

BURNDILL ROAD
YAPTON

LANDSCAPE
AND VISUAL
IMPACT
ASSESSMENT

Prepared by
ACD
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for

ACD

Ecology

Arboriculture

Landscape Architecture

BROOKWORTH
HOMES

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Date:	March 2015
Document File Ref:	BRO 19804LVIA
Revision:	-

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EXECUTIVE SUMMARY

ACD were instructed to undertake a Landscape Visual Impact Assessment for a new 45 unit housing scheme located at Burndell Road, Yapton by Brookworth Homes in March 2015. The site and its surrounding landscape were assessed and a total of six viewpoints were selected to represent a variety of receptors in the surrounding area.

The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects.

The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.

The site is currently semi improved grassland. The entrance to the north side of the site consists of a turning off Burndell Road between existing residential properties through a metal, farm field gate. The site is bounded to the east by the gardens of Northwood House and Paynters Croft. To the south are arable fields and to the west an arable field with existing housing beyond. At the north west corner of the site a residential development is currently being constructed with access through Fellows Gardens further along Burndell Road.

Due to the site's location, to the rear of ribbon development in the midst of village housing, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape.

Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.

With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a very small overall effect on the surrounding landscape character and visual capacity. It should be considered that this type of development is not out of character within the receiving landscape.

Although two of the six views have been assessed to have significant impact, the majority of this assessment is not classified as 'significant'.

1.0 INTRODUCTION

1.1 ACD Landscape Architects were commissioned by Brookworth Homes in March 2015, to carry out a Landscape and Visual Assessment of the proposed development site located at Burndell Road, Yapton.

1.2 The client brief was to assess the likely visual impact of the development and identify the degree of change over the existing site use and conditions.

1.3 The field survey was carried out during March 2015, and all viewpoints were chosen from publically accessible vantage points.

1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. residents or users of Public Rights of Way (PRoW).

1.5 Landscape and Visual Impact Assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

THE SITE

1.6 The proposed site is accessed from Burndell Road, Yapton B2233 and consists of 45 proposed detached, semi-detached, apartments and terraced houses with associated roads and open spaces. Burndell Road is the main road through the village and well used by industrial and residential traffic.

2.0 METHODOLOGY

2.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.

2.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - *“Guidelines for Landscape & Visual Impact Assessment – Third Edition”*, published by The Landscape Institute and Institute of Environmental Assessment (2013).

2.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

2.4 The prime objective is to minimise the potential impact of the development by reducing the potential for visual impact wherever possible.

2.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.

2.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modeled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted

that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.

2.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape that includes responses which are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

2.8 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

2.9 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 4. Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

2.10 The significance of the visual impact is determined by an assessment of the sensitivity of the visual receptor and the magnitude of the visual impact of the proposed development upon the existing view.

2.11 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

Shaded areas show significant effects

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Table 9: Significance of Visual Effect

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Shaded areas show significant effects

3.0 RECEIVING ENVIRONMENT

3.1 EXISTING FEATURES

3.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.

3.1.2 The site falls within the NCA 126 – South Coast Plain Character Area as defined by Natural England in their assessment. The key characteristics for this character area are as follows:

- Open, intensively farmed, flat, coastal plain
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond
- Trees are not a dominant feature - there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt
- A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath
- The lower plain is dominated by large arable fields. Views north are contained by the rising dip slope of the Downs but views seaward are without definition and tend to lack depth and perspective.
- To the north and east of the area, the upper coastal plain combines the flat, regular patterns of large fields with gentle forms and patterns blending into the openness of the lower dip slope of the South Downs. The landscape is varied, incorporating both arable farmland and low density settlements, with a more well wooded and semi enclosed character locally.

3.1.3. The description of this Landscape Character Area, identified as SC09 Chichester to Yapton Coastal Plain; in the West Sussex Landscape Character Assessment (2003) in relation to the study area states;

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.

The key characteristics are identified 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*

3.2 LIMITS TO THE STUDY AREA

3.2.1 The limits to the study area have determined the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered to be more impacted by physical change.

3.2.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modeled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 4: Photo-viewpoint Locations plan.

3.2.3 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

Table 10: Viewpoint Details

No	Location	Distance (km) and direction of view	Latitude (N)	Longitude (W)	Rationale for selection
1	Entrance to Rollaston Park	0.3km, W	50°48'53"	0°35'48"	Residential. users of public right of way and drivers on their way to work
2	Northwood Farm entrance on Yapton Road looking west	0.3km, W	50°48'52"	0°35'48"	People travelling through the landscape along Yapton Road
3	Burndell Road opposite site	0.01km, S	50°49'0"	0°36'0"	Residential
4	PRoW from Burndell Road to the allotments	0.2km, E	50°48'55"	0°36'21"	Residents and users of the PRoW
5	PRoW accessed from Bilsham Road	0.3km, NNE	50°48'47"	0°36'22"	Users of PRoW
6	Grevatt's Lane A259	1.3km, NNW	50° 48' 16"	0° 35' 50"	Drivers using the A259

3.3 VIEWS TO THE SUBJECT SITE

3.3.1 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a number of private and public areas, that the visual envelope is actually quite limited, mainly due to the interceding vegetation, especially woodlands as mentioned in the key characteristics for the South Winchester Downs.

3.3.2 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.

3.3.3 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.

3.3.4 The visual impact of most of the local receptors is assessed as high as shown in table 7: Visual Receptor Sensitivity.

3.3.5 For the field assessment, a Canon EOS 600D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).

3.3.6 The site was visited on 26/03/15 the weather was sunny and clear.

Viewpoint 1: View from the PRow at the entrance to Rollaston Park



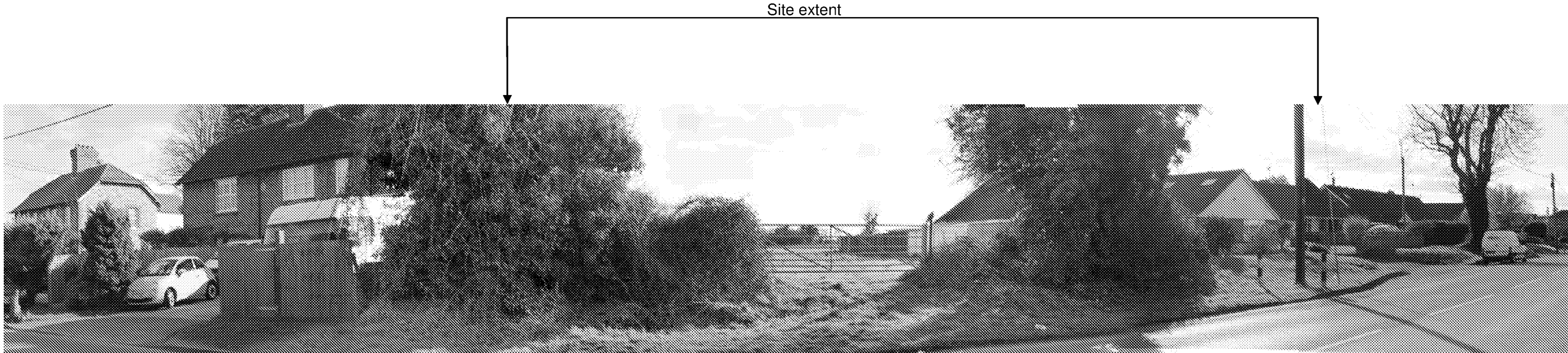
Vp1	Distance 0.3km looking west - panoramic	
Baseline Description	This is a view from the Rollaston Park which gives access to housing, an industrial estate, water treatment works and Ford airfield and provides a footpath link to HMP Ford.	
Predicted change	From this viewpoint the proposals will not be visible, due to the interceding vegetation line and housing and farm buildings creating a visual barrier.	
Magnitude of Change	From this viewpoint the proposals will not be visible.	
Type of Effect Assessment	The development would result in a no discernible change in the existing view.	
	Sensitivity	Users of the PRow - High
	Magnitude	Negligible
Significance of Effect	Negligible – Not significant	

Viewpoint 2: View from entrance of Northwood Farm on Yapton Road



Vp2	Distance 1.94km looking west - panoramic	
Baseline Description	This is a view from Yapton Road looking west towards the village. The view shows part of the Northwood Farm in the foreground	
Predicted change	From this viewpoint the proposals will not be visible, due to the interceding vegetation line and farm fencing.	
Magnitude of Change	From this viewpoint the proposals will not be visible.	
Type of Effect Assessment	The development would result in no discernible change in the existing view.	
	Sensitivity	Medium – people travelling through the landscape
	Magnitude	Negligible
Significance of Effect	Negligible –Not Significant	

Viewpoint 3: View from Burndell Road opposite the entrance to the site



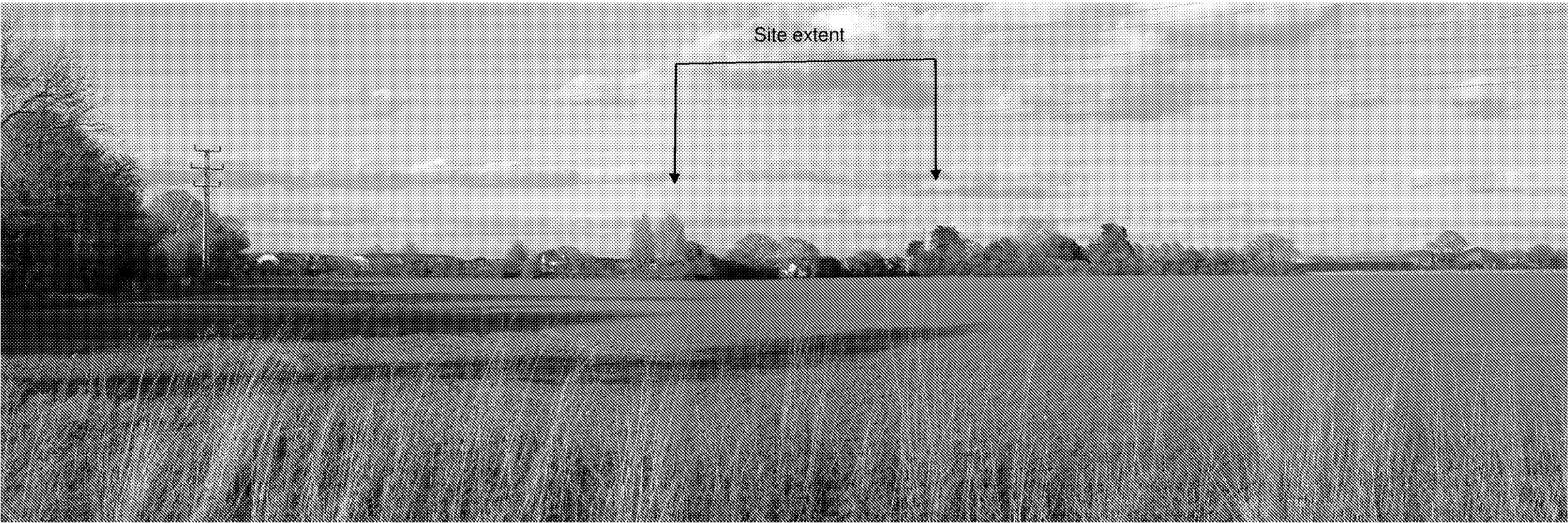
Vp3	Distance 0.01km looking south - panoramic	
Baseline Description	This is a view from Burndell Road looking south across the road to the entrance of the site on the northern boundary. It shows the houses either side of the access along the road. There are garden boundary fences and hedgerows either side of the entrance into the site.	
Predicted change	From this viewpoint the proposals will be clearly visible and there will be the new access road into the site.	
Magnitude of Change	The introduction of the proposed buildings would result in a noticeable change in the existing view and will be readily noticed by the observer.	
Type of Effect Assessment	The development would result in a noticeable change but it would not be out of character with the existing view and will sit behind the existing properties.	
	Sensitivity	High - Residents
	Magnitude	Medium
Significance of Effect	Major/Moderate – Significant	

Viewpoint 4: View from PRow accessed from Burndell Road to the allotments



Vp4	Distance 0.20km looking east	
Baseline Description	This is a view from the PRow looking east towards the proposed development site. The view shows the boundary hedgerow at the far side of the field, behind which the site sits.	
Predicted change	From this viewpoint the rooflines of the proposals will be visible, in the same way as the rooflines of the existing houses along Burndell Road are visible. During the summer months leaf cover will significantly reduce the views of the proposed development.	
Magnitude of Change	The introduction of the proposed development will form a perceptible change in the existing view without affecting the overall character and quality of the view.	
Type of Effect Assessment	The development would result in a notable change in the existing view. Sensitivity High – Residents and Users of PRow Magnitude Medium	
Significance of Effect	Major/Moderate – Significant	

Viewpoint 5: View from PRow between Bilsham Road and Grevatt’s Lane



Vp5	Distance 0.90km looking north	
Baseline Description	This is a view from the PRow looking north towards the village and the proposed development site, which is surrounded by vegetation.	
Predicted change	From this viewpoint the rooflines of the proposals will be visible, during the winter season, due to lack of vegetation. This would be significantly reduced during the leaf cover of the summer months when only glimpses of the development are likely to be visible, in common with the rooflines of existing housing.	
Magnitude of Change	The introduction of the proposed development will be comparable to the existing housing visible from the viewpoint. It would form a perceptible change in the existing view without affecting the overall character and quality of the view.	
Type of Effect Assessment	The development would result in a perceptible change in the existing view.	
	Sensitivity	Users of PRow - High
	Magnitude	Small
Significance of Effect	Moderate – Not significant	

Viewpoint 6: View from the A259 Grevatt's Lane



Vp6	Distance 1.3km looking north	
Baseline Description	This is a view from Grevatt's Lane looking north towards the proposed development site. The view shows a hedgerow in the foreground with agricultural fields in the middle and the barns of Northwood Farm in the background. Views to the site are blocked by a tree belt at the southern end of the rifle range site.	
Predicted change	From this viewpoint the proposals will not be visible, especially during the winter season, due to interceding vegetation. There is a PRow that crosses Grevatt's Lane north / south close to this view and the view towards the site vary as the path changes direction but the tree belt severely restricts views to the site.	
Magnitude of Change	The introduction of the proposed development will be comparable to the existing housing. It would form a perceptible change in the existing view without affecting the overall character and quality of the view.	
Type of Effect Assessment	The development would result in no perceptible change in the existing view. Sensitivity Users of PRow - High Magnitude Negligible	
Significance of Effect	Negligible – Not significant	

Table 11: Viewpoint Locations

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	Entrance to Rollaston Park	Residential. users of public right of way	High	Negligible	Negligible
2	Northwood Farm entrance on Burndell Road looking west	Users of public right of way and car drivers along Yapton Road	Medium	Negligible	Negligible
3	Burndell Road opposite site	Residential	High	Medium	Major/Moderate
4	PRoW from Burndell Road to the allotments	Residents and users of the PRoW	High	Medium	Major/Moderate
5	PRoW accessed from Bilsham Road across the fields to A259	Users of PRoW	High	Small	Moderate
6	Grevatt's Lane A259	Users of the PRoW and drivers using the A259	High	Negligible	Negligible

Significance of Effects indicated in bold are considered 'Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2011

4.0 CHARACTERISTICS OF THIS PROPOSAL

4.1 The proposed development is for 45 proposed detached, semi-detached, apartments and terraced houses with associated roads, open spaces and play area.

4.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.

4.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. This should include visual barriers as close to the viewer as possible. Its principal objectives are to:-

- Minimise views from residential areas
- Assist visual integration of the development
- Provide an internal site landscape structure and enhance existing boundaries
- Reinforce the opportunity to maintain wildlife corridors at the site boundaries.

4.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.

4.5 The scale and nature of the development and its juxtaposition to other urban development will have a negligible landscape character impact.

4.6 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially small without mitigation and measures have been recommended to reduce these impacts and these are located in the following section.

5.0 CONCLUSION

5.1 The scale and nature of the development and its juxtaposition to other residential development will have a negligible landscape character impact and the degree of change is small.

5.2 Mitigation measures would include:

- Strengthening the boundary planting with a mix of deciduous and evergreen native shrubs and trees, especially along the southern boundary.
- Management and maintenance of existing hedgerow and trees;
- Ornamental and native planting within the scheme to boost biodiversity and amenity;
- The use of similar materials for the external envelope of the buildings which follow the local vernacular to aid visual blending.

5.3 The viewpoints assessed showed that the site is visible from three of the six. Of these two can be considered significant. The development impact on the landscape character will therefore be classified as moderate without mitigation measures.

5.4 With suitable mitigation measures, the development will continue to have a small landscape character impact.

5.5 For the proposed site and the surroundings during construction, an increase of delivery vehicle and people travelling to the works can be expected. These effects will be short lived however.

5.6 The majority of receptors in the local area can be considered high, (residents and users of PRow). The visual effects are minimal due in most part to existing vegetation between the viewer and site. Therefore, overall, the magnitude of visual impact on the site can be considered small.

5.7 With a successful mitigation strategy, the effects of this development can be considered moderate i.e. 'Not Significant'.

APPENDICES

Appendix A: Sources of Information

Appendix B: Published Local Landscape Character Areas

Appendix C: Access and Designations Map from www.defra.magic.com

FIGURE 1: Ordnance Survey Map

FIGURE 2: Aerial Photograph

FIGURE 3: Zone of Theoretical Visibility

FIGURE 4: Viewpoint Location Plan

FIGURE 5: Site Proposals Plan

Appendix A: Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- West Sussex County Council Landscape Character Assessment;
- NCA 126 – South Coast Plain Character Area;
- Aerial Photography;
- Ordnance Survey Mapping at 1:10,000 scale;
- www.defra.magic.gov;
- Site visits and field work to confirm data derived from available mapping and to identify and assess potential impacts.

Appendix B: Published Local Landscape Character Areas

West Sussex Council Landscape Character – Chichester to Yapton Coastal Plain

Key Characteristics

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.

The key characteristics are identified 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*

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 rife, 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.

West Sussex Landscape Strategy

A VISION FOR THE LANDSCAPE OF THE SOUTH COASTPLAIN

- High quality new development is well-integrated with existing towns and the wider landscape.
- The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike.
- A strong network of woodlands and hedgerows forms green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents with the wider landscape.
- Productive farmland and permitted horticultural uses are set within a strong landscape framework of woodlands, shelterbelts and hedgerows. Agriculture adopts sympathetic farming and land management methods, contributing to landscape renewal and biodiversity, including conserving wetlands and pastureland.
- Extensive new areas of mudflats, salt marsh and coastal grazing marsh are established within coastal inlets, as an important part of coastal retreat schemes.
- The historic and inspiring long views so characteristic of the Coastal Plain, to Chichester Cathedral and its downland backdrop, to other church towers and spires, to Arundel and its castle and cathedral, and from the coast to the downs, are maintained.
- The local distinctiveness of villages and their settings continues to be evident, with a return to the greater availability and use of traditional local materials.

Appendix C: Access and Designations map

MAGIC

Yapton Designations Map



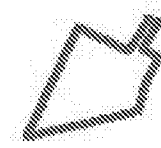
Legend

- Registered Common Land (England)
- Countryside and Rights of Way Act 2000 - Access Layer (England)
- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed
- SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites
- Special Areas of Conservation (England)
- Special Protection Areas (England)
- Scheduled Monuments (England)
- Listed Buildings (England)
- Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory Deciduous Woodland (England)
- National Inventory of Woodland and Trees England
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)

Projection = OSGB36
xmin = 493400
ymin = 100300
xmax = 503500
ymax = 105100
Map produced by MAGIC on 31 March, 2015.
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

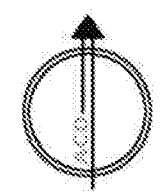


LEGEND



Site boundary

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Ordnance Survey 0100031673



Client: Brookworth Homes		
Scheme: Burndell Road, Yapton		
Drawing: Ordnance Survey Map	Figure No: 1	
Date: March 2015	ACD ref: BRO 19804	
Scale: NTS@A3	Drawn: AW	Checked: JPF

ACD

Ecology

Archaeology

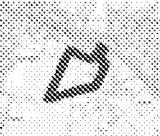
Arboriculture

Landscape Architecture





LEGEND



Site boundary

Zone of Theoretical Visibility



Yellow wash - Potential view

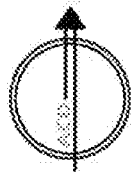


Grey wash - No potential view

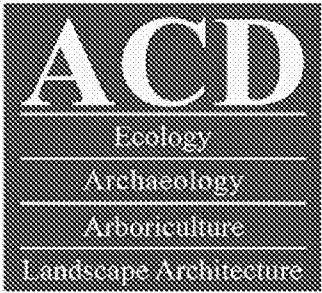
NB. Viewshed analysis run with 1.6m viewer height and buildings at a 9m height.

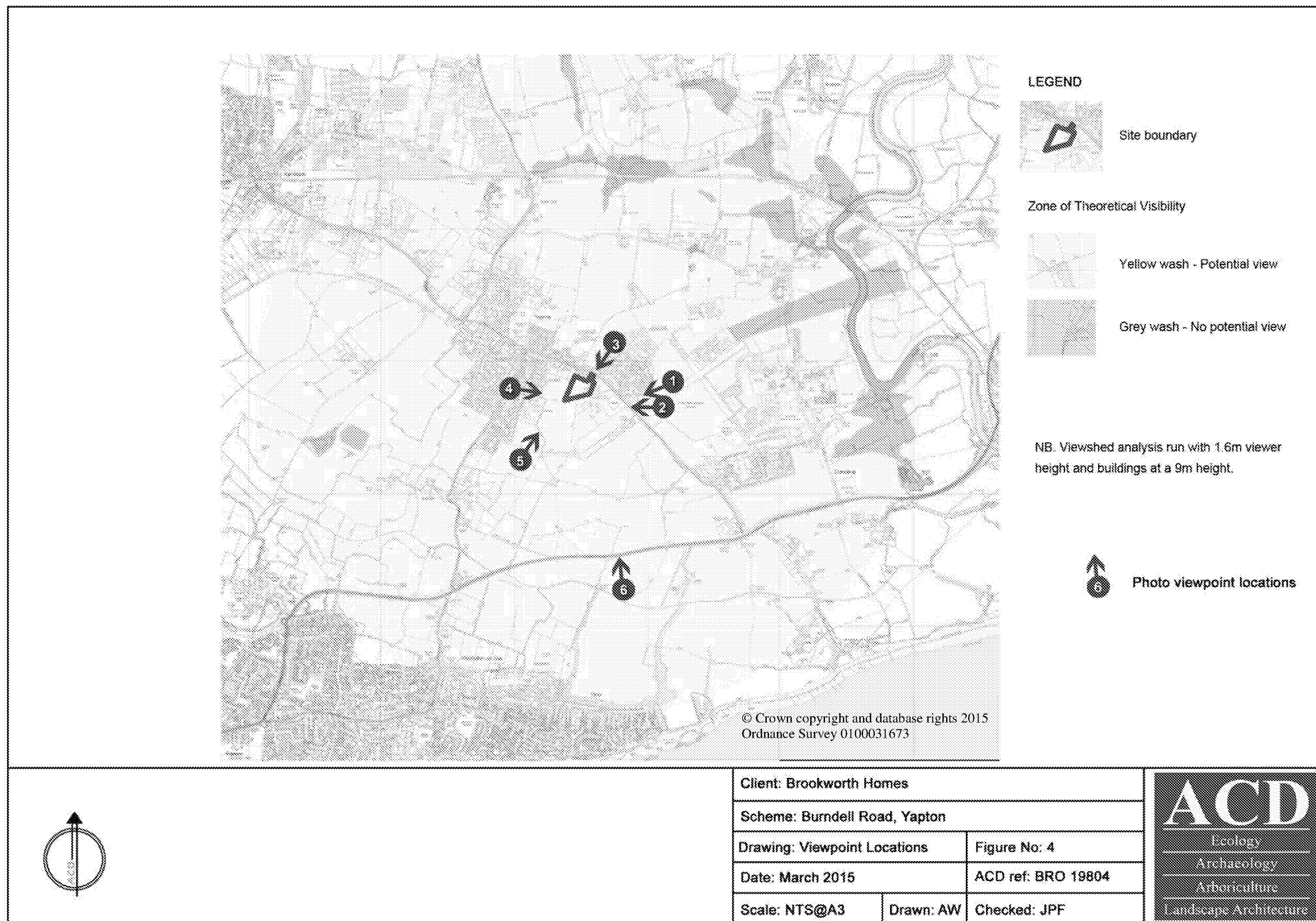
The GIS data used to create this ztv is based on landform and takes no account of buildings or vegetation in the landscape that will reduce the visibility of the site.

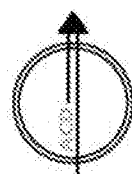
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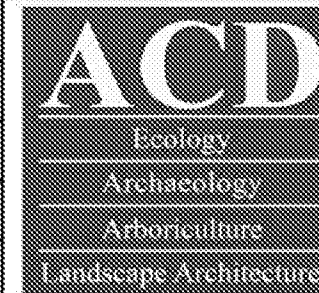
Client: Brookworth Homes		
Scheme: Burndell Road, Yapton		
Drawing: Zone of Theoretical Visibility	Figure No: 3	
Date: March 2015	ACD ref: BRO 19804	
Scale: NTS@A3	Drawn: AW	Checked: JPF

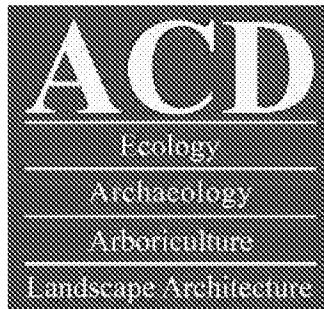






Client: Brookworth Homes		
Scheme: Burndell Road, Yapton		
Drawing: Planning layout		Figure No: 5
Date: March 2015		ACD ref: BRO 19804
Scale: NTS@A3	Drawn: AW	Checked: JPF





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