

## **STUDY AREA AND VIEWPOINT AGREEMENT**

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**  
**Attachments:**

Hello David

Many thanks for chasing this response. Much appreciated.

We will include an illustrative viewpoint from Bignor Hill within the South Downs which is approximately 10km north from the site. This will capture long distance views from the National Park. However, given the distance from the site and the wide panorama available, it is expected that effects will be Negligible and therefore will likely be scoped out within the assessment.

With regards to the additional viewpoint from public footpath 166 north of the A259, we will look to take this close to the roadside so that is more representative of people using A259 (as well as public footpath users).

Kind regards  
Nicola .

Dear Nicola,

I have received the following response from our Greenspace team;

*"I think those listed 1-13 give a good representation however I would ask that they also consider further viewpoint to the ground rising to the North West of the site, beyond the Zone of Theoretical Visibility within the higher South Downs National Park to capture distant visual receptors."*

I hope this is of assistance.

Many thanks,  
David

**From:** David Easton  
**Sent:** 29 October 2018 14:47

From:  
To:  
Subject:  
Date:  
Attachments:

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## 5949 - Ford Airfield Issue 2

Dear Claire and David

LDA Design have been appointed by Redrow Homes and Wates Developments to prepare a Landscape and Visual Impact Assessment (LVIA) for proposed development at Ford Airfield, policy SD8 of the Adopted Arun Local Plan (July 2018).

I am writing to you to agree Representative Viewpoints with the local authority before carrying out the LVIA. As such, please find a link below to download a plan and accompanying list that illustrates and describes our proposed 13no. Representative Viewpoint Locations for your information and agreement.

The viewpoints are located upon a Zone of Theoretical Visibility (ZTV) Study that uses a 5km study area from the site boundary. This is a computer generated plan produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV was used during an initial site survey in July 2018 to check the actual visibility of the site and proposed development. The results identified that actual visibility is much less than ZTV suggests with visibility generally limited within 2km of the site boundary and found generally south of the railway line (north of the site). Pockets of additional actual visibility are found on rising ground in the north of the 5km study area, some within the South Downs National Park. The proposed Representative Viewpoints have been chosen to represent a cross section of short, middle and distant visual receptors, generally of high sensitivity (e.g. public footpath users, residential edges etc.) across the study area where actual visibility is known.

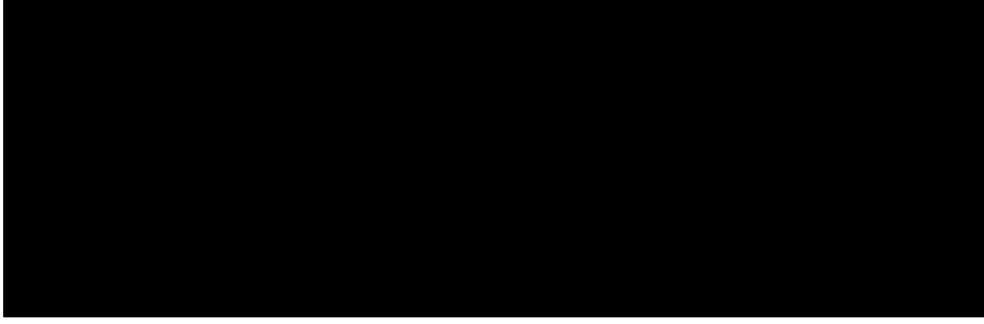
Please would you consider the attached and advise if you think the suggested viewpoints are acceptable for the LVIA.

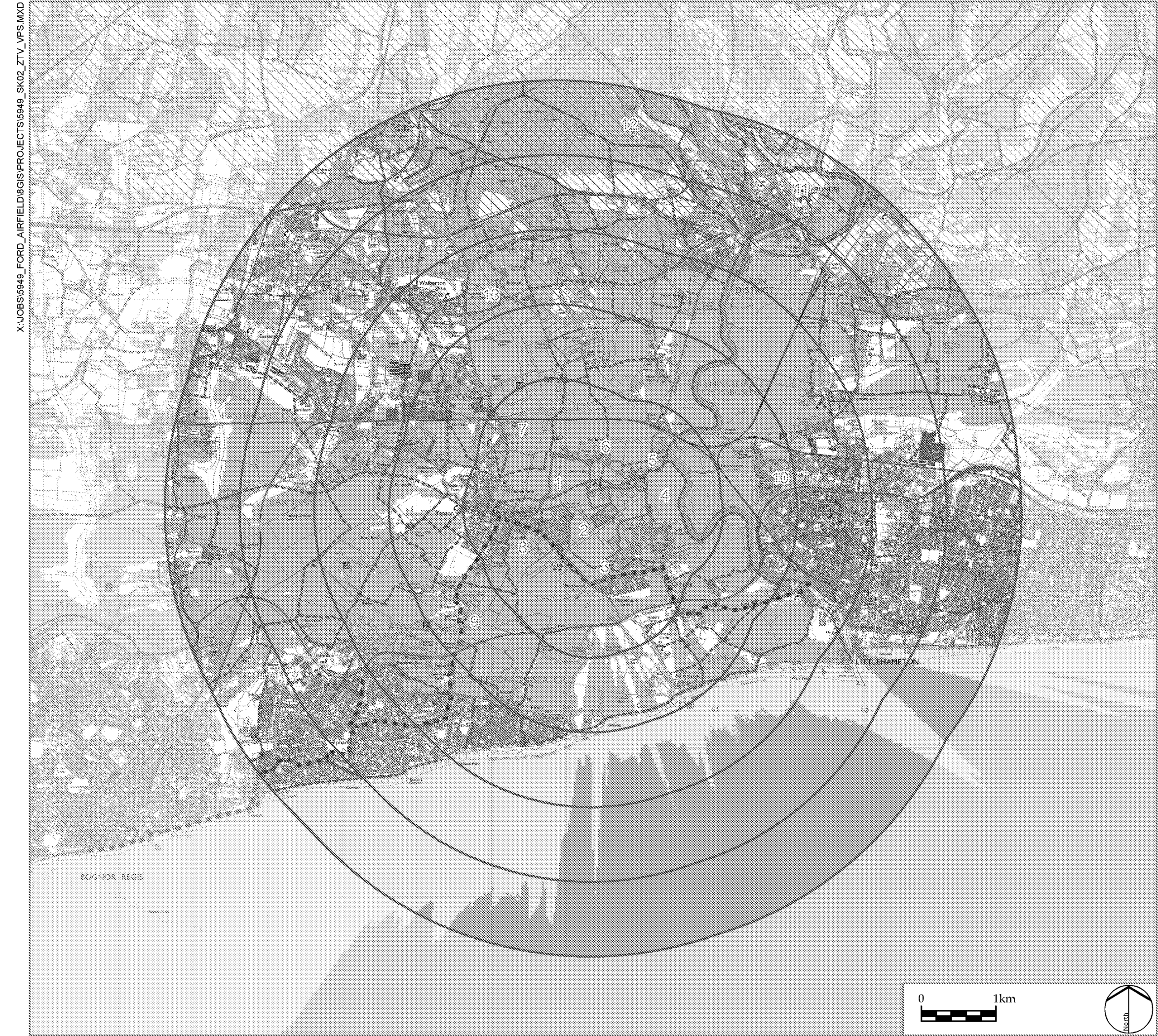
Please feel free to contact me if you would like to discuss the proposed viewpoints or study area further.

Kind regards  
Nicola .

Please click [here](#) to access the documents for this issue

**Recipients:-**





LEGEND

Site boundary

Distance from site boundary (1, 2, 3, 4 and 5km)

South Downs National Park

Settlement

Woodland

Zone of Theoretical Visibility - height (8.5m)

Proposed Representative Viewpoints

National Cycle Route

Public Rights of Way (PROW)

Bridleway

Byway open to all traffic

Footpath

Restricted Byway

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m<sup>2</sup> resolution.

# LDA DESIGN

PROJECT TITLE  
FORD AIRFIELD

DRAWING TITLE  
Proposed Representative Viewpoint locations  
upon Zone of Theoretical Visibility Study  
including settlements & woodlands

|           |              |                  |
|-----------|--------------|------------------|
| ISSUED BY | Peterborough | T: 01733 310 471 |
| DATE      | May 2018     | DRAWN VW         |
| SCALE @A3 | 1:50,000     | CHECKED NL       |
| STATUS    | Draft        | APPROVED NL      |

DWG. NO. 5949\_SK02

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, NextMap25, Sustrans

## FORD AIRFIELD

### Proposed Representative Viewpoints for Landscape and Visual Impact Assessment

| No. | Description/Location                                                                                   | Distance and direction from site (to nearest site boundary) | Visual receptors                                         |
|-----|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------|
| 1   | Public footpath (170) within NW of site, north of Burndell                                             | 0m                                                          | Footpath users, Burndell residents                       |
| 2   | Public footpath (175) south of Rollaston Park, Burndell                                                | 0m                                                          | Footpath users, Burndell residents                       |
| 3   | Yapton Road, B2233, Sustrans route no. 2, west of Horsemere Green                                      | 10m, SW                                                     | Road users, Sustrans cyclists, Horsemere Green residents |
| 4   | Ford Road/Nelson Row, west of Climping                                                                 | 25m, E                                                      | Footpath users, road users, Climping residents           |
| 5   | Public footpath within NE of site (200_3), Ford                                                        | 0m                                                          | Footpath users, Ford residents                           |
| 6   | Public footpath (366) within north of site, Ford                                                       | 0m                                                          | Footpath users, Ford residents                           |
| 7   | Public footpath (356), north of Ford Lane, east of Yapton/North End                                    | 600m, NW                                                    | Footpath users, Yapton and North End residents           |
| 8   | Public footpath (166), east of Yapton/Burndell                                                         | 700m, W                                                     | Footpath users, Yapton/Burndell residents                |
| 9   | Public footpath (2997) adjacent to Yapton Road, B2132, Sustrans route no. 2, north of Middleton on Sea | 1.8km, SW                                                   | Footpath users, Sustrans cyclists, road users            |
| 10  | Benjamin Gray Drive, Littlehampton                                                                     | 1.6km, E                                                    | Littlehampton residents                                  |
| 11  | Arundel Castle, Arundel                                                                                | 4km, NE                                                     | South Downs National Park, visitors/tourists             |

| No. | Description/Location                              | Distance and direction from site (to nearest site boundary) | Visual receptors                                              |
|-----|---------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------|
| 12  | Public bridleway (415), South Downs National Park | 4.2km, N                                                    | Bridleway users, South Downs National Park, visitors/tourists |
| 13  | Public footpath (350), east of Walberton          | 2.2km, NW                                                   | Footpath users, Walberton residents                           |

5949/NL

16 August 2018

**To:** 'Nicola Longland'  
**Subject:** RE: Ford Airfield - LVIA Viewpoint Agreement

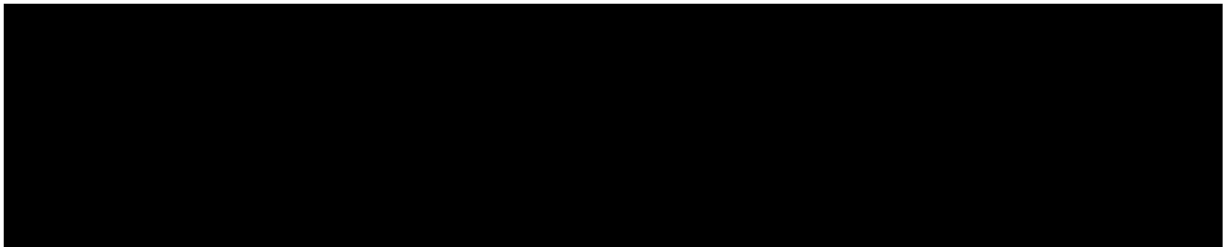
Dear Nicola,

Apologies for the delay in this. Unfortunately, this had dropped off my radar somewhat and as such I had not been chasing up Greenspace following my original emails to them back in August. I have sent them a subsequent email following the below email but as yet have not had any formal response.

I have discussed this with Claire and she had identified an additional viewpoint that she felt should be considered in the LVIA which was from the north of the A259 on footpath 166 (south of viewpoint 8 and east of viewpoint 9).

I have sent another email to our greenspace team requesting comments by Friday at the latest.

Kind regards,  
David



Dear Claire

Thank you for taking my call this morning.

As discussed, please can you confirm whether David or yourself forwarded my email sent 16 August 2018 requesting agreement of viewpoint locations to Sue Howell, Leisure and Landscape Officer, for comment so that we can undertake a Landscape and Visual Impact Assessment (LVIA) of the proposed development at Ford Airfield.

As you are aware following your meetings with the consultant team on 9<sup>th</sup> October, we are looking to submit our planning application before Christmas, therefore your assistance on this matter would be much appreciated.

Look forward to hearing from you.  
Kind regards  
Nicola .

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