Briarwood
Landscape Architecture



LANDSCAPE AND VISUAL APPRAISAL

BURNDELL ROAD , YAPTON

On Behalf of
Driftstone Homes Ltd
Date: September 2021

ARUN DISTRICT COUNCIL F/22/21/PL

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1. Introduction

1.1 This Landscape and Visual Appraisal (LVA) has been prepared by Briarwood Landscape Architecture by a Chartered Member of the Landscape Institute, on behalf of Driftstone Homes in respect of a proposed residential development at Burndell Road, Yapton. The location of the proposed development is shown on the Site Location Plan at Appendix 1.

1.2 The LVA considers the potential effects of the proposed development on:

- Landscape elements and features such as vegetation, topography and water bodies etc.,
- Landscape character and,
- Visual amenity

1.3 The primary objectives of the LVA are as follows:

- To identify, describe and evaluate the current landscape character of the site and its surrounding area
- To identify, describe and evaluate any notable individual landscape elements and/or features within the site
- To determine the sensitivity of the landscape to the type of development proposed
- To identify potential visual receptors (i.e. people who would be able to view the proposed development) and to evaluate their sensitivity to the type of changes proposed
- To identify and describe any effects of the proposed development in so far as they affect the landscape and/or views and to evaluate the magnitude of change owing to those effects

1.4 The visual assessment was undertaken in early summer (September 2020) with a total leaf cover on the existing deciduous vegetation. Consideration has also been given to the effect on visibility with the vegetation having no leaf cover and maximum visibility.

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2. Methodology

Guidance

2.1 This LVA has been undertaken with regard to the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – Landscape Institute/Institute of Environmental Management and Assessment (IEMA).

2.2 A detailed methodology is given in Appendix 2. As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately.

Nature of Effects

2.3 The nature of effects on landscape, character and visual amenity can be neutral, adverse or beneficial. Neutral effects are those that would maintain, on balance, the existing integrity, quality or key characteristics of a landscape or view.

2.4 For the purposes of this assessment, unless otherwise stated, any change to the landscape and visual amenity as a result of the proposed development is considered to be permanent and non-reversible and adverse in nature.

Photography and Photoviews

2.5 Photographs used as part of the detailed visual assessment have been taken using a Canon E05 Mark III, full frame sensor, digital camera with a 50mm lens. The lens has a standard focal length and is considered to best represent the human eye.

2.6 Photography took place in sunny weather, with good visibility, on the 4th September 2020. The camera was had held at a height of approximately 1.6 metres.

2.7 The Photoviews used for the visual assessment are presented at A3 size as single shots or at A1 (printable size) for panoramic views in accordance with the Landscape Institute Technical Guidance Note (TGN) 0/19 Visualisations of development.

Caveat

2.8 It is acknowledged that by virtue of carrying out the 'visual' element of this assessment, the author has an inherent 'bias' against the proposals to which this report relates. When carrying out the site visit and taking photos from the chosen viewpoint locations

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(from publicly accessible areas and vantage points), the report's author is actively and deliberately 'looking' for the 'site' within the local landscape.

2.9 In reality, visual receptors such as users of the public rights of way network and motorists alike will not 'actively' be 'looking' for the site (or the development) whilst traversing the public rights of way and road network. Whilst each visual receptor will have a varying degree of appreciation for their surroundings, depending on what they are doing (playing sport, walking, driving), their efforts will typically not be concerned with 'actively' and 'deliberately' looking for any given 'site' or 'residential development'.

2.10 The photoviews were accurate at the time they were taken. Site conditions can be subject to change, for example garden and field boundary hedgerows can be cut/trimmed by landowners/farmers, trees can be felled by landowners or blown over by adverse weather, and new trees can be planted. Therefore, the extent of visibility can potentially increase or decrease since the photoviews were taken. Such eventualities are not within the control of the report's author. The assessment of visibility within photoviews is accurate at the time of writing.

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3. Baseline Context

Site Description

3.1 The application site ('the site') is located in the Burndell area of Yapton on the south-eastern edge of the settlement. The site comprises the western part of the rear garden curtilages of two existing residential properties – Paynters Croft and Meadow Cottage respectively – together with the existing access drive to the two properties from Burndell Road. The main body of the site is geometric in shape – broadly square – and is well defined. A series of context views help to illustrate the nature and appearance of the site (see Appendix 3).

3.2 The existing site access drive is formed of self-binding gravel and leads to a parking/turning area to the front (north) of Paynters Croft and Meadow Cottage. The access road is defined along its northern edge by a timber post and rail fence and along its southern edge by a leggy native species hedgerow. A close panel timber double leaf gate currently gives access into the main body of the site to the north of Paynters Croft.

3.3 The northern boundary of the main body of the site is defined by a belt of mixed native (see Context View 1 – Appendix 3) species vegetation and a close boarded timber fence. The eastern boundary is currently largely undefined on the ground except for a short section of timber post and rail fencing within the curtilage of Meadow Cottage (see Context View 2 – Appendix 3).

3.4 The site's southern boundary is defined by a post and mesh fence and tall, mainly hawthorn, hedgerow (see Context View 3 – Appendix 3). The western boundary(see Context View 4 – Appendix 3), of the main site, is defined by a vegetated bank and ditch (NB the latter was dry at the time of the site visit). A deer proof post and mesh fence runs along the boundary's northern section. The vegetation along the southern section of the boundary consists of a mixture of mostly elder and blackthorn with occasional small hawthorn trees and an understorey of brambles. The vegetation along the northern section consists of a mostly hawthorn hedge.

3.5 Internally, (see Site Features Plan – Appendix 4) the main body of the site is mostly laid to grass. A predominantly beech hedgerow and post and mesh fence, deer, fence bisects the site; dividing the curtilages of Paynters Croft and Meadow Cottage. Within the curtilage of Paynters Croft, the area is further sub-divided by a beech hedge. The north-

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western part of the curtilage is a vegetable plot and the south-western part is a small copse of immature native trees.

3.6 Topographically, the landform on the site is essentially level with no obvious level changes. The site is currently entirely private with no public access.

Site Context

3.7 Immediately to the north of the site is an area of recently constructed, mainly two storey residential development. Figure 1, below, shows the site (highlighted in red) in the context of recently approved and constructed residential development that now forms part of the baseline for the proposed development on the site.



Figure 1 – Aerial Image showing recently consented and constructed residential development in the context of the site

3.8 North, beyond the existing residential edge of settlement the landscape becomes predominantly agricultural. Agricultural fields extend to the Bognor – Littlehampton railway.

3.9 The main settlement area of Yapton extends north-west from the site for approximately 1.5km. Immediately to the north of the existing access drive is the house and grounds of Northwood House.

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3.10 To the south of the site is an industrial complex with aircraft hangar style buildings. South of this complex are part of the remains of the former RAF Ford Second World War airfield and now used for industrial/leisure purposes. Further south, mostly agricultural fields extend to Grevatt's Lane (A259).

3.11 To the west, agricultural fields separate the site from the south-western part of Yapton. An area of residential dwellings is currently under construction along the eastern edge of Yapton Gardens approximately 350 metres from the site boundary.

3.12 Topographically, the landscape surrounding the site is relatively flat. The topography undulates subtly between approximately 3 metres Above Ordnance Datum (AOD) to approximately 6 metres AOD.

Designations

3.13 Neither the site nor the host landscape surrounding it, are covered by any statutory or non-statutory landscape protection designation such as a National Park or Area of Outstanding Natural Beauty.

Published Landscape Character Assessments

3.14 A hierarchy of national/regional, county and borough published landscape character assessments are available. These respective documents describe the host landscape of the site at an increasingly refined level. The published landscape assessments are intended to provide a foundation for understanding the key component elements and features that characterise the host landscape and potential the site itself.

National Landscape Character

3.15 England is divided into 159 so called National Character Areas (NCA). The site is located within NCA 126 South Coast Plain (Appendix 5). The key characteristics of 126 South Coast Plain are identified by Natural England as being the following:

- "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

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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."

3.16 It is considered, in reviewing the published assessment, that the site's host landscape within approximately 2km of the site boundary presents a limited number of the key characteristics. Those considered to apply are:

- Arable farmed areas
- A plain landscape
- Suburban villages

3.17 Following the review of the published assessment, it is considered that the landscape character of the NCA 126 South Coast Plain as it relates to the site and its environs has a medium value and a low susceptibility to the type of development proposed. With a medium value and a low susceptibility, the overall sensitivity of the landscape is assessed low.

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County Landscape Character

3.18 Within the West Sussex Landscape Character Assessment (2003), the site is located within the SC9 Chichester to Yapton Coastal Plain landscape character area (LCA) (see Appendix 6) . The key characteristics of the LCA are given as:

- "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."

3.19 In the description of the LCA, reference is made to:

- The mainly flat and open landscape

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- Yapton as a major suburban settlement
- A fragmented hedgerow and hedgerow tree pattern and,
- Views to the South Downs, Chichester Cathedral and Arundel

3.20 The guidelines for the LCA are extensive but retention of views to the South Downs, Chichester and Arundel are highlighted.

3.21 Following a review of the SC9 Chichester to Yapton Coastal Plain LCA, it is considered that the landscape within 2km of the site boundary reflects the following key characteristics:

- Large farmsteads
- Urban fringe industry
- Disused airfield
- Busy minor and major roads
- Suburban development
- Low lying, flat landscape
- Arable farming

3.22 It is considered that the landscape character of the SC9 Chichester to Yapton Coastal Plain LCA as it relates to the site and its environs has a medium value and a low susceptibility to the type of development proposed. With a medium value and a low susceptibility, the overall sensitivity of the landscape is assessed low.

District Landscape Character

3.23 Within the 2006 Landscape Sensitivity Study for Arun District Council, the site is located within the 30 Bilsham Coastal Plain LCA (refer to Appendix 7). A description at paragraph 4.3.5 states:

> "Yapton and the smaller villages of Climping and Ford and Ford aerodrome are distinct from the villages on the upper coastal plain being situated within a generally more open and flat arable landscape. Large industrial buildings on the disused aerodrome together with Ford prison have an urbanising impact on the adjacent arable landscape. However, there remains a rural, agricultural setting to Yapton and Climping."

NB Underlining is author's emphasis

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3.24 The Landscape Sensitivity Study concludes that the landscape containing the site has a 'substantial' sensitivity to residential development and a 'slight' value. This leads to an overall 'low/medium' capacity to accommodate residential development.

Author's Own Assessment of Character

3.25 An assessment of the existing landscape character up to 1km from the site has been undertaken by the report's author.

3.26 The author's assessment considers the site and its immediate surroundings and reviews the sensitivity and the capacity of the local landscape to accommodate the type and scale of development being proposed. The following criteria will be used:

- Landscape scale
- Landform and enclosure
- Landscape pattern and complexity
- Settlement pattern and human influences
- Skylines
- Intervisibility
- Tranquillity

Landscape scale

3.27 The landscape is mixture of agricultural and areas of settlement . Fields are typically medium to large scale. The areas of settlement are generally of a medium scale but the industrial area associated with the former Ford airfield to the east of the site is of a large scale.

Landscape and enclosure

3.28 The perception of enclosure varies even within a short distance. There is a relatively strong sense of enclosure closer to Yapton and Burndell where built form and curtilage vegetation combine to define spaces within the landscape. The level of enclosure quickly diminishes away from the settlement edge as the fields generally increase in size and there are fewer areas of vegetation and field boundaries become more open.

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Landscape pattern and complexity

3.29 The pattern and complexity of the landscape within 1km of the site is relatively uniform. The general pattern in the landscape is of agricultural fields divided by ditches and or hedgerows located to the north and south of a broad area of settlement.

Settlement pattern and human influences

3.30 The local settlement pattern is broadly linear with residential development following the B2233 (Burndell/Yapton Road) and the B2132. New residential developments are beginning to create a more nucleated form of settlement by backfilling the land between the two respective roads. The former Ford airfield remains a strong feature in the landscape as the focus for new industrial development.

Skylines

3.31 In the more open parts of the landscape, skylines are more expansive. The skyline is typically formed by a feature such as hedgerow or belt of vegetation in the flat landscape and can include existing built form associated with Yapton and/or the former airfield. The site does not form a prominent or particularly noticeable skyline feature.

Intervisibility

3.32 Intervisibility within the landscape varies. Closer to the site and to the settlement of Yapton, the combination of built form, curtilage vegetation and flat topography restricts the level of intervisibility within the landscape. In the more open fields, the level of intervisibility increases but is again restricted where features such as vegetated field boundary or roadside hedgerows occur.

Tranquillity

3.33 Tranquillity is defined as being the absence of noise and activity. In this context, the area landscape around the site is less tranquil. The level of tranquillity is influenced by the vehicles moving along the public highway network and general activity and noise associated with a suburban environment. There is also noise and movement within fields where machinery is being used and/or where crops are being harvested.

Local Landscape Sensitivity

3.34 The application site itself contains no rare or unusual landscape features. The condition and quality of the landscape inside the site is considered to be good but representative of a well-tended garden.

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3.35 Away from the application site boundary, the quality and condition of the landscape varies. The intensity of the agriculture is apparent and this is reinforced by the pattern of fields and roads. The landscape's scenic quality is diminished by the presence of large scale, industrial, built form extending away from the settlement core of Yapton. The landscape is cultivated and not wild. The presence of public rights of way in the locality provide some recreational opportunities but there are no real circular routes that do not involve using the public highway, except over a wider distance than a kilometre from the site boundary.

3.36 The centre of Yapton possesses some obvious evidence of a historic conservation interest in the form of its historic buildings. However, the local landscape surrounding the application site, beyond the historic village core of the Conservation Area and the former World War Two Ford airfield, which has been much altered, has no known associations with particular historic or cultural figures. The site is located at some distance from the boundary of the Yapton Conservation Area.

3.37 The local landscape is assessed as having a medium value. However, it is considered that the local landscape does have a well-defined ability to accommodate the type of development being proposed without experiencing unacceptable adverse effects. The susceptibility of the local landscape to the proposed development is assessed as low. The overall baseline sensitivity of the local landscape within approximately 1km of the application site boundary is assessed as low.

Baseline Visual Receptors

3.38 A visual assessment of the proposed development has been undertaken to determine how the proposals would have a bearing on the visual amenity of the surrounding landscape. This assessment was undertaken in September 2020, when leaf cover was complete. However, consideration has been given to when there are no leaves on the vegetation and potential visibility is at a maximum.

3.39 Having undertaken a visual assessment, it is demonstrable that the visual envelope i.e. the area in which the proposed development would be visible, is a restricted one. The local, flat, topography, existing development including agricultural/industrial structures and the layering effect of existing vegetation in the intervening landscape, especially on or close to the site's boundaries, between the person viewing (the visual receptor) the proposed development and the site boundary would restrict many potential views from within the surrounding landscape.

3.40 A number of representative viewpoints have been identified on which to base a visual assessment. The detailed assessment of these representative viewpoints is given in section

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8 (refer to Appendices 8 and 9 – Viewpoint Location Plan and Detailed Visual Assessment Photoviews).

Residential Property

3.41 There is some intervisibility between the site and existing residential properties close to the application site boundary. Existing vegetation and boundary treatments on the site act to partially restrict such close proximity views into the site. For existing residential properties beyond the immediate vicinity of the application site boundary, views of and into the site are typically restricted through a combination of the flat topography and the presence of existing built form and/or vegetation in the landscape between the site and the visual receptor (occupiers of the residential property) would restrict views from other existing residential properties.

Public Highways

3.42 The extent of the public highway network within 2 km of the site, outside areas of settlement, is limited. Views of, and into, the site from the network of public highways surrounding the application site are typically restricted owing to a combination of existing built form, flat topography, roadside and intervening vegetation and the highway's orientation. Views into the main body of the site from Burndell Road are generally restricted by existing vegetation and built form in the intervening space between the visual receptor (the observer) and the site boundary.

Public Rights of Way

3.43 There are several of public rights of way (PROW) within 2 km of the site boundary. For most PROW passing through the surrounding landscape, views of the application site (and of the proposed development) are restricted owing to the relatively flat topography which accentuates the presence and screening abilities of any physical features such as vegetated field boundaries, built form and agricultural structures including polytunnels etc.

3.44 Potential views of the proposals would only occur where the observer (the person or people using the PROW) is walking towards the application site. The proposed development would have no physical effect on the public right of way network.

Selection of representative viewpoints

3.45 A comprehensive visual assessment has been undertaken of the study area. In line with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition), a number of

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representative viewpoints (8 in total) have been selected to form the basis of a detailed visual assessment.

3.46 The chosen viewpoints are regarded as being representative of the range of potential views and receptors e.g. users of the public highway and PROW networks, etc. from various distances and directions around the site. A desk top study and field surveys has refined the number and exact location of the representative viewpoints and their locations are ones from which there is anticipated to be an effect. The representative viewpoints are not intended to be exhaustive. A greater number of locations would have demonstrated no visual effect. The locations of the representative viewpoints are given in Appendix 6.

3.47 The following table summarises the overall sensitivity of the representative viewpoints.

Table 1 – Summary of viewpoint susceptibility, value and overall sensitivity

Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
Viewpoint 1 – Looking south from bus stop on Burndell Road adjacent to Fordwater Gardens towards the site Distance from site: 0.18 kilometres Coordinates: 50 deg. 49'02.85"N 0 deg. 36'07.48"W	Users of the public highway (road) network	Medium	Medium	Medium

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Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
Viewpoint 2 – Looking south from Burndell Road opposite entrance to Northwood House Distance from site: 0.12 kilometres Coordinates: 50 deg.49'01.03"N 0 deg.36'02.55"W	Users of the public highway (road) network	Medium	Medium	Medium
Viewpoint 3 – Looking south-west from Burndell Road towards the site entrance Distance from site: 20 metres Coordinates: 50 deg.48'57.93"N 0 deg.36'58.14"w	Users of the public highway (road) network	Medium	Medium	Medium

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Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
Viewpoint 4 – Looking west from Burndell Road junction of Rolleston Park (PROW 175) Distance from site: 0.27km Coordinates: 50 deg. 48'55.12"N 0 deg35'53.86"W	A) Users of the public right of way network B) Users of the public highway (road) network	High Medium	Low Low	Medium Low
Viewpoint 5 – Looking west from entrance to waste and recycling centre off Yapton Road Distance from site: 0.27km Coordinates: 50 deg. 48'54.07"N 0 deg.36'53.52"Ew	Users of the public highway (road) network	Medium	Low	Low

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Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
Viewpoint 6 – Looking south-east from Drake View (PROW 167) Distance from site: 0.31km Coordinates: 51 deg. 49'03.92"N 0 deg. 36'23.22"W	A) Users of the public right of way network B) Users of the public highway (road) network	High Medium	Medium Medium	High Medium
Viewpoint 7 - Looking east from Cinders Lane (PROW 166) Distance from site: 0.27km Coordinates: 50 deg. 48'56.64"N 0 deg. 36'27.01"W	A) Users of the public right of way network B) Users of the public highway (road) network	High Medium	Low Low	Medium Low
Viewpoint 8 – Looking east from PROW 166 Distance from site:	Users of the public right of way network	High	Medium	High

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Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
0.25 kilometres Coordinates: 50 deg. 48'53.89"N 0 deg.36'25.81"W				
Viewpoint 9 – Looking east from PROW 166 (open view) Distance from site: 0.27 kilometres Coordinates: 50 deg. 48'52.42"N 0 deg.36'26.84"W	Users of the public right of way network	High	Medium	High
Viewpoint 10 – Looking north-east from PROW 166 (open view) Distance from site: 0.3 kilometres Coordinates: 50 deg. 48'49.25"N 0 deg.36'27.54"W	Users of the public right of way network	High	Medium	High

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Viewpoint				
	Type of visual receptor	**Susceptibility**	**Value**	**Overall sensitivity**
Viewpoint 11 – Looking north-east from PROW 144 (open view) near allotment gardens Distance from site: 0.72 kilometres Coordinates: 50 deg. 48'38.40"N 0 deg.36'42.54"W	Users of the public right of way network	High	Medium	High

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4. Description of Proposed Development

4.1 The proposed site plan (see Appendix 10) allows for the construction of up to 23 residential units on the site together with associated parking and landscape areas. The proposed residential units, as shown, would be predominantly detached properties with some semi-detached units.

4.2 The proposed development would utilise the existing access drive leading from Burndell Road. The access road would be upgraded to allow for the anticipated movement of vehicles and to provide the necessary sightlines and a safe pedestrian route into the proposed development. The existing parking/turning areas to the residential properties of Paynters Croft and Meadow Cottage would be retained as part of the proposals.

4.3 The existing access drive would be extended into the main body of the site to prescribe a central communal open space, which would be the main focus of the proposed development. The central open space would be informal in nature and would allow for new planting, in particular trees, to be implemented.

4.4 There would be a clear and well defined distinction between private and communal spaces. New hedgerows would be introduced to help define garden areas. Each property would have a rear garden. Retained trees and hedgerows would form an integral part of the proposed development.

4.5 Several of the proposed residential properties would be approached directly from the access drive. The remaining proposed properties would be approached by secondary private drives leading off the main route.

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5. Planning Policy Context

National Planning Policy Framework (NPPF)

5.1 The latest iteration of the NPPF was published in July 2021 and superseded the previous version. The NPPF has a presumption in favour of sustainable development (paragraph 10). Specifically, paragraph 11 of the NPPF states that:

> "Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:
>
> a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
>
> b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas6, unless:
>
> i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:
>
> c) approving development proposals that accord with an up-to-date development plan without delay; or
>
> d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
>
> i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

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5.2 Paragraph 8 of the NPPF defines the three dimensions to sustainable development. These dimensions are economic, social and environmental. In detail the environmental dimension is explained in the following terms:

> "an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy…"

5.3 Section 14 of the NPPF, 'Meeting the challenge of climate change, flooding and coastal change' specifically refers to renewable energy sources such as solar photovoltaic energy schemes. Particularly, paragraph 158 states:

> "When determining planning applications for renewable and low carbon development, local planning authorities should:
>
> a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
>
> b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas."

5.4 Section 15 of the NPPF refers to 'Conserving and enhancing the natural environment'. Paragraph 174 states:

> "Planning policies and decisions should contribute to and enhance the natural and local environment by:
>
> a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
>
> b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
>
> c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

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d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

5.5 Paragraph 175 of the NPPF states:

"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."

5.6 The first line of paragraph 176 expands on the requirements of paragraph 171 by saying:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality and the Broads. 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."

Local Plan Policy

5.7 Within the adopted Arun Local Plan – 2011-2031 (2018) the following policies are relevant to landscape and visual matters.

5.8 Policy LAN DM1 relates to the 'Protection of Landscape Character' and states:

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Policy LAN DM1

Protection of landscape character

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

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.

The historic character and development pattern of settlementswithin the District should be respected, taking into account their distinct identity and setting.

5.9 Policy D DM1 relates to aspects of form and design quality and states:

Policy D DM1

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

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2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land.For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

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9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

5.10 Policy D SP1 relates to Design and states:

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Policy D SP1

Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended[41])) or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

5.11 The site is not formally within the area covered by the Yapton Neighbourhood Plan 2014-2029 Referendum Version (October 2014). However, the site was included in an additional area of settlement that was entitled to vote as part of the referendum on the neighbourhood plan. Policy E4 of the Yapton Neighbourhood Plan states:

> "Policy E4: Minimising the environmental impact of development. Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds. If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site."

Response to Policy

5.12 The site is not located within any protected or valued landscape as outlined in the NPPF. The site is countryside but forms part of the curtilage to two existing residential properties. The form of the proposed development is entirely consistent with the form, scale and density of other similarly development nearby. The proposals make effective and efficient use of the site so that the proposals would be in character with existing areas of settlement and the wider landscape. The proposals would not noticeably alter the pattern of settlement in the area and would allow for new tree, shrub and hedgerow planting to take place. Development on the site would not affect any key views of the Downs, Chichester Cathedral or Arundel and the site is well outside the setting of the South Downs National Park.

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6. Effect on Landscape Elements and Features

6.1 There are no anticipated works associated with the proposed development that would take place outside the site boundary except potentially for underground utility connections. Therefore, this section assesses the effect of the proposals on those location elements and features that currently characterise the site (see Site Features Plan – Appendix 4). There will be no physical effects on the physical elements and features such as trees, hedgerows, water courses within the landscape beyond the application site boundary as a result of the proposed development being in place.

Topography

6.2 The topography of the site is essentially level. The landform of the site is typical of the of the topography of the area in which the site is situated. The topography of the site is assessed as having a low value.

6.3 The topography of the site is already accommodating of built form and infrastructure. It is anticipated that only limited earthworks would be required on site so as to accommodate the proposed development. The existing landform would be subject to minor localised re-profiling to accommodate the footprint of the proposed buildings in the area of the site where the existing building and structures are to be removed.

6.4 The susceptibility of the topography to the specific nature of the type of development being proposed is low. With a low value and low susceptibility, the overall sensitivity of the topography to the proposed development is considered to be low.

6.5 Any changes to the topography of the site during the lifetime of the proposed development are considered to be irreversible. Any changes would be localised ones and would relate to the setting of levels necessary to allow the construction of the two buildings. There would be no requirement for large scale remodelling of the existing landform and the overall magnitude of change on the site's topography would be low. With a low sensitivity and low magnitude of change, the overall effect at year 1on topography would be negligible. It is assessed that the effect would remain negligible at year 10.

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Watercourse

6.6 The existing watercourse on the site that runs along the site's western boundary, would be substantially unaltered with the proposed development in place. With a medium value and a low susceptibility to the type of development being proposed, the existing watercourse has a low sensitivity.

6.7 The magnitude of change is assessed as negligible at years 1 and 10 of the operational phase. With a low sensitivity and a negligible magnitude of change, the effect on the existing watercourse at both years 1 and 10 of the operational phase would be negligible.

Trees and Hedgerows

6.8 The existing tree and hedgerow resource on the site has been the subject of a tree survey that has informed the proposed layout. Consideration has been given in the design evolution of the layout proposed development to trying to ensure the retention wherever possible of key trees and hedgerows.

6.9 Some loss of existing site vegetation would occur as a result of the proposals. This loss would include the existing beech hedgerow that currently divides the site and separates the two existing residential curtilages from one another together with the immature tree copse and remaining internal trees and shrubs from the northern part of the site. There would also be a need to be remove several trees to facilitate the upgrading of the proposed access drive to allow for the correct width and pedestrian footway.

6.10 Key, mature tree specimens would be retained around the site's perimeter. Also retained would be the existing hedgerow along the site's western boundary together with most of the trees along the alignment of the proposed access drive. The existing hedgerow along the site's southern boundary is also to be retained.

6.11 The vegetation on the site does contribute to the site's character and the wider surrounding environment but is not considered rare or unusual. The existing tree and hedgerow resource is assessed as having a medium value and a medium susceptibility to the type of development being proposed. Overall, the existing trees and hedgerows are assessed as having a medium sensitivity to the proposed development.

6.12 The magnitude of change at year 1 of the operational phase is assessed as medium. With a medium sensitivity and a medium magnitude of change, the effect on the existing tree and hedgerow resource on the site with the proposals in place at year 1 is assessed as moderate adverse.

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6.13 The proposed development provides scope for mitigation for the loss of existing trees and hedgerows. The proposed development includes a comprehensive soft landscape scheme that will introduce new tree, shrub and hedgerow planting throughout the site. Once established and beginning to mature, the new planting together with the existing retained vegetation will, at year 10 of the operational phase, alter the effect of the proposals on the existing tree and hedgerow from adverse to beneficial. The proposed dwellings would be set within a sylvan, well treed, landscape.

Summary of the effects on landscape elements and features

6.14 As a result of the proposed development being in place there would be no important effects, i.e. an effect that would result in a total or substantial loss, upon the other landscape elements and features (namely topography, watercourse, hedgerows and trees) that currently characterise the site.

6.15 It is possible to draw the following conclusions:

- The underlining flat topography of the site would remain substantially unchanged.
- The existing watercourse that runs along the site's western boundary would be substantially unaltered with the proposals in place.
- There would be some loss of the existing tree and shrub resource on the site so as to facilitate the proposed development but any such loss would be mitigated through new tree, shrub and hedgerow planting that would reinforce and enhance the retained vegetation. Once established and beginning to mature any new tree and hedgerow planting would lead to the initial adverse effect upon the site's existing tree, shrub and hedgerow resource, changing to a beneficial effect.
- No physical works are required beyond the site boundary as part of the proposed development. Consequently, the physical fabric of the landscape surrounding the site would remain physically unaffected with the proposals in place.

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7. Effect on Landscape Character

Effect on National Landscape Character

7.1 The landscape contained within NCA 126 South Coast Plain is extensive. It is recognised that the site and its environs do have a relationship to several of the landscape characteristics identified as forming part of the NCA. However, the scale of change that would be brought about to these key characteristics with the proposals in place on the site, though permanent, would be barely discernible in the context of the wider landscape of the NCA.

7.2 The magnitude of change brought about by the proposed development is assessed as negligible. With a negligible magnitude of change and a medium sensitivity to the type of development being proposed, it assessed that the effect on the character of the landscape within NCA 126 South Coast Plain as a result of the proposed development would be negligible at years 1 and 10.

Effect on Local Landscape Character

7.3 At the finer grain level of assessment as expressed in the published County landscape character assessment(at 2km from the site) and supported by the author's own assessment (at 1km from the site), the site's host landscape does reflect most of the key characteristics identified in the baseline conditions. In particular, the host landscape reflects a suburban settlement pattern that includes urban fringe industry and an agricultural hinterland.

7.4 The proposed development would be contained within a single well-defined area that is currently part of a curtilage to two existing residential properties. The site is not perceived as forming part of the rural setting to the settlement. The existing boundary hedges to the site, which are to be retained as part of the proposals, keep the site both physically and visual separate from the agricultural fields to the west and south. The site is not isolated, recently constructed residential development means that the site adjoins the main area of settlement to the north. Similarly, industrial development to the south further emphasises the site's perceived connectivity to the developed urban edge of settlement .

7.5 There would be some change to the appearance and character of the site with the proposals in place. Nevertheless, the adjacent pattern of, residential, industrial and agricultural land uses surrounding the site would be substantially unaltered.

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7.6 The proposed development would be extensive on the site but the site, owing to its contained nature, makes little direct contribution presently to the character or appearance of the local more rural landscape to the west. The proposed residential development on the site would maintain the 'green edge' along the site boundary that also forms the divide between settlement and the truly rural landscape beyond. In respect of form and appearance, the proposals would be entirely consistent with the existing built form found in the wider local landscape and in close proximity to the site.

7.7 There would be some limited disruption to the existing natural landscape elements and features including topography, watercourse, trees, shrubs and hedgerows that help characterise the site. However, such elements and features would not experience any fundamentally unfavourable effects that could not be mitigated with the proposals in place.

7.8 With the possible exception of underground utilities, there would be no physical effects beyond the site boundaries. Only experiential factors such as tranquillity and visual appearance would be affected beyond the site boundary and only to a limited degree.

7.9 The visual envelope in which the proposed development would be seen from within the wider area is demonstrably small. The character of the landscape in appearance terms would not be altered to a notable degree with the proposals in place. It is considered that where evident, the proposed development would not appear out of context or incongruous in a host landscape that already accommodates similar development. The proposed development would influence the visual amenity experienced by those people in the surrounding area to a very limited degree. Any change in the visual appearance of the site would not alter substantially the material perception of the local host landscape

7.10 The physical characteristics of the local landscape beyond the site boundary would remain unchanged with the proposed residential development in place. The existing scale and pattern of the landscape with its landcover of arable fields, flat topography and suburban style areas of settlement and industry would all continue to prevail with the proposals in place.

7.11 The tranquillity of the site and of the wider local landscape would be unchanged with the proposed development in place. The area around site already accommodates industrial and residential activities that generate movement and noise. The proposed residential properties would not fundamentally alter this baseline context.

7.12 The character of the local landscape is assessed as having a low sensitivity to the type of development being proposed. The magnitude of change that would be brought to the character of the local landscape with the proposed development in place is assessed as low. With a low magnitude of change and an overall low sensitivity, the effect of the

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proposed development on the character and appearance of the local landscape is assessed as negligible at both years 1 and 10 of the operational phase.

Summary

7.13 The proposed development would not materially change the key landscape characteristics or elements and features, identified in either the published landscape character assessment or the author's own assessment for the local landscape. The existing pattern of arable farming, urban fringe industry, suburban settlement containing the site and the proposed development would continue with the proposals in place.

7.14 The proposals would be consistent with the aspirations of the Landscape Management guidelines for the local landscape. The proposals would in particular have no direct or indirect effect on views of the South Downs, Chichester Cathedral or of Arundel.

7.15 Overall the physical characteristics of the surrounding wider landscape beyond the site and its predominantly rural nature would be materially unchanged with the proposed development in place. The landscape is accommodating of a wide variety of human influences including infrastructure and settlement. In this context, the sight of the proposed development would not unduly affect the visual experience and perception of the landscape's character and the existing pattern and landcover of the landscape comprising arable fields, flat topography and areas of settlement and industry would all continue with the proposed development in place.

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8. Effect on Visual Amenity

Detailed visual assessment

8.1 A visual assessment has been undertaken from the representative viewpoints to determine how the proposed development might influence the visual amenity of the surrounding landscape. The assessment was undertaken as part of the site survey, with the photographic assessment recording the nature of the view and the existing visibility of the site.

8.2 The site survey and photographic assessment were undertaken in September 2020. Leaf cover on existing vegetation was at its maximum but consideration has also been given to when the vegetation is bare and without leaf cover. The detailed assessment of the effects of the proposed development on the various representative viewpoints is given below.

Viewpoint 1

Description of the baseline view and sensitivity of receptor

8.3 This view is taken from the bus stop adjacent to Fordwater Gardens, Burndell Road and looks south towards the site. The dominant features in the view are carriageway, existing built form and vegetation. The site is only discernible through existing on site vegetation but views into the site are screened.

8.4 Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a medium value but with little inherent appeal. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

Predicted view at year 1 and magnitude of effect

8.5 At year 1 of the operational phase, it is considered that the view would be largely unaltered. The existing on and off-site vegetation in the view is to be retained as part of the proposals. These features would continue to screen views into the site and of the proposed properties. In winter when there is less leaf cover on the retained vegetation, it is considered that the layering effect of the vegetation will still restrict views of the much of the proposed development. The magnitude of change is assessed as low.

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Scale of visual effect

8.6 With a medium sensitivity and a low magnitude of change, there would be a minor effect at year 1. The nature of the effect is considered to be neutral. At year 10 the effect is assessed as remaining minor.

Viewpoint 2

8.7 This view is taken from Burndell Road opposite the entrance to Northwood House. Northwood House is largely filtered from sight. The existing access drive into the site can be seen in the middle distance beyond the lawn to Northwood House and the timber post and rail fence. Views into the main body of the site are screened from view.

8.8 Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

Predicted view at year 1 and magnitude of effect

8.9 At year 1 of the operational phase, it is considered that the view would be largely unaltered. The garden curtilage to Northwood House would be unchanged in the foreground and middle distance. Some vegetation may be removed in the middle distance as part of the upgrading of the existing access drive. However, the majority of the proposed development would remain screened from view, even in winter with the loss of leaf cover, by the layering effect of existing vegetation and the presence of existing built form in the intervening landscape between the visual receptor (the observer) and the site boundary. The magnitude of change is assessed as low.

Scale of visual effect

8.10 With a medium sensitivity and a low magnitude of change, there would be a minor effect at year 1. The nature of the effect is considered to be adverse. At year 10 the effect is assessed as remaining minor.

Viewpoint 3

8.11 This view is taken from Burndell Road and looks direct at the entrance to the proposed development. Existing vegetation is the dominant feature in the view. The area to the right (north) of the view is within the curtilage of Northwood House. Views into the main body of the site are screened.

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8.12 Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

Predicted view at year 1 and magnitude of effect

8.13 At year 1 of the operational phase, it is considered that there would be a noticeable change to the view. The existing driveway would be re-surfaced and upgraded. A pedestrian footway would be apparent running along the left-hand (southern) side of the carriageway. Some vegetation to the left (south) of the view would be removed but sufficient would be retained to maintain the screen to the main body of the site and the majority of the proposed development. The magnitude of change is assessed as medium.

Scale of visual effect

8.14 With a medium sensitivity and a medium magnitude of change, there would be a moderate adverse effect at year 1. At year 10 the effect is assessed as remaining moderate but the nature of the effect would be neutral as the existing retained vegetation continues to grow and develop.

Viewpoint 4

8.15 This view is taken from the junction of Burndell Road and Rollerston Park and looks west towards the site. The junction is also the start/finish of public right of way 175. The view looks across an expanse of carriageway towards a dense and tall hedgerow that screens views of and into the site.

8.16 A) Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a low value with little visual quality. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

8.17 B) Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a low value with little visual quality. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as low.

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Predicted view at year 1 and magnitude of effect

8.18 At year 1 of the operational phase, it is considered that there would be no noticeable change to the view. The existing carriageway would remain the dominant feature and the existing hedgerow would continue to screen views of the site and of the proposed development. The magnitude of change is assessed as negligible.

Scale of visual effect

8.19 A) With a medium sensitivity and a negligible magnitude of change, there would be a negligible and neutral effect at year 1. At year 10 the effect is assessed as remaining negligible and neutral in nature.

8.20 B) With a low sensitivity and a negligible magnitude of change, there would be a negligible and neutral effect at year 1. At year 10 the effect is assessed as remaining negligible and neutral in nature.

Viewpoint 5

8.21 This view is taken from the Yapton Road entrance to the waste and recycling centre located to the south of the site. The foreground comprises part of the former runway to the Ford airfield. The security fence is a prominent element in the view. Part of the roof to Meadow Cottage, close to the site, can just be discerned in the far distance within the tree line. The majority of the site is screened from view.

8.22 Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a low value with little visual quality. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as low.

Predicted view at year 1 and magnitude of effect

8.23 At year 1 of the operational phase, it is considered that there would be a slight change in the view. The foreground and middle-distance features would be unaltered. However, it is considered that there would be the potential to see some discreet elements of the proposals rising above the existing vegetation in the far distance, especially in winter with no leaf cover. Nevertheless, most of the proposed development would be screened from view by the layering effect of the existing vegetation in the intervening landscape between the observer and the site boundary. The magnitude of change is assessed as low.

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Scale of visual effect

8.24 With a low sensitivity and a low magnitude of change, there would be a negligible and neutral effect at year 1. At year 10 the effect is assessed as remaining negligible and neutral in nature.

Viewpoint 6

8.25 This view is taken form Drake View, the access road into a new residential development; part of which is still under construction. The footway also forms part of the public right of way 167 (though temporarily closed until construction works are complete). The view looks south-east towards the site. Views of and into the site are screened from view by newly constructed residential properties and associated boundary treatments and vegetation.

8.26 A) Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as high.

8.27 B) Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

Predicted view at year 1 and magnitude of effect

8.28 At year 1 of the operational phase, it is considered that there would be no change to the view. The existing built form would remain the dominant feature would continue to screen views of the site and of the proposed development. The magnitude of change is assessed as negligible.

Scale of visual effect

8.29 A) With a high sensitivity and a negligible magnitude of change, there would be a minor and neutral effect at year 1. At year 10 the effect is assessed as remaining minor and neutral in nature.

8.30 B) With a medium sensitivity and a negligible magnitude of change, there would be a negligible and neutral effect at year 1. At year 10 the effect is assessed as remaining negligible and neutral in nature.

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Viewpoint 7

8.31 This view looks east from Cinders Lane/public right of way 166. The view largely consists of a construction site for a new residential development. Views into the site are screened by a combination of landform and existing vegetation in the intervening landscape between the observer and the site boundary.

8.32 A) Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a low value with little visual quality. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as medium.

8.33 B) Users of the public highway – roads – are assessed as having a medium susceptibility to the type of development being proposed. The view itself is assessed as having a low value with little visual quality. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as low.

Predicted view at year 1 and magnitude of effect

8.34 At year 1 of the operational phase, it is considered that there would be some slight change to the view. Though the majority of the proposed development would be screened from view, it is considered that there is the potential to see some discreet elements of the proposals through the existing vegetation in the far distance, especially in winter without leaf cover present. The magnitude of change is assessed as low.

Scale of visual effect

8.35 A) With a high sensitivity and a low magnitude of change, there would be a moderate and neutral effect at year 1. At year 10 the effect is assessed as remaining moderate and neutral in nature.

8.36 B) With a low sensitivity and a low magnitude of change, there would be a negligible and neutral effect at year 1. At year 10 the effect is assessed as remaining negligible and neutral in nature.

Viewpoint 8

8.37 This view is taken from public right of way 166 as it passes the northern part of the Cinders Lane development currently under construction. The view is typical in that it is partially obscured by vegetation adjoining the pathway. The view looks east across an

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arable field to the site whose western boundary vegetation is clearly seen. Views into the site are filtered by the existing boundary vegetation.

8.38 Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as high.

Predicted view at year 1 and magnitude of effect

8.39 At year 1 of the operational phase, it is considered that there would be some slight change to the view. Though the majority of the proposed development would be screened from view, it is considered that there is the potential to see some discreet elements of the proposals through the existing vegetation in the far distance, especially in winter without leaf cover present. The magnitude of change is assessed as low.

Scale of visual effect

8.40 With a high sensitivity and a low magnitude of change, there would be a moderate and adverse effect at year 1. At year 10 the effect is assessed as remaining moderate and adverse in nature.

Viewpoint 9

8.41 This view is taken from public right of way 166 as it passes part of the Cinders Lane development currently under construction. The view is untypical in that it is open view looking east across an arable field to the site whose western boundary vegetation is clearly visible. Existing built form is visible amongst the tree line in the far distance. Views into the site are filtered by the existing boundary vegetation.

8.42 Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as high.

Predicted view at year 1 and magnitude of effect

8.43 At year 1 of the operational phase, it is considered that there would be some change to the view. Though the majority of the proposed development would be screened from view, it is considered that there is the potential to see some discreet elements of the

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proposals through the existing vegetation in the far distance, especially in winter without leaf cover present. The magnitude of change is assessed as low.

Scale of visual effect

8.44 With a high sensitivity and a low magnitude of change, there would be a moderate and adverse effect at year 1. At year 10 the effect is assessed as remaining moderate and adverse in nature.

Viewpoint 10

8.45 This view is taken from public right of way 166 as it passes across agricultural fields. The view looks north-east across an arable field to the site whose western boundary vegetation is clearly visible framed between tree groups. Existing built form is visible amongst the tree line in the far distance. Views into the site are filtered by the existing boundary vegetation.

8.46 Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as high.

Predicted view at year 1 and magnitude of effect

8.47 At year 1 of the operational phase, it is considered that there would be some change to the view. The foreground and middle-distance elements would remain unaltered. The existing field side trees in the foreground would remain the dominant features in the view. The majority of the proposed development would be screened from view but it is considered that there is the potential to see some discreet elements of the proposals through the existing vegetation in the far distance, especially in winter without leaf cover present. The proposals would not be prominent or dominant. The magnitude of change is assessed as low.

Scale of visual effect

8.48 With a high sensitivity and a low magnitude of change, there would be a moderate but neutral effect at year 1. At year 10 the effect is assessed as remaining moderate and neutral in nature.

Viewpoint 11

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8.49 This view is taken from public right of way 144 as it passes across agricultural fields. The view looks north-east across a series of arable field towards the site which is not readily discernible. Views into the site are filtered by the existing boundary vegetation.

8.50 Users of the public right of way network are assessed as having a high susceptibility to the type of development being proposed. The view itself is assessed as having a medium value. Overall, the sensitivity of the visual receptor (those people using the highway) is assessed as high.

Predicted view at year 1 and magnitude of effect

8.51 At year 1 of the operational phase, it is considered that the view would be substantially altered with the proposed development in place. The layering effect of the flat topography together with vegetated field boundaries in the intervening landscape between the observer and the site boundary would filter the proposals from view. The magnitude of change is assessed as negligible.

Scale of visual effect

8.52 With a high sensitivity and a negligible magnitude of change, there would be a minor and neutral effect at year 1. At year 10 the effect is assessed as remaining minor and neutral in nature.

Summary of detailed visual assessment

8.53 A summary of the effects on visual amenity of the 11 representative viewpoints is given in Table 2 below.

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Table 2 – Summary of the effects on representative viewpoints

Viewpoint	Visual Effect			
	Negligible	Minor	Moderate	High
Viewpoint 1 – Looking south from bus stop on Burndell Road adjacent to Fordwater Gardens towards the site Distance from site: 0.18 kilometres Coordinates: 50 deg. 49'02.85"N 0 deg. 36'07.48"W		√ neutral – year 1 √ neutral – year 10		
Viewpoint 2 – Looking south from Burndell Road opposite entrance to Northwood House Distance from site: 0.12 kilometres		√ adverse – year 1 √ adverse – year 10		

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Viewpoint	Visual Effect			
	Negligible	Minor	Moderate	High
Coordinates: 50 deg.49'01.03"N 0 deg.36'02.55"W				
Viewpoint 3 – Looking south-west from Burndell Road towards the site entrance Distance from site: 20 metres Coordinates: 50 deg.48'57.93"N 0 deg.36'58.14"w			√ adverse – year 1 √ neutral – year 10	
Viewpoint 4 – Looking west from Burndell Road junction of Rolleston Park (PROW 175) Distance from site:	A) √ neutral – year 1 √ neutral – year 10 B) √ neutral – year 1			

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Viewpoint	Visual Effect			
	Negligible	**Minor**	**Moderate**	**High**
0.27km Coordinates: 50 deg. 48'55.12"N 0 deg35'53.86"W	√ neutral – year 10			
Viewpoint 5 – Looking west from entrance to waste and recycling centre off Yapton Road Distance from site: 0.27km Coordinates: 50 deg. 48'54.07"N 0 deg.36'53.52"Ew	√ neutral – year 1 √ neutral – year 10			
Viewpoint 6 – Looking south-east from Drake View (PROW 167) Distance from site: 0.31km	B) √ neutral – year 1 √ neutral – year 10	A) √ neutral – year 1 √ neutral – year 10		

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Viewpoint	Visual Effect			
	Negligible	**Minor**	**Moderate**	**High**
Coordinates: 51 deg. 49'03.92"N 0 deg. 36'23.22"W				
Viewpoint 7 - Looking east from Cinders Lane (PROW 166) Distance from site: 0.27km Coordinates: 50 deg. 48'56.64"N 0 deg. 36'27.01"W	B) √ neutral – year 1 √ neutral – year 10		A) √ neutral – year 1 √ neutral – year 10	
Viewpoint 8 – Looking east from PROW 166 Distance from site: 0.25 kilometres Coordinates: 50 deg. 48'53.89"N 0 deg.36'25.81"W			√ adverse – year 1 √ adverse – year 10	

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Viewpoint	Visual Effect			
	Negligible	**Minor**	**Moderate**	**High**
Viewpoint 9 – Looking east from PROW 166 (open view) Distance from site: 0.27 kilometres Coordinates: 50 deg. 48'52.42"N 0 deg.36'26.84"W			√ adverse – year 1 √ adverse – year 10	
Viewpoint 10 – Looking north-east from PROW 166 (open view) Distance from site: 0.3 kilometres Coordinates: 50 deg. 48'49.25"N 0 deg.36'27.54"W			√ neutral – year 1 √ neutral – year 10	
Viewpoint 11 – Looking north-east from PROW 144 (open view)		√ neutral – year 1		

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Viewpoint	Visual Effect			
	Negligible	Minor	Moderate	High
near allotment gardens Distance from site: 0.72 kilometres Coordinates: 50 deg. 48'38.40"N 0 deg.36'42.54"W		√ neutral – year 10		

8.54 Of the 10 representative views, three have a double assessment reflecting two different types of visual receptors (people) capable of experiencing the same view. Of the 10 representative views none are assessed as experiencing anything above a moderate effect at either year 1 or year 10 of the operational phase. 5 visual receptors (groups of people) would experience a moderate effect, three of which would be adverse in nature at year 1 but one of which would become neutral by year 10. The visual receptors, when looking at the view from the remaining representative viewpoints, would experience either a minor or negligible effect that would be neutral in nature.

Summary

8.55 The visual assessment outlined above demonstrates that views of the proposed development from within the wider landscape would typically be restricted by the area's flat topography, existing built form and existing vegetation or a combination of these three factors occurring in the intervening landscape between the visual receptor (person/people) and the site boundary.

8.56 A selection of representative viewpoints indicates that the visual envelope i.e., the area where the proposed development would be seen from publicly accessible locations, is extremely limited. Where evident, the proposed development would typically be seen only as discreet elements rather than in its entirety.

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Existing vegetation on and off the site together with the flat topography, would typically act to filter or partially filter views of the proposed property. Overall it is considered that the proposed development would have a limited effect that would not be unacceptable on the visual amenity of the wider landscape beyond the site boundary.

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9. Summary and Conclusions

9.1 This Landscape and Visual Appraisal (LVA) has been prepared by Briarwood Landscape Architecture by a Chartered Member of the Landscape Institute, on behalf of Driftstone Homes. The LVA has been undertaken in respect of a proposed residential development at Burndell Road, Yapton.

9.2 The site is private with no public access. The site and its host landscape are not covered by any statutory or non-statutory landscape protection designation. The site is located in the Burndell area of Yapton on the south-eastern edge of the settlement and comprises the western part of the rear garden curtilages of two existing residential properties – Paynters Croft and Meadow Cottage respectively – together with the existing access drive to the two properties from Burndell Road. The main body of the site is geometric in shape – broadly square – and is well defined.

9.3 The proposed development consists of the construction of up to 23 residential units on the site together with associated parking and landscape areas. The proposed residential units would be a mixture of detached and semi-detached which would surround a central open space. The proposed development would utilise the existing access drive leading from Burndell Road. The access road would be upgraded to allow for the anticipated movement of vehicles and to provide the necessary sightlines and a safe pedestrian route.

9.4 As a result of the proposed development being in place there would be no important effects, i.e. an effect that would result in a total or substantial loss, upon the other landscape elements and features (namely topography, watercourse, hedgerows and trees) that currently characterise the site. The underlining flat topography of the site would remain substantially unchanged. The existing watercourse that runs along the site's western boundary would be substantially unaltered with the proposals in place.

9.5 There would be some loss of the existing tree, shrub and hedgerow resource on the site so as to facilitate the proposed development. However, the retained trees and hedgerows would form an integral part of the proposed residential development, maintaining a green edge to both site and settlement, and would be reinforced and enhanced through additional tree, shrub and hedgerow planting. The proposed development would be within a sylvan setting once the proposed tree planting has become established and is starting to mature.

9.6 No physical works are required beyond the site boundary as part of the proposed development. Consequently, the physical fabric of the landscape surrounding the site

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would remain physically unaffected with the proposals in place. The proposals would be consistent with the aspirations of the Landscape Management guidelines for the local landscape. The proposals would in particular have no direct or indirect effect on views of the South Downs, Chichester Cathedral or of Arundel.

9.7 The site is not perceived as forming part of the rural setting to the settlement. The existing boundary hedges to the site, which are to be retained as part of the proposals, keep the site both physically and visual separate from the agricultural fields to the west and south. The site is not isolated, recently constructed residential development means that the site adjoins the main area of settlement to the north. Similarly, industrial development to the south further emphasises the site's perceived connectivity to the developed urban edge of settlement .

9.8 The proposed development would be extensive on the site but the site, owing to its contained nature, makes little direct contribution presently to the character or appearance of the local more rural landscape to the west. The proposed residential development on the site would maintain the 'green edge' along the site boundary that also forms the divide between settlement and the truly rural landscape beyond. In respect of form and appearance, the proposals would be entirely consistent with the existing built form found in the wider local landscape and in close proximity to the site.

9.9 Overall the physical characteristics of the surrounding wider landscape beyond the site and its predominantly rural nature would be materially unchanged with the proposed development in place. The proposed development would not materially change the key landscape characteristics or elements and features, identified in either the published landscape character assessment or the author's own assessment for the local landscape. The existing pattern of arable farming, urban fringe industry, suburban settlement containing the site and the proposed development would continue with the proposals in place.

9.10 The wider host landscape is accommodating of a wide variety of human influences including infrastructure and settlement. In this context, the sight of the proposed development would not unduly affect the visual experience and perception of the landscape's character and the existing pattern and landcover of the landscape comprising arable fields, flat topography and areas of settlement and industry would all continue with the proposed development in place.

9.11 As part of the LVA, the visual assessment that has been undertaken, demonstrates that views of the proposed development from within the wider landscape would typically be restricted by the area's flat topography, existing built form and existing vegetation or a combination of these three factors occurring in the intervening landscape between the

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visual receptor (person/people) and the site boundary. A selection of representative viewpoints indicates that the visual envelope i.e. the area where the proposed development would be seen from publicly accessible locations, is extremely limited.

9.12 Where evident, the proposed development would typically be seen only as discreet elements rather than in its entirety. Existing vegetation on and off the site together with the flat topography, would typically act to filter or partially filter views of the proposed property. Overall it is considered that the proposed development would have a limited effect that would not be unacceptable on the visual amenity of the wider landscape beyond the site boundary.

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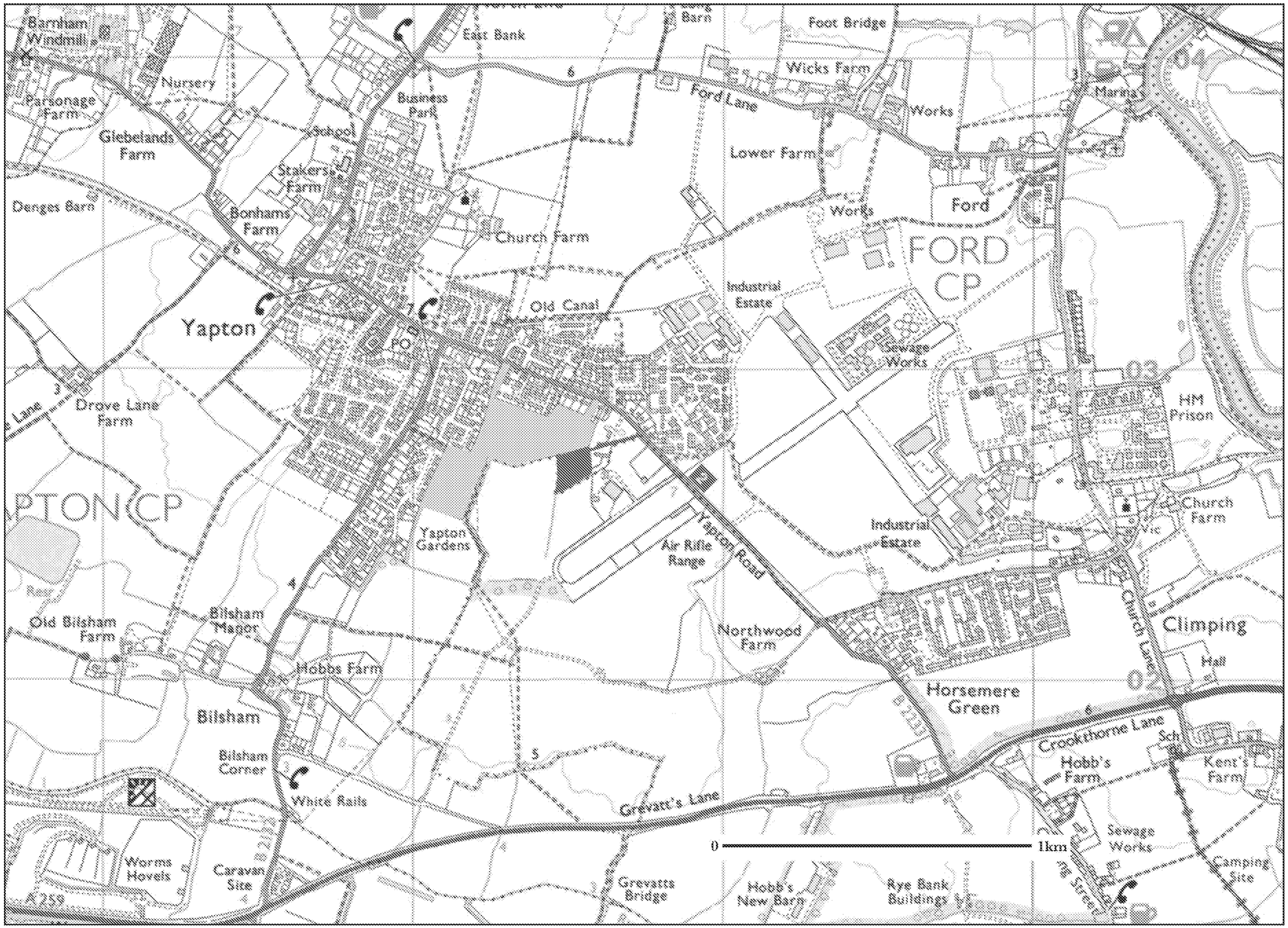
10. Appendices

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Appendix 1 – Site Location Plan

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The site

Residential development currently under construction

Briarwood
Landscape Architecture

DRAWING Site Location Plan			
PROJECT Burndell Road, Yapton			
CLIENT Driftstone Homes Limited			
SCALE As shown	DATE 09/2020	DRAWN SW	
DRAWING NUMBER BLA014 - 001		REVISION	

Appendix 2 – Detailed Methodology

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DETAILED METHODOLOGY

Introduction

1. The Landscape and Visual Appraisal (LVA) has been undertaken with reference to best practice, as outlined in the following published guidance:

    - Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
    - GLVIA3 Statement of Clarification 1/13
    - An Approach to Landscape Character Assessment – Natural England (2014)

2. The proposed scheme is assessed for the purposes of the landscape and visual analysis.

Study Area

3. The initial study area for the LVA is taken to be a 5km radius from the site. Unless otherwise stated, the main focus of the assessment is taken as a radius of 2km from the site as it is considered that beyond this distance, even with good visibility, the proposed development would not be perceptible in the composite landscape.

4. The effects on settings of heritage assets or ecological/environmental assets are not considered within this LVA.

Nature of Effects

5. An impact is an action e.g. building a wall. An effect is the consequence of a particular action on the integrity of the landscape, feature or view.

6. The nature of any effect will be adverse beneficial or neutral and are summarised as:

    - Adverse - where on balance there is a negative effect on the quality, integrity or key characteristics of the landscape or visual receptor
    - Beneficial - where on balance there is a positive effect on the quality, integrity or key characteristics of the landscape or visual receptor
    - Neutral – where on balance the effect would maintain the quality, integrity or key characteristics of the landscape or visual receptor or where the change is different but represents neither a deterioration nor enhancement

7. Unless expressly noted, effects are deemed to be adverse in nature.

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Landscape Elements and Character Assessment Methodology

8. A baseline landscape assessment is carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of but not necessarily limited to:

    - Ordnance survey maps at 1:50,000, 1:25,000 scales
    - Aerial photographs of the site and surrounding area
    - Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
    - Relevant planning policy
    - National and local scale landscape character assessments

Visual Assessment Methodology

9. The assessment of visual effects is undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

10. The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.

11. The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.6 metres above ground level.

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Sensitivity of Landscape Elements and Features

12. The sensitivity attributed to a landscape element or feature is determined by a combination of the value that is attached to a particular landscape element feature and the susceptibility of the landscape element/feature to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

Table 1: Value of Landscape Elements and Features

Low	Ones that: • have no or little rarity and/or, • make no and/or make only a limited contribution to the character and local visual and amenity value and/or • are of such poor condition that the element/feature has lost its ability to contribute effectively to the character of the landscape
Medium	Ones that: • are notable in the landscape, with some visual and/or amenity interest but, • do not make a particularly strong or important contribution to the character of the landscape and/or, • ones that are an intrinsic element of landscape but in poor condition
High	Ones that: • make an important contribution to the character of the landscape and/or • have particular historical or cultural reference and/or • are distinctive or rare and typically of good condition

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Table 2: Susceptibility of Landscape Elements and Features

Susceptibility to change	Criteria
High	A very limited ability of the landscape element of feature to accommodate the type of development being proposed – a particular susceptibility. Few opportunities for mitigation and enhancement.
Medium	A moderate ability of the landscape element of feature to accommodate the type of development being proposed – some susceptibility. Some opportunities for mitigation and enhancement .
Low	A well-defined ability of the landscape element of feature to accommodate the type of development being proposed – little susceptibility. Good opportunities for mitigation and enhancement .

Susceptibility of Landscape Elements and Features

13. The susceptibility criteria of landscape elements and features is given in Table 2 but a judgement has been made by linking back to the evidence gathered at the baseline stage.

Table 3: Sensitivity of Landscape Elements and Features

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Elements and Features

14. Professional judgement, using the criteria given in Table 4 , and also considering geographic extent and the duration and reversibility of the effect, has been used to determine the magnitude of direct physical impacts on individual existing landscape elements and features

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Table 4: Criteria for magnitude of change for landscape elements and features

Negligible	No loss or very minor alteration to part of an existing landscape element and/or feature
Low	Minor loss or alteration to part of an existing landscape element and or feature
Medium	Some loss or alteration to part of an existing landscape element and/or feature
High	Total or major loss of an existing landscape element and/or feature

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Sensitivity of Landscape Character

15. Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

16. Table 5 below provides a series of criteria by which the 'value' of the landscape is assessed. Such criteria are based upon Box 5.1 on page 84 of GLVIA3.

Table 5: Value of Landscape Character

Low	An area that is in a recognisably poor condition/quality and/or with a weak strength of character that typically has a clear indication of being damaged and/or contains a high number of detractors, and/or is of limited visual cohesion; rare or distinctive elements and features are not a notable component that contribute to the character of the area. No known associations with cultural/historic people.
Medium	An area is recognisable as being in reasonable condition/quality and/or with a strength of character but likely to exhibit some damage or deterioration and/or some visual cohesion and interest; rare or distinctive elements and features make some contribution to the character of the area. Possible or limited associations with cultural/historic people.
High	Areas with international or national landscape designations, i.e. National Parks and Areas of Outstanding Natural Beauty or occasionally landscapes non-designated landscape in particularly good condition/quality and/or strong strength of character or of particular local value and/or with few visual detractors; rare or distinctive elements and features are likely to be a key component that contribute to the character of the area. Recorded associations with cultural/historic people may be present.

Table 6: Susceptibility of Landscape Character

Susceptibility to change	Criteria
High	A very limited ability of the landscape to accommodate the type of development being proposed – a particular susceptibility. Few opportunities for mitigation and enhancement.
Medium	A moderate ability of the landscape to accommodate the type of development being proposed – some susceptibility. Some opportunities for mitigation and enhancement .
Low	A well-defined ability of the landscape to accommodate the type of development being proposed – little susceptibility. Good opportunities for mitigation and enhancement .

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Susceptibility of Landscape Elements and Features

17. The susceptibility criteria of landscape elements and features is given in Table 6 but a judgement has been made by linking back to the evidence gathered at the baseline stage.

Table 7: Sensitivity of Landscape Character

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Character

18. Professional judgement using Table 8, and also considering geographic extent and the duration and reversibility of the effect, has been used to determine the magnitude change on landscape character

Table 8: Criteria for magnitude of change for landscape character

Negligible	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape
Low	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape
Medium	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape

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High	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape

Sensitivity of Visual Receptors

19. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the Proposed Development as outlined in pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

20. GLVIA3 says a judgement should be made as to the value of a particular view being experienced. In making a professional judgement as to the value attached to a view, the following criteria have helped guide the process. Not all the criteria have to apply to a particular view and the criteria are not in a hierarchy.

Table 9: Criteria for judging levels of visual value

Low	• Views from within or towards undesignated landscapes and/or features of either importance to the site only or of no importance • View has little aesthetic merit e.g. has numerous visual detractors, is badly degraded etc. • View makes a limited contribution to the understanding of the function or wider pattern of the landscape • Views with no known social, cultural or historic associations • Views from locations that are not necessarily destination points or that are infrequently visited
Medium	• Views from within or towards undesignated landscapes and/or features of local importance • View with some limited aesthetic appeal • View makes a reasonable contribution to the understanding of the

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	function or wider pattern of the landscape • Views with some known local social, cultural or historic associations • Views from locations that are locally popular destination points or that are frequently visited by locals but not necessarily by visitors from further afield
High	• Views from within or towards designated landscapes and/or features of importance at district level and above • View with great aesthetic appeal • View makes an important contribution to the understanding of the function or wider pattern of the landscape • Views with some known national or international social, cultural or historic associations especially to art and literature • Views from locations that are popular regional, national or international destination points or that are frequently visited by large numbers of visitors from further afield

Susceptibility of Visual Receptors

21. GLIVA3 advises (on page 113) that susceptibility of a particular visual receptor (observer) to change in a view is mainly a function of the nature of the activity or occupation of the person or people experiencing a view at a particular location and the extent to which their interest or attention is drawn to the view.

22. In general, it is considered that occupiers of residential properties and people using public rights of way (where enjoyment is primarily drawn from the view) have a high susceptibility to change. Users of roads, railways and open space or engaged in an activity where an appreciation of the view forms a part of the experience are considered to be of medium susceptibility. People engaged in formal sport or occupiers of commercial premises or in areas of employment, where the view has limited importance to the activity being undertaken, are considered to be of low susceptibility to change.

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Table 10: Sensitivity of Visual Receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Amenity

23. Professional judgement has been used to determine the magnitude change on landscape character based upon the criteria outline in Table 11 but also considering the size and scale of change (including the loss or addition of features, changes in visual composition etc.) , the geographic influence of the change (orientation and angle of view in relation to the visual receptor, distance of the viewpoint from the main development, extent of area over which change would occur etc.) and, the duration and potential reversibility of any change (short term 0-5 years, medium term 5-10 years, long term 20years +, temporary, permanent, intermittent, continuous and whether the views will be full, partial or glimpsed).

Table 11: Criteria for magnitude of change for visual receptors

Negligible	No notable change in the view
Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view

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High	Major change in the view that has a defining influence on the overall view / many visual receptors affected

Scale of Effects

24. The scale of the landscape and visual effects is determined by cross referencing the sensitivity of the landscape feature, landscape character or view with the magnitude of change. The scale of effects is described as major, moderate, minor or negligible.

Table 12: Scale of effect thresholds for landscape character, landscape elements/features and visual receptors

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

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Appendix 3 – Context Views

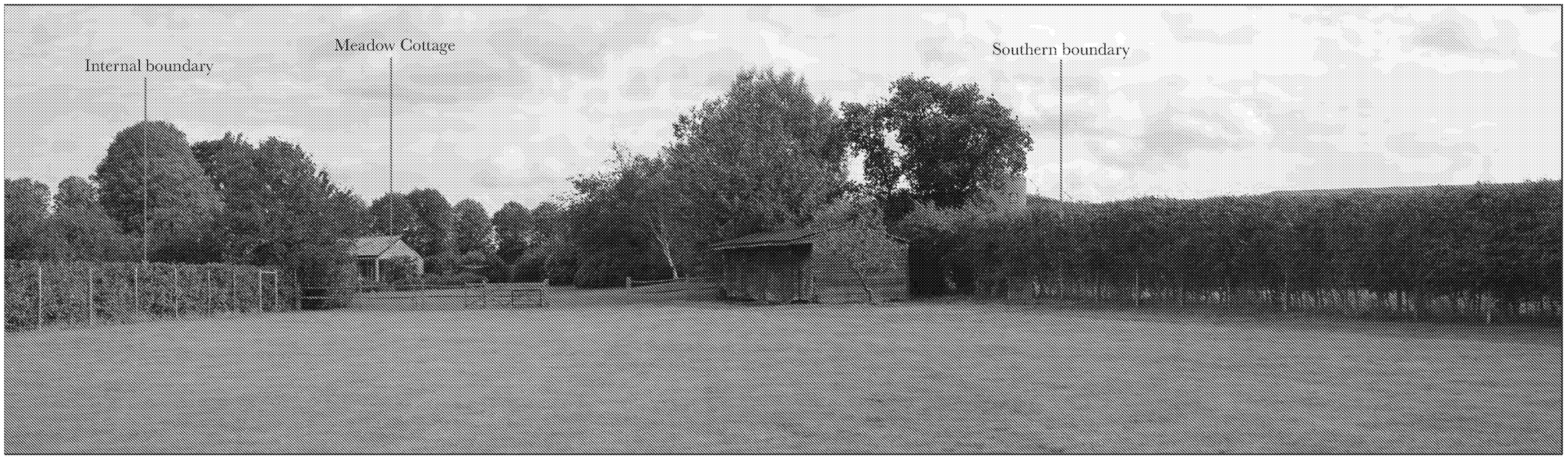
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For Context Only

Briarwood
Landscape Architecture



Context 1 - View looking towards the site's northern boundary



Context 2 - View looking east from within the site

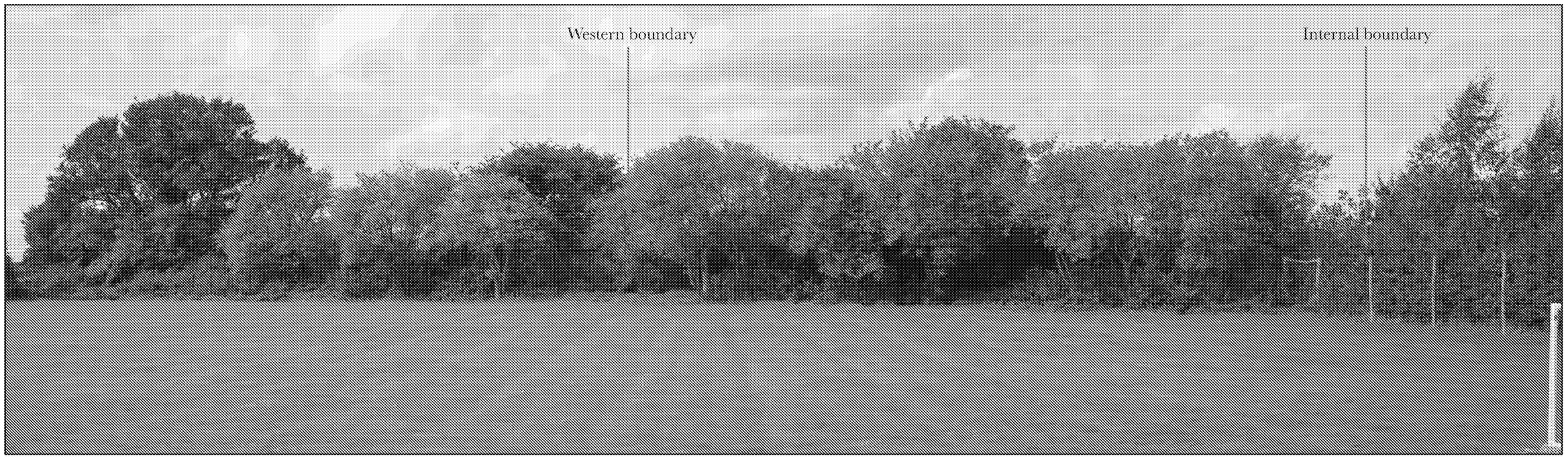
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For Context Only

Briarwood
Landscape Architecture



Context 3 - View looking towards the southern boundary from within the site



Context 4 - View from within the site looking towards the southern section of the western boundary

Appendix 4 – Site Features Plan

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The site

Briarwood
Landscape Architecture

DRAWING Site Features Plan			
PROJECT Burndell Road, Yapton			
CLIENT Drilistone Homes Limited			
SCALE NTS	DATE 09/2020	DRAWN SW	
DRAWING NUMBER BLA014-002		REVISION	

Appendix 5 – NCA 126 Coastal Plain

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National Character Area profile:

126. South Coast Plain



NATURAL ENGLAND

Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper,[1] Biodiversity 2020[2] and the European Landscape Convention,[3] we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

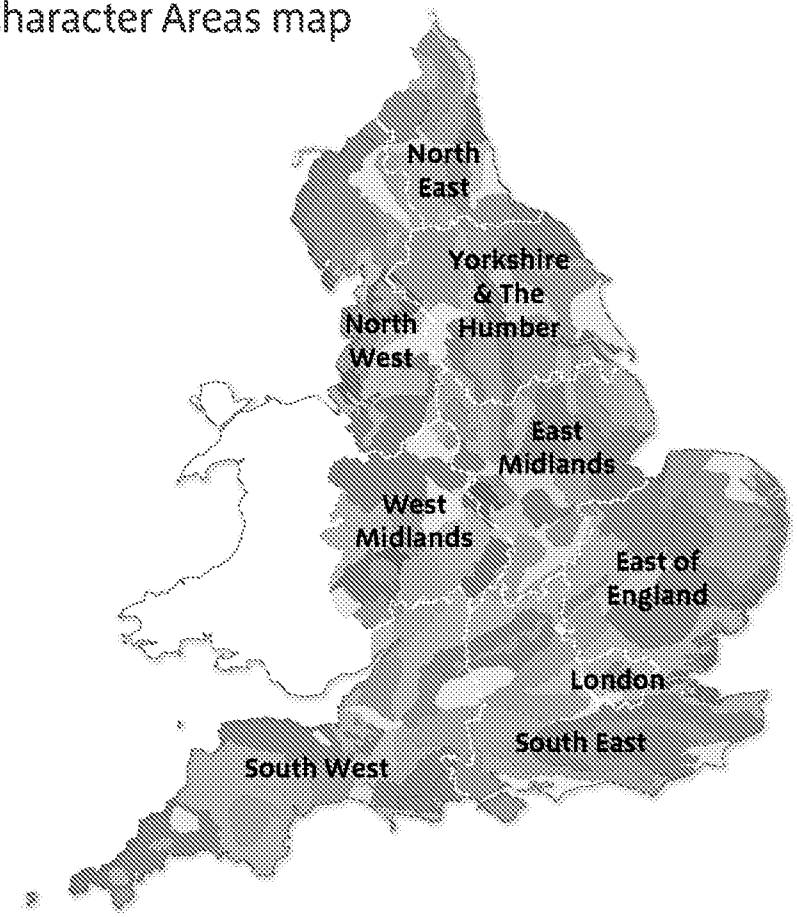
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk.

National Character Areas map



[1] The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)
[2] Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)
[3] European Landscape Convention, Council of Europe (2000; URL: http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm)

Summary

The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.

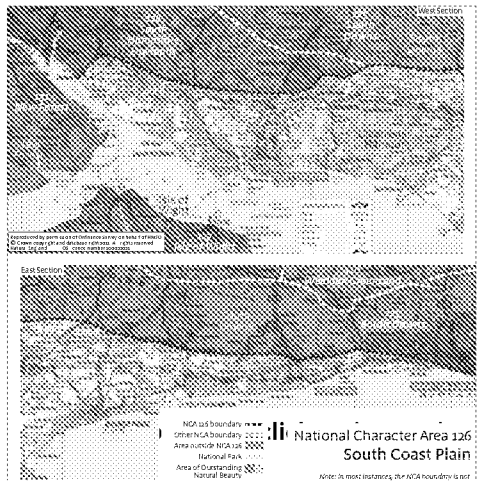
Some three per cent of the area is designated as a Site of Special Scientific Interest, and there are four Special Protection Areas, two Special Areas of Conservation and four Ramsar sites: Chichester and Langstone Harbour, Pagham Harbour, The Solent and Southampton Water and Portsmouth Harbour.

The harbours and the Manhood Peninsula, a small triangular peninsula south of Chichester, are the last relatively undeveloped stretches of coastline within the NCA. Elsewhere, there is significant urban development, with settlements along the coast dominated by the Portsmouth conurbation, trunk roads, suburban villages and an extensive string of seaside towns between Brighton and Southampton. Modern marinas and boatyards have also added to the harbour landscape. Although heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky, with the Isle of Wight forming a backdrop in the west of the area. Long, linear shingle beaches and more locally, sand dunes, are important coastal features.

The area is generally very low lying and heavily defended against flooding and erosion with various schemes in place, including the country's first managed realignment on the open coast at Medmerry.

The economy is intricately linked to marine and recreational activities such as sailing, boat-building, fishing, heritage sites and recreational sports. Other commercial interests are mainly concentrated in the large urban centres such as Portsmouth and Gosport. The area also supports intensive arable farming and horticulture. Demand for residential and commercial property is ever increasing due to the NCA's attractive nature and strategic location for national and international trade.

Future management of this NCA requires balancing the needs of often competing interests. Protection against flooding remains a priority to encourage growth and allow internationally important habitats and species to flourish, while also maintaining the productive landscape and historic and geological features of the area.



Click map to enlarge; click again to reduce

Statements of Environmental Opportunities:

- **SEO 1:** Plan for and manage the effects of coastal change by allowing the operation of natural coastal processes and improving the sustainability of current management practices along the diverse coastline to successfully integrate the needs of the natural environment, landscape, local communities, agriculture, tourism and recreation amid significant urban stretches.

- **SEO 2:** 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.

- **SEO 3:** Manage and significantly enhance the area's rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality, particularly in the internationally designated sites such as Chichester and Pagham harbours, for the benefit of local communities and wildlife.

- **SEO 4:** Manage the rich archaeological and historic resource and geological exposures within the farmed, coastal and peri-urban landscape, including the longstanding associations of horticultural and maritime industries and the military, enhancing a strong sense of place.



Hamble Estuary.

Description

Physical and functional links to other National Character Areas

The South Coast Plain National Character Area (NCA) is a narrow strip running along the Hampshire and Sussex coast from the edge of Southampton in the west to Brighton and Hove in the east. The South Hampshire Lowlands NCA rises gently in the north until Portsmouth, after which the higher South Downs NCA forms the backdrop along the remaining northern boundary. The underlying geology is part of the Hampshire Basin which stretches to Dorset and the northern half of the Isle of Wight, within the chalk borders of the Purbeck Hills, Cranborne Chase, South Downs and Salisbury Plain.

The Arun, Adur, Hamble and Meon rivers drain south from the higher ground of the Downs, through this NCA to the coast, along with other smaller streams and rifes. Public water supply relies on surface water abstractions and groundwater from the Lower Greensand aquifer and the Worthing and Chichester chalk blocks. The Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) connect this coastline with the South Hampshire Lowlands NCA and New Forest NCA in the west and the Isle of Wight, to which it is also connected by Solent and Isle of Wight Lagoons SAC.

In the west, there are views to the Isle of Wight across the Solent and to the New Forest NCA across Southampton Water. East–west trunk roads define the northern boundary; the M27 starts at Portsmouth and runs west to the New Forest NCA and the A27 runs east to Brighton and Hastings. The A3(M) cuts north through the Downs, linking this NCA with Surrey and London. The West Coastway Line railway runs between Southampton and Brighton and the port of Portsmouth provides international links.

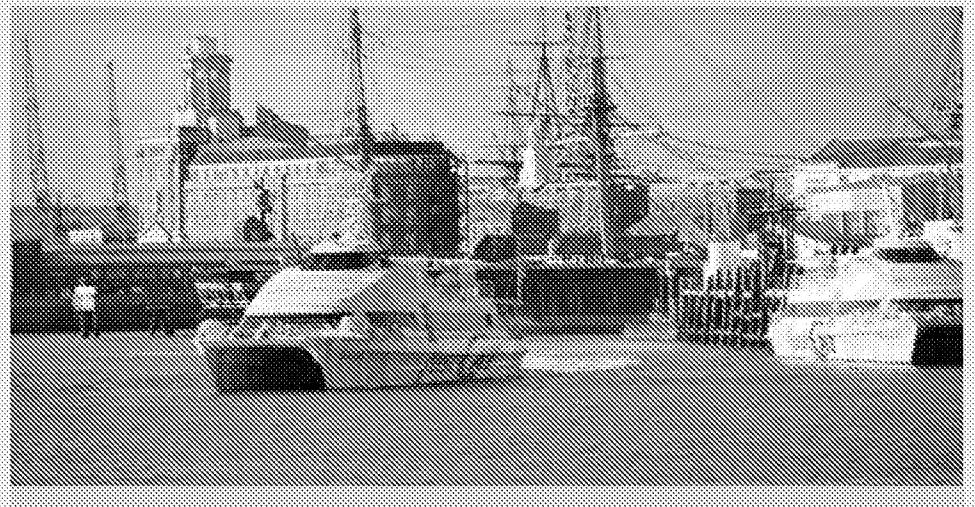
The Manhood Peninsula is a small triangular peninsula south of Chichester and remote from the rest of the NCA. Its southern headland, Selsey Bill, is a prominent coastal deposition feature, which projects out into the Solent well beyond the line of the rest of the coast. It is one of the last, and largest, relatively undeveloped stretches of coastline between Newhaven and Southampton.

Distinct areas

- Manhood Peninsula.

Key characteristics

- 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.



Catamaran departing Portsmouth Harbour.

South Coast Plain today

The South Coast Plain NCA is broadly divided into the coastal margins which are heavily influenced by the sea; the expansive lower coastal plain which occupies most of the area; and the upper coastal plain which forms the transition between the lower plain and the chalk dip slopes of the South Downs and the South Hampshire Lowlands. Superficial deposits have given rise to a range of fertile soils which combine with the flat terrain and favourable climatic conditions to result in high-quality agricultural land. The east–west fold of chalk known as the Littlehampton anticline forms an isolated ridge to the north of Portsmouth, known as Portsdown, which forms a prominent setting to the harbour. Elsewhere, the Downs form a strong backdrop to the whole plain, while there are extensive views to the Isle of Wight.

The plain is crossed by rivers flowing south from the Downs to the sea, including the Meon, Hamble, Adur and Arun, which locally form wide alluvial flood plains. It is also cut by southward-facing chalk streams which each have dry headwater extensions over the upper plain and on into the dip slope of the South Downs. Flooded gravel pits, a legacy of historic extraction, make up some of the largest areas of freshwater in the region.

The lower coastal plain is heavily urbanised. In between development and transport links is a farmed landscape of large open fields with few trees or hedgerows. Drainage ditches, wire fences or low banks are more usual as field boundaries.

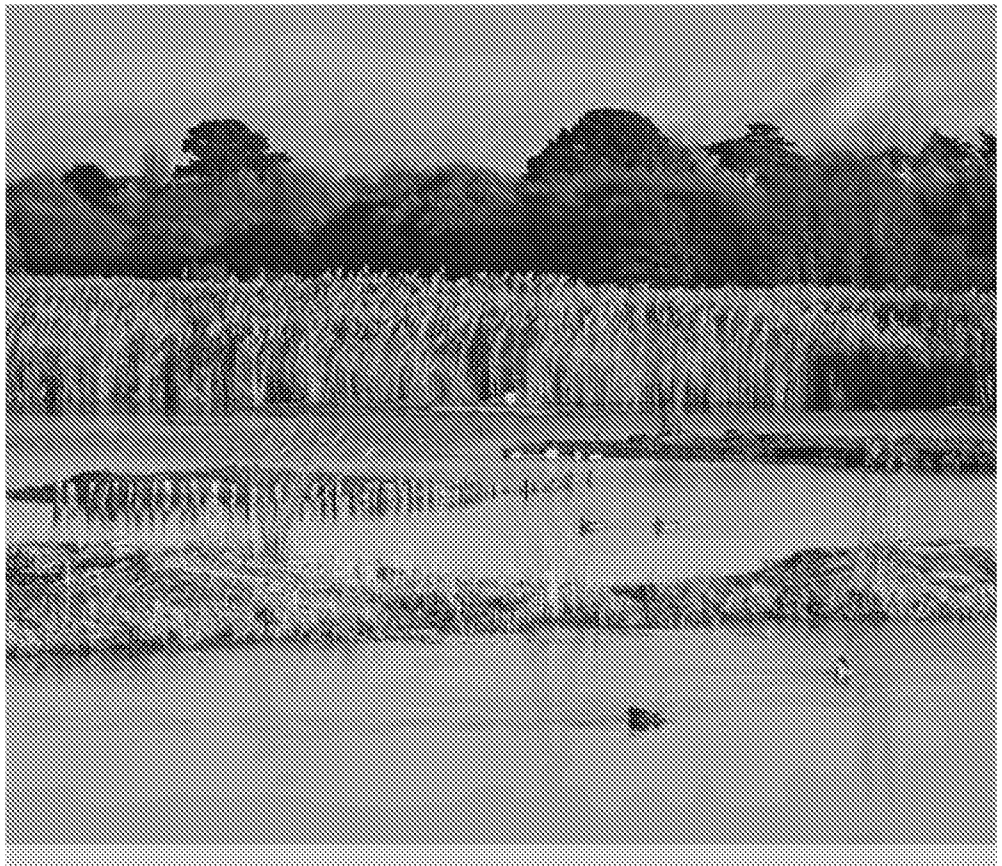
To the north and east of the area, the upper coastal plain comprises flat, regular patterns of large fields with the gentle forms and patterns, blending into the openness of the lower dip slope of the South Downs with a small part of the South Downs National Park falling within the NCA. Here the landscape is varied, incorporating both open arable farmland and low-density settlements, with a more wooded and semi-enclosed (somewhat suburban) character locally, particularly to the west of Chichester. Along the north of the area there is a network of small- and medium-sized broadleaved woodlands, including ancient and semi-natural, well linked by hedgerows and garden exotics providing an enclosed field framework. Elsewhere tree cover varies. This is a fertile area that supports intensive arable farming and horticulture, particularly soft fruit. There are concentrations of glasshouses in some areas and increasing use of polytunnels. Areas where soils are shallow, stony and poorly drained – such as the Arun flood plain – often support good-quality permanent grassland. The thicker gravel deposits support a mixture of high- and medium-quality soils which are intensively farmed where the soils are flintier.

East of Chichester the exposed shoreline is an open, linear landscape of shingle and sand. To the west, the coastline is deeply indented by three natural harbours separated by the Portsmouth and Hayling Island peninsulas. Here broad expanses of sheltered water are edged by an attractive mix of mudflats, marshes, wetland scrub and low-lying fields occasionally interrupted by creeks. Chichester Harbour, for example, is one of the largest natural harbours along the south coast with a diverse landscape of numerous inlets interspersed with fairly open agricultural peninsulas and wind-sculpted woodlands. It is an Area of Outstanding Natural Beauty (AONB) and one of four Ramsar sites and two SPA in this NCA, designated primarily for internationally important numbers of wildfowl and waders, including Brent

geese and dunlin. There are also two SAC – Solent Maritime and Solent and Isle of Wight Lagoons. Along the coastline itself, the vegetation is typified by a scant covering of low-growing, often mat-forming, specialised plants which can tolerate the saline conditions and mineral substrate. On the newly formed ground of the mudflats in the inlets, pioneering intertidal marsh communities have colonised and these demonstrate a well-defined succession of plant types and species towards the land.

Generally the impression is of an overwhelmingly urban landscape, dominated by the Portsmouth conurbation, the city of Chichester and suburban villages, including a few traditional flint hamlets and farm buildings and fragmented by trunk roads and infrastructure. The west is dominated by historic fortifications and marine infrastructure from all periods, reflecting the enduring importance of Portsmouth as the home of the Royal Navy. Portsmouth Harbour has a heavily developed shoreline with docks and associated industrial development dominating the landscape. East along the coast, extensive seaside towns form one of the most concentrated stretches of shoreline ribbon development in Britain. Each coastal town or village has developed almost to the high water mark and there are also caravan parks between some settlements. The harbours and the Manhood Peninsula are the only relatively undeveloped sections. Picturesque harbourside settlements are typically clustered around small boatyards and marinas while moored sailing boats dot the harbour edge. Some inlets, such as Pagham Harbour, still retain an overriding sense of remoteness contrasting with Portsmouth Harbour and the bustling Solent, constantly busy with sailing boats, cross-channel ferries and naval warships and the influence of seaside activities and recreational sailing all along the coast.

The long history of intervention to reduce the risk of flooding and erosion means that the shoreline is generally in a highly modified form and realignment schemes protect the coast, including the country's first managed realignment on the open coast at Medmerry.



Titchfield Haven National Nature Reserve.

The landscape through time

Structurally, the South Coast Plain is part of the larger Hampshire Basin formed when the underlying chalk rocks were folded and faulted by the Alpine Orogeny (mountain-building episode) approximately 15 million years ago. The landform is dominated by the low relief of Tertiary sands, silts and clays that overlie the chalk. An initial fall in sea level, approximately 54–51 million years ago, saw the deposition of the Lambeth Group sands and clays. These are exposed on the shore at Felpham, east of Bognor Regis, and contain a unique diversity of fossil flora. A rise in sea level led to the deposition of the London Clay, a sequence of dark marine clays rich in fossil plants typical of a subtropical rainforest, yielding many type specimens of fossil birds, insects, fish and plants, particularly at Bognor Reef. The overlying Bracklesham Group of sediments were then deposited in alternating intertidal and offshore environments.

Earth movements, associated with the Alpine Orogeny, folded this sequence of rocks, producing the Littlehampton chalk ridge and a parallel ridge to the south, remnants of which now form the Isle of Wight chalk downs. The ancient Solent River flowed between these two ridges until rising sea levels eventually isolated the Isle of Wight from the mainland. Terrace gravels marking the historic shore of the Solent River contain vertebrate remains associated with warmer phases between ice ages, known as interglacials, during the Pleistocene Period 350,000–125,000 years ago. These gravels – exposed on the coast at Lee-on-the-Solent, Bracklesham Bay and Selsey – contain important Pleistocene vertebrate remains and Palaeolithic artefacts. The remains of a nomadic hunter-gatherer ('Boxgrove Man') found in the gravel deposits of a raised beach represent the earliest known human occupation of the British Isles.

The sand and shingle beaches have been shaped by successive processes of erosion and deposition since the last major change in sea level, forming spits across river mouths and inlets.

Neolithic clearance of woodland first opened up the landscape to allow farming of the fertile soils and evidence shows continuous and increasing occupation during the Bronze and Iron ages. The Romans established Chichester as an important new market town and military centre within 20 years of invading, and evidence of continued occupation is reflected by the Roman Palace at Fishbourne, villa and farmstead sites, a temple on Hayling Island and Portchester Castle, developed as one of the Saxon Shore forts.

The coastal plain continued to be densely settled in the Saxon and medieval periods as market towns increased. Some Saxon towns such as Littlehampton developed detached ports. Important examples of Anglo-Saxon architecture survive at sites such as Titchfield Church. In the west, distinctly urban settlements developed during the medieval period. Richard I ordered the construction of a dockyard at Portsmouth and granted the town its first charter in 1194. Havant, Emsworth, Fareham, Gosport and Titchfield developed into market towns and a string of fishing villages developed along the coast.

Portsmouth's strategic location on the south coast of England, protected by the natural defence of the Isle of Wight, made it an ideal base for England's (and later Britain's) Navy. Defensive structures were built to protect the area from the 14th century onwards in response to French raids. Most visible is the 19th-century ring of forts that extend onto Portsdown in the South Hampshire Lowlands NCA. Non-military operation – such as passenger

steamers, fishing and recreational sailing – also flourished, and maritime and associated industries continue to dominate the landscape and economy.

The coastal plain's fertile soils, along with grazing on the adjacent Downs and timber and stock rearing on the Weald, allowed the economy to diversify and the number of market towns to expand.

The agriculture of the area was stimulated by demand from the dockyard and its victualling yard at Gosport, a town which also developed around its military barracks, hospitals and ordnance depots. The area was also important for market gardening. Soft fruits have been harvested in the Hamble Valley for over 150 years, giving it the title of the 'Strawberry Coast'. The thin, stony soils suited shallow-rooted strawberries and the warm prevailing wind coming over the Solent reduced the risk of early frosts. Railways enabled fruit to be delivered across the country on 'strawberry specials' from the mid 1800s.

The coast continued to be of strategic importance during the 20th century. Fortifications were increased during both the First and Second World Wars, such as anti-tank beach block defences at Eastney and pillboxes. Military air bases were established in the First World War and played a significant role in national defence during the Second World War, for example the Battle of Britain airfield at Tangmere, now marked by its control tower and museum. Portsmouth remains the home of the Royal Navy and its historic dockyard and attractions such as HMS Victory and the Mary Rose entice thousands of visitors to the area every year.

This is an area of competing pressures for land. The rich arable lands combined with access to local urban markets and London allowed many farmers to re-build their farmsteads, particularly in the 18th and 19th centuries. As a result there are very few pre-1750 farm buildings. During the 19th and 20th centuries, medieval towns expanded to the extent that few areas of countryside remain near the Hampshire coast. To the east, development of seaside resorts also resulted in the spread of urban areas such as Worthing, particularly after the coming of the railways in the 19th century. The depression of the interwar years, disease, higher wages for agricultural workers and competition from abroad forced many fruit growers out of business during the 20th century, while cheap imports and improved storage and transportation systems also led to a decline in local cereal production and sheep grazing. By the 1980s much of the land previously covered by the vast strawberry fields was developed for housing.

The high rate of urbanisation, coupled with a continued reduction of agriculture and grasslands and combined with coastal squeeze, has led to increasing fragmentation of semi-natural habitats. Farlington Marshes, for example, is surrounded by motorways and housing on three sides while threatened by the rising sea on the other.

In 2005, the 170-metre Spinnaker Tower opened as part of the redevelopment of Portsmouth Harbour. It is visible from miles around, including from the Manhood Peninsula and Isle of Wight.

Realignment schemes, such as at Medmerry and Cobnor Point, continue to alter the coastline and provide opportunities for habitat creation and recreational provision as well as flood protection.

Ecosystem services

The South Coast Plain NCA provides a wide range of benefits to society. Each is derived from the attributes and processes within the area. These benefits are known collectively as 'ecosystem services'. The predominant services are summarised below. Further information on ecosystem services provided in the South Coast Plain NCA is contained in the 'Analysis' section of this document.

Provisioning services (food, fibre and water supply)

- **Food provision:** The fertile soils of the lower plain support intensive arable farming and horticulture, with some dairy, beef and poultry. Permanent grassland is a feature of the poorer quality land. Mixed farming occurs on the thicker gravel deposits.

  Fish are an important food source. Shellfish are harvested from the harbour areas and fish landed from the open sea. During the oyster fishing season of 2012/13, 60 tons of oysters were harvested from Chichester Harbour.[4] The harbours are also vital nursery areas for species including bass, bream, mullet, sole and plaice.

- **Water availability:** Public water supply relies on surface water abstraction and groundwater from the Lower Greensand aquifer and the Worthing and Chichester chalk blocks. Water supply is under pressure throughout the area.

- **Genetic diversity:** The Home Farm of the Goodwood Estate favours rare breeds such as pedigree Southdown sheep, continuing a tradition long held by the dukes of Richmond.

Regulating services (water purification, air quality maintenance and climate regulation)

- **Climate regulation:** The soils in this NCA predominantly have low levels of soil carbon (0–5 per cent). However, there are some very small patches, in the west, that reach carbon levels of up to 20–50 per cent. The relatively large areas of flood plain grazing marsh have additional locked-up carbon stores, as do the small areas of woodland.

- **Regulating soil erosion:** Lighter soils make up just under half of the NCA and exposed soils are at risk of erosion on sloping land, exacerbated where organic matter levels are low after continuous arable cultivation or where soils are compacted. Sand dune soils are very unstable, with the extent of erosion depending on the degree to which vegetation has stabilised the dune system.

- **Regulating water quality:** There are three main sources of groundwater pollution within the NCA – agricultural activities, saline intrusion and urban-related activities such as sewage leakage, road run-off and weed control. All the area's rivers are subject to diffuse pollution arising from outside the NCA, including the catchment of Chichester and Pagham harbours, which is of particular concern given their international designations. There are a number of ongoing initiatives to improve water quality in this area.[5]

- **Regulating water flow:** Much of the flood storage capacity has been lost through drainage of marshlands and conversion to intensive agriculture or development both within and upstream of this NCA, particularly affecting the Arun's wide flood plain. Many settlements within the NCA are protected by flood banks.

[4] Sussex Inshore Fisheries and Conservation Authority (URL: www.sussex-ifca.gov.uk/)

[5] Downs and Harbours Clean Water Partnership (www.cleanwaterpartnership.co.uk/here.html)

Policies to reduce flood risk include the storage of water within the Adur catchment on the South Downs (outside this NCA), as well as encouraging the creation of sustainable urban drainage systems and the River Lavant Flood Alleviation Scheme.

- **Pollination:** Nearly 2,000 ha of grassland provides important sources of nectar for pollinating insects, along with hedges, which are vital for the success of many of the area's horticultural crops.

- **Regulating coastal flooding and erosion:** Large lengths of this complex stretch of coastline are in an unnatural form. Much of the coastal frontage has been developed so only limited sections of the shoreline are free to erode naturally, meaning little sediment material goes into the coastal system. As a result of higher water levels, 'coastal squeeze' will occur. This will lead to beaches, intertidal areas and amenity value being reduced or lost. Defences are in place to protect the vulnerable clay headland of Selsey Bill from erosion though not necessarily trying to lock the feature into its present size, shape and orientation.

Reclamation of former coastal lowland for development has produced many areas where the shoreline is artificially seaward of its natural position. Rising sea levels will increase the probability of flooding for low-lying areas. The relevant Shoreline Management Plans are pursuing an overall policy of 'holding the line' and 'managed realignment' such as at the scheme at Medmerry which was the first of its kind on the open coast.

Cultural services (inspiration, education and wellbeing)

- **Sense of place/inspiration:** Views of the sea and maritime and seaside influences generally have inspired artists from Oscar Wilde to Eric Coates, who was inspired to write 'Sleepy Lagoon' (the theme tune for BBC Radio 4's Desert Island Discs) while watching the sea from Selsey.



Sea wall at Southsea, Portsmouth.

- **Sense of history:** The area is rich in historical evidence from all ages including the internationally important Fishbourne Roman Palace. Chichester has enjoyed continuous occupation since it was founded by the Romans as Noviomagus Reginorum, and is dominated by its medieval cathedral, described by Pevsner as 'the most typical English cathedral'.[6] The area has a long history of maritime activity. Portsmouth's historic dockyard, with attractions including Nelson's flagship HMS Victory and the Mary Rose, entices thousands of visitors to the area every year. Further east, a string of fishing villages grew into popular seaside towns from the Georgian period and include Bognor Regis, Littlehampton and Worthing.

- **Tranquillity:** Tranquillity is a scarce but greatly prized resource within this heavily urbanised NCA. Only 7 per cent of area is classed as undisturbed, while 35 per cent of the area is classified as urban. Pockets of tranquillity are associated with the central rural areas, the Manhood Peninsula and undeveloped harbours, including Chichester Harbour AONB.

- **Recreation:** Coastal and water-borne activities are popular in this NCA and are an important contributor to the local economy. Chichester Harbour alone has over 5,200 moorings and marina berths and 16 sailing clubs. Chichester Harbour AONB has approximately 1.5 million visitors each year. Walkers, cyclists, artists and birdwatchers all enjoy the area. Many just sit and enjoy the view. East Head is one of the most popular recreation sites in the South East. Along the coast, tourism is also vital to the economies of seaside towns such as Worthing and Littlehampton.

- **Biodiversity:** Three per cent (1,700 ha) of the area is designated as Sites of Special Scientific Interest (SSSI) and there are four Special Protection Areas (SPA, two Special Areas of Conservation (SAC and four Ramsar sites. Priority habitats include around 2,000 ha of coastal and flood plain grazing marsh and 1,000 ha of reedbeds.

  Chichester Harbour has been designated as a wetland of international importance under the Ramsar Convention (1971) as it regularly holds 20,000 or more wildfowl and waders in winter. It has the third largest population of dark-bellied Brent goose in the country[7] and supports internationally important populations of dunlin and black-tailed godwit. It also has a small resident harbour seal population. Pagham, Langstone and Portsmouth harbours also have wildfowl numbers of national or international importance and the whole area is important for breeding terns.

  A survey of the fish population of Chichester Harbour carried out in 2004 by the University of Portsmouth recorded 32 species, with sand goby, painted goby and black bream the most abundant. Also numerous at some sites were bass, ballan wrasse and corkwing wrasse. Twenty-two species were identified in 2012. The harbours are also vital nursery areas for species such as bass, bream, mullet, sole and plaice which make use of the seagrass beds.

- **Geodiversity:** This NCA includes the site of the remains of Homo heidelbergensis, the world-famous 'Boxgrove Man', found in river gravels overlying chalk in a gravel pit just outside Chichester. Terrace gravels marking the historic shore of the Solent River contain important Pleistocene vertebrate remains and Palaeolithic (Early Stone Age) artefacts.

[6] The Buildings of England: Sussex, N Pevsner and I Nairn (1965)

[7] Wetland Bird Survey data (URL: www.bto.org/volunteer-surveys/webs/data)

Appendix 6 – SC9 Chichester to Yapton Coastal Plain

ARUN DISTRICT COUNCIL F/22/21/PL

Sheet SC9

Chichester to Yapton Coastal Plain

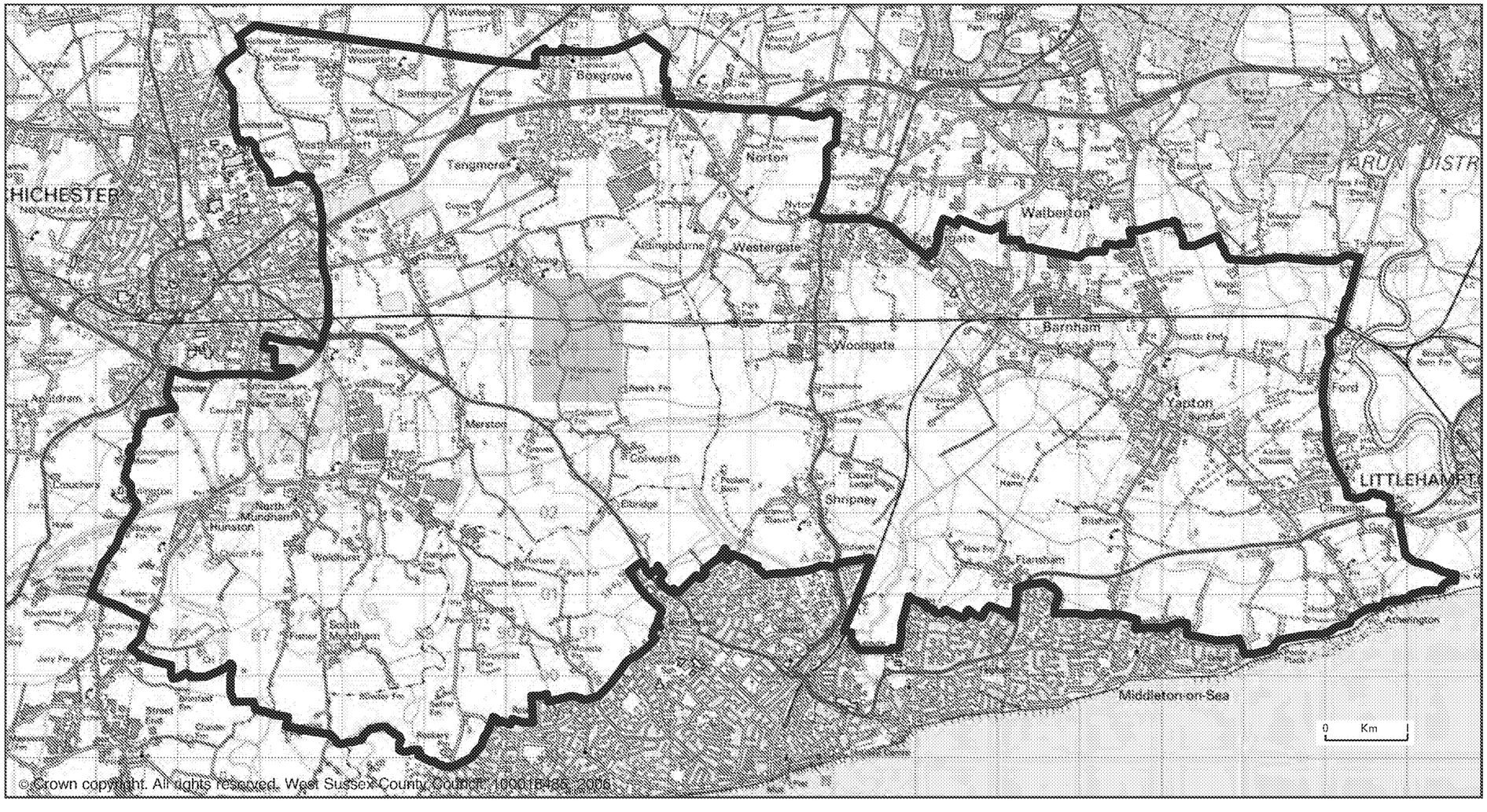
South Coast Plain

Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

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



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The area covered by the Sheet is derived from:

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



west sussex county council

SC9

ARUN DISTRICT COUNCIL F/22/21/PL

Historic Features

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

Biodiversity

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

Change - Key Issues

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.
- Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

Landscape and Visual Sensitivities

Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.



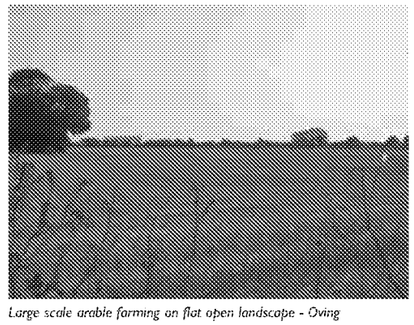
Scattered villages - Merston



Gravel Pit Lakes - Chichester

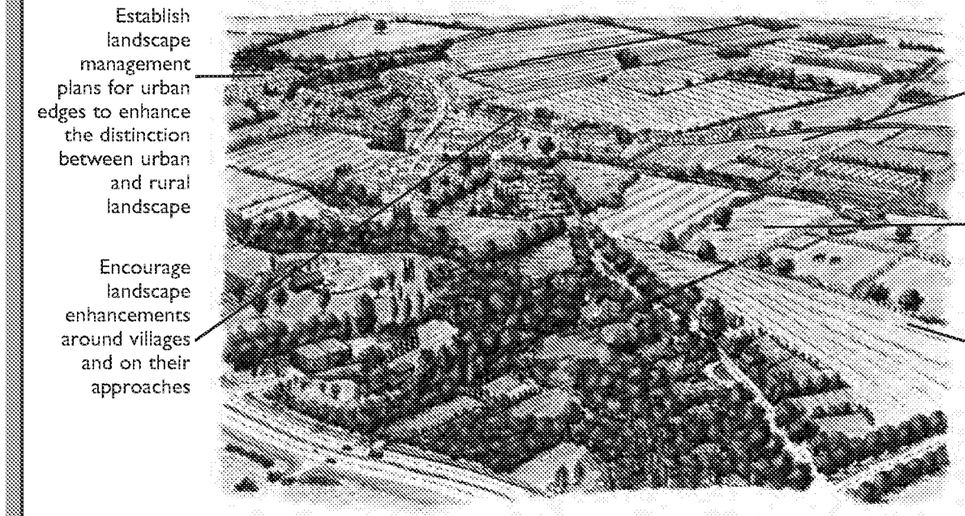


Clusters of glasshouses - Barnham



Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



Conserve the significant views to Chichester Catherdral and the South Downs.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

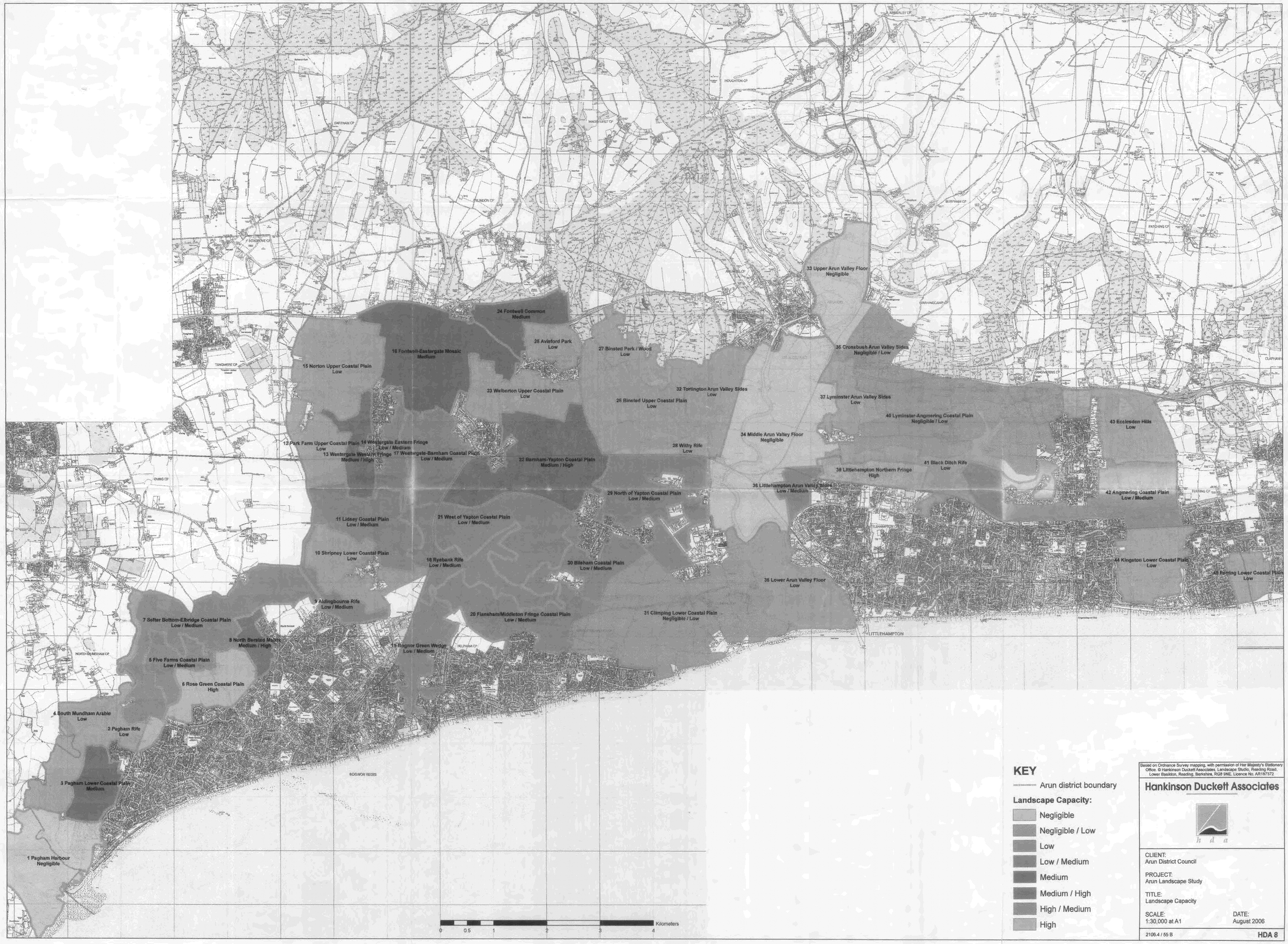
- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species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

For further information call 01243 642119 or visit www.westsussex.gov.uk

ARUN DISTRICT COUNCIL F2221/PL

Appendix 7 – 30 Bilsham Coastal Plain

ARUN DISTRICT COUNCIL F/22/21/PL



KEY

Arun district boundary

Landscape Capacity:

- Negligible
- Negligible / Low
- Low
- Low / Medium
- Medium
- Medium / High
- High / Medium
- High

Based on Ordnance Survey mapping, with permission of Her Majesty's Stationery Office. © Hankinson Duckett Associates, Landscape Studio, Reading Road, Lower Basildon, Reading, Berkshire, RG8 9NE. Licence No. AR187372

Hankinson Duckett Associates

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CLIENT:
Arun District Council

PROJECT:
Arun Landscape Study

TITLE:
Landscape Capacity

SCALE:
1:30,000 at A1

DATE:
August 2006

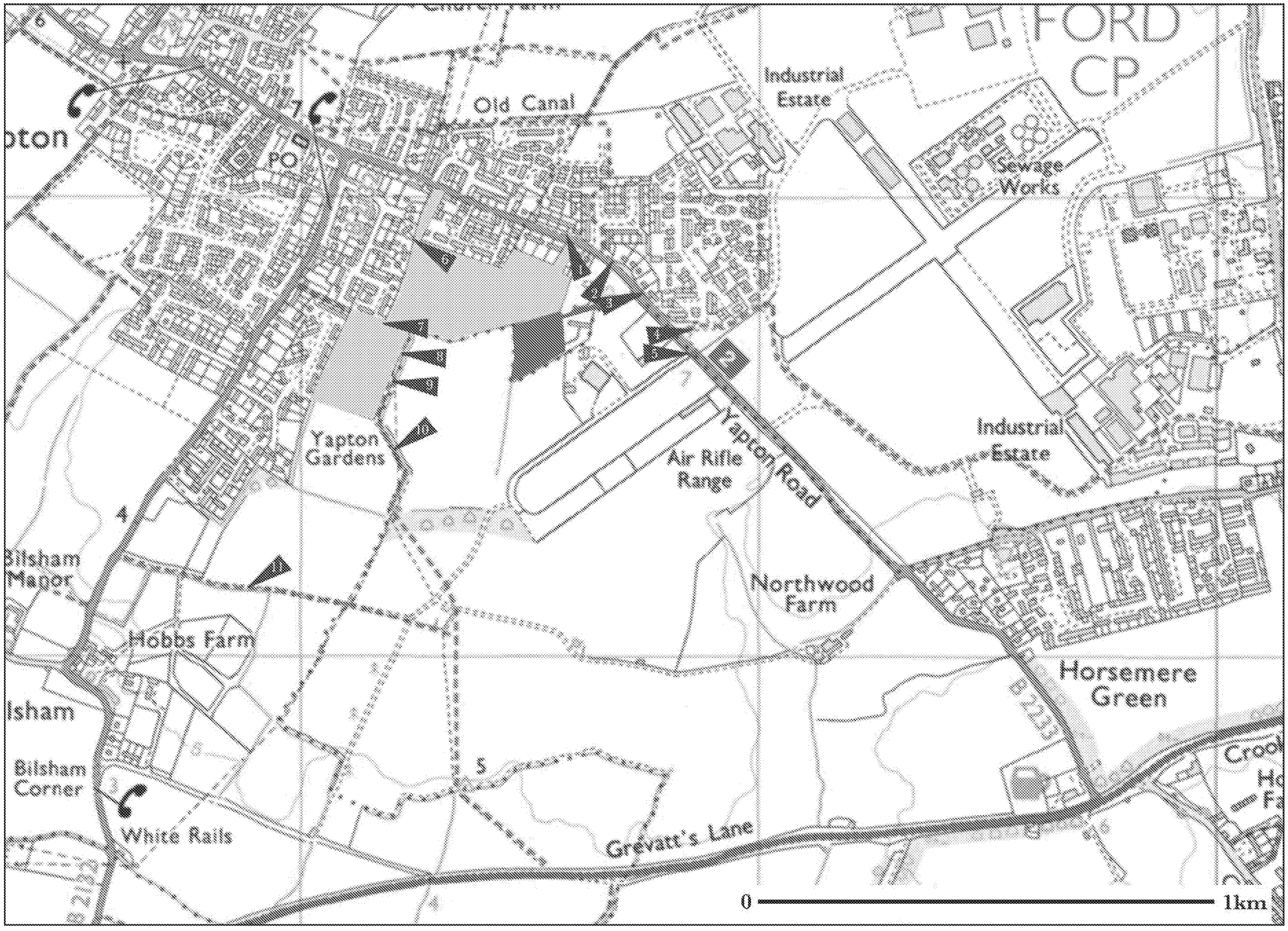
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Appendix 8 – Viewpoint Location Plan

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Based upon Ordnance Survey Map - Crown Copyright.
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The site

Residential development currently under construction

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Landscape Architecture

DRAWING Viewpoint Location Plan			
PROJECT Burndell Road, Yapton			
CLIENT Driftstone Homes Limited			
SCALE As shown	DATE 09/2020	DRAWN SW	
DRAWING NUMBER BLA014 - 003		REVISION	

Appendix 9 – Detailed Visual Assessment

ARUN DISTRICT COUNCIL F/22/21/PL



Viewpoint 1 - Looking south from bus stop on Burndell Road adjacent to Fordwater Gardens towards the site

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

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Viewpoint 2 – Looking south from Burndell Road opposite entrance to Northwood House

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

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Landscape Architecture



Viewpoint 3 – Looking south-west from Burndell Road towards the site entrance

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

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Landscape Architecture

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Viewpoint 4 – Looking west from Burndell Road junction of Rolleston Park (PROW 175)

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

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Viewpoint 5 – Looking west from entrance to waste and recycling centre off Yapton Road

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

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Landscape Architecture