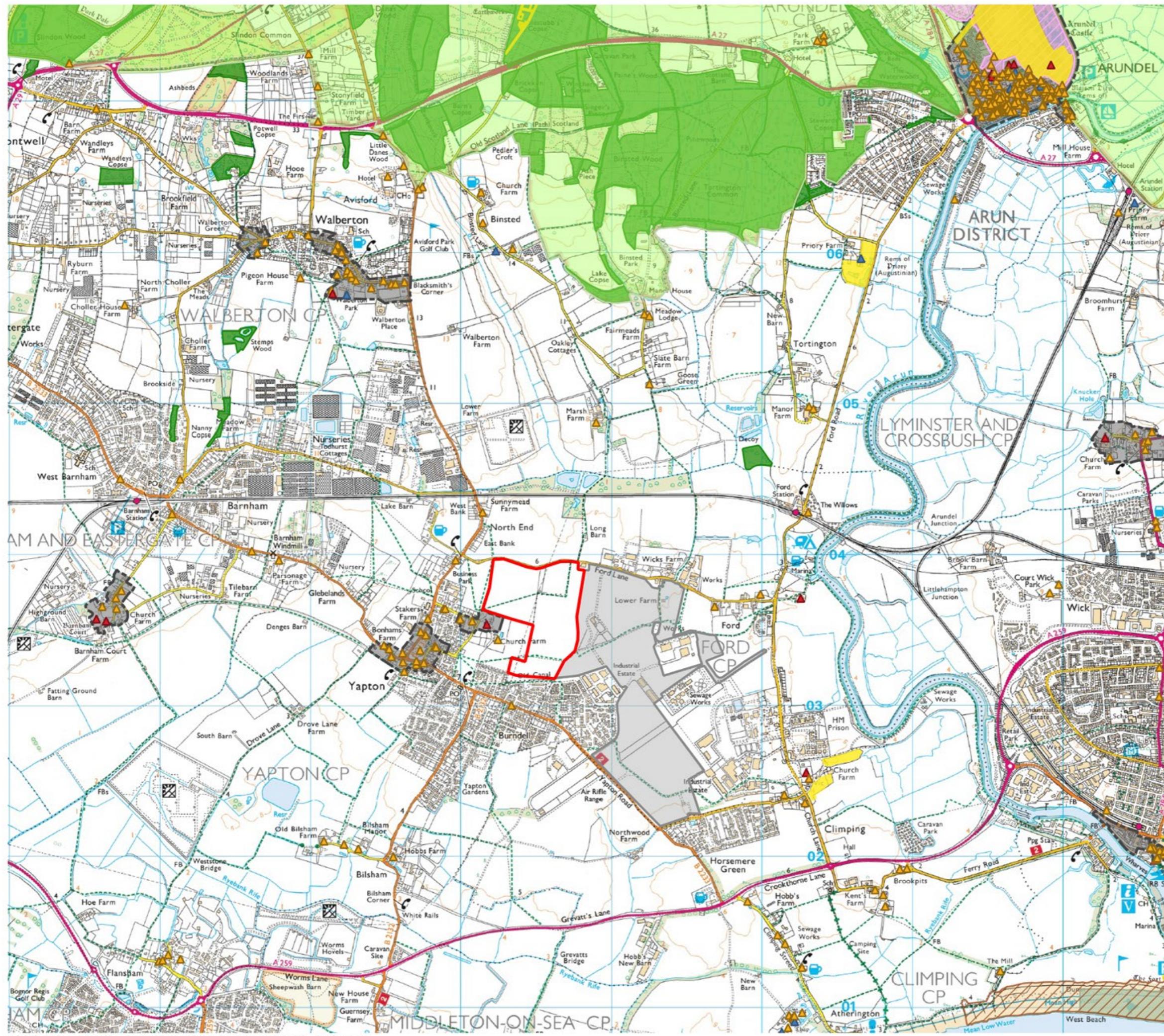
client
SBEPI Ltd

project
Ford Road, Yapton

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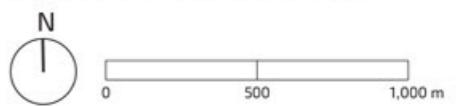
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FIGURE 3b
B



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Site Boundary
The Landings - development with outline consent

Natural England
 Ancient Woodland
 Local Nature Reserves
 National Parks
 Sites of Special Scientific Interest

Historic England
 Conservation Areas
 Parks and Gardens
 Scheduled Monuments

Listed Buildings

▲ Grade I

▲ Grade II

▲ Grade II*

date
20/06/25

drwn/chkd
HMK / CEH

client
SBEPI Ltd

project

Ford Road, Yapton

title
DESIGNATIONS

number

FIGURE 4

scale
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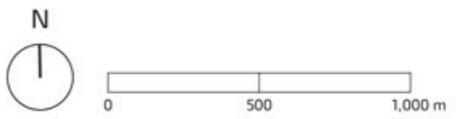
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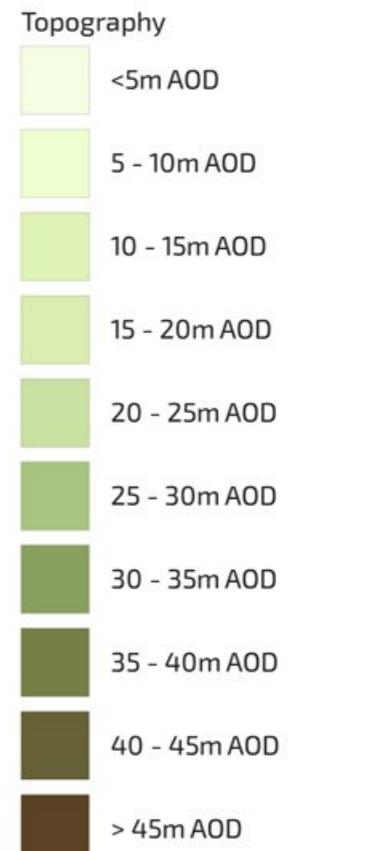


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 Site Boundary
 The Landings - development with outline consent



date 20/06/25 drwn/chkd HMK / CEH

client SBEPI Ltd
 project

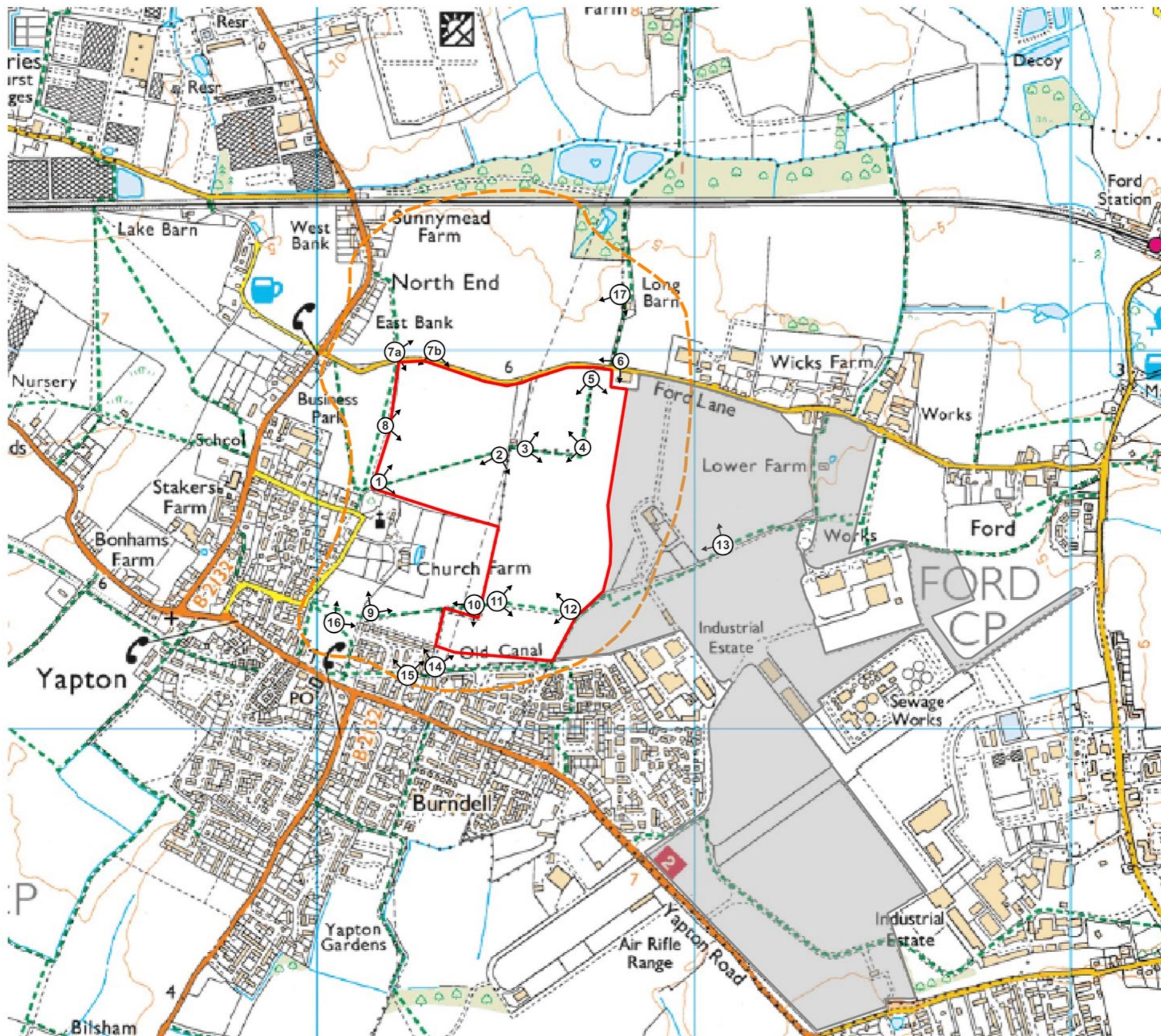
Ford Road, Yapton

title TOPOGRAPHY scale 1:25,000 @ A3

number rev

FIGURE 5 B

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- Site Boundary
- The Landings - development with outline consent
- Visual Envelope
- Viewpoint Locations

Representative Visual Envelope (VE)

The Visual Envelope (VE) depicts the area from within which the proposed development will be potentially visible. It has been prepared by field based analysis to determine the VE of the proposed development. The resultant VE is approximate, yet it is sufficiently well researched and accurate to be representative of the potential visible extent of the proposals. As depicted however, it is acknowledged that there may be some locations beyond the VE that may have a view towards part of the proposed development.

Equally, there may be some locations within the VE that will not be able to see towards the proposed development. This is inevitable due to detailed complexities of determining the likely visibility of the proposed development. The presence of woodland, trees, hedgerows, settlement, buildings and other visual barriers throughout the surrounding landscape all screen and interrupt views

date 20/06/25 drw/chkd
HMK / CEH

client SBEPI Ltd

project Ford Road, Yapton

title VISUAL APPRAISAL LOCAL

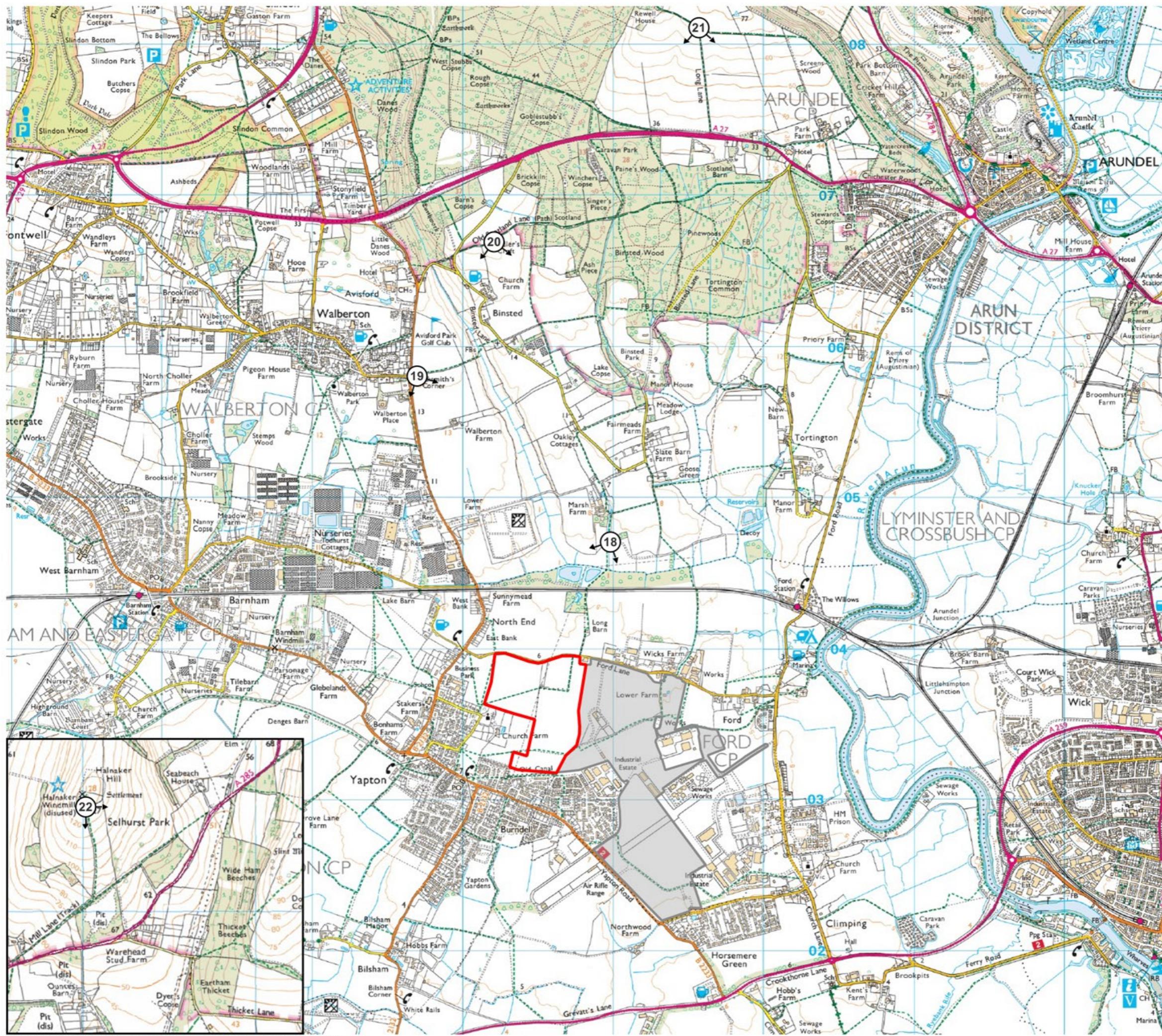
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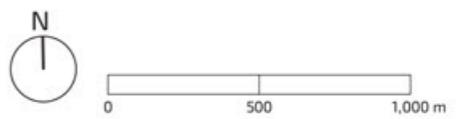
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FIGURE 6



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Site Boundary

The Landings - development with outline consent

Viewpoint Locations - Extra Layer

date
20/06/25

drwn/chkd
HMK / CEH

client
SBEPI Ltd

project
Ford Road, Yapton

title
VISUAL APPRAISAL WIDER CONTEXT

number

FIGURE 7

scale
1:25,000 @ A3

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B