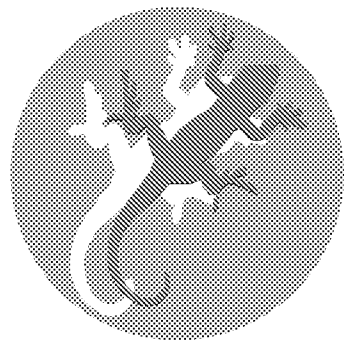




LIZARD

Landscape Design and Ecology

JOHN HALL CONSULTING LTD

WICKS FARM (EAST), FORD LANE, FORD, WEST SUSSEX

Landscape and Visual Appraisal

Draft Issue

Project Reference	LLD2191-LPL-REP-001
Prepared by:	JP
Checked By:	JJ
Revision	00
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EXECUTIVE SUMMARY

i Introduction and Background

Lizard Landscape Design and Ecology has been commissioned by John Hall Consulting Ltd to undertake a Landscape and Visual Appraisal for land at Wicks Farm East, Ford Lane, Ford, BN18 0DF, (NGR SU 99271 04235).

ii Impact Assessment

Landscape Character

The raised reservoir embankment would be constructed to some 3m AGL over some 1.7 hectares, (152m x 112m) whilst a water depth of some 2.5 metres would be retained through an excavation of some 0.5m into the ground, with the reservoir anticipated to be lined with the clay arisings. The reservoir would form part of a complex of reservoirs which exist to the west of the Site, including along both the northern edge of the existing glasshouse to the west and across two areas to the south of this, albeit the existing reservoirs embankments are some 1m AGL, (see **Photographs E, F and H**).

Whilst an impact on the gently falling landform is considered to result from the raised embankment about the reservoir, this is not considered to be substantive regarding an appreciation of the wider valley feature of the Withy Rife, which is limited in this location by the truncation to the north. A local **Minor adverse effect** on landform is considered to result.

The anticipated reuse of material arisings on site and otherwise reuse of inert materials is considered to represent high reversibility should the reservoir be returned to agricultural land in future. The landform underlying the glasshouse would be highly reversible, further to being retained, with the vertical, structural supports alone requiring the ground surface to be broken, with an overlaid mytex sheet otherwise covering the ground.

A comparably local **Minor adverse effect** on the contribution of the field to field pattern, which it is worth noting has included additional field division approximately along the eastern Site boundary within the mid 20th Century, which was then later removed.

Further to the recommended establishment of a new native species hedgerow, with standard trees along the eastern side of the Site offset from both the proposed glasshouse and raised reservoir, this potential effect is considered to be limited to a **residual short term Negligible effect**. This would be further reduced to a **residual mid-long term Minor beneficial effect** as the field boundary matured, whilst contributing to providing a new, large scale tree and hedgerow framework, as highlighted for consideration within land management guidelines for the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003).

There is considered to be a **Negligible effect** on the very limited contribution from the field to the network of fields separating Ford, Burndell, Climping and Ford Airfield, within the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA). This is supported by the focus of this sensitivity being upon the field systems south of Ford Lane.

The contribution of the tree and shrub line outside the west of the Site to field pattern would be maintained, through substantive avoidance of the vegetation other than as required for a central access between the existing and proposed glasshouses. This is considered to result in a locally **Minor adverse effect**, limited by the existing dispersed nature of the tree and shrub line. This effect would be reduced to a **short term residual Negligible effect** further to the recommended 'gapping up' with native species, to reinstate a hedgerow with trees.

Regarding the contribution of the field to moderate-low levels of relative tranquillity south of the Railway line to Ford Lane, contributed from the glimpses afforded through the vegetation from Public Footpath No. 365-4, to the east and experienced in sequential views for south facing passengers on the West Coast Railway line, west of Ford Station, the visual amenity assessment can be considered to inform an opinion.

Through reference to the visual amenity assessment, the proposed glasshouse would be seen against that of the existing glasshouse to the west, substantively for those travelling by train. The main change would be from the filtering effect of the existing dispersed tree and shrub line, which would be lost to view. This is not considered to be substantive with regards the contribution of the glimpses to overall low-moderate tranquillity and would be further limited as the recommended hedgerow with trees matured along the eastern edge of the Site. There would be a further limitation should recommended approaches to the establishment of wildflower meadows about the Site perimeter be implemented, particularly for those travelling by train.

The approach taken would be in line with Policy HOR DM1: Horticulture, (July 2018) and Policy VE2: Horticultural Development, (November 2016). Further to the recommended enhancement to landscape character and ecological networks outlined within **Section 6.0**, including establishment of wildflower areas, new hedgelines and reinforcement of existing vegetation, it is considered that the Scheme would both protect and enhance the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003) and the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA) in line with Policy LAN DM1: Protection of Landscape Character, (July 2018).

LLD consider that there would be no impact on the special qualities of the South Downs National Park, (SDNP) located some 1.5km to the north. As described within **Section 5.0**, visibility towards the Site is constrained due to the flat landform, density of surrounding vegetation and built form which continues about the rising ground further to the north within the SDNP.

Visual Amenity

For local, recreational users of Public Footpath No. 365-4, to the east, (illustrated by **Viewpoints No. 01-04**) the glimpses afforded through the hedge or treeline, across the field towards the existing glasshouse, filtered by the dispersed tree and hedge line offset west of the Site, would substantively be maintained, albeit that the glasshouse component within the view would be brought slightly forward, without the integrating and softening element of the tree and shrub line to break its mass and outline. Despite part of the northern extent of glasshouses being obscured by the proposed 3m high grassed embankment, this would result in a potential **Minor adverse effect** on the pleasantness of the view at the points at which a glimpse is available.

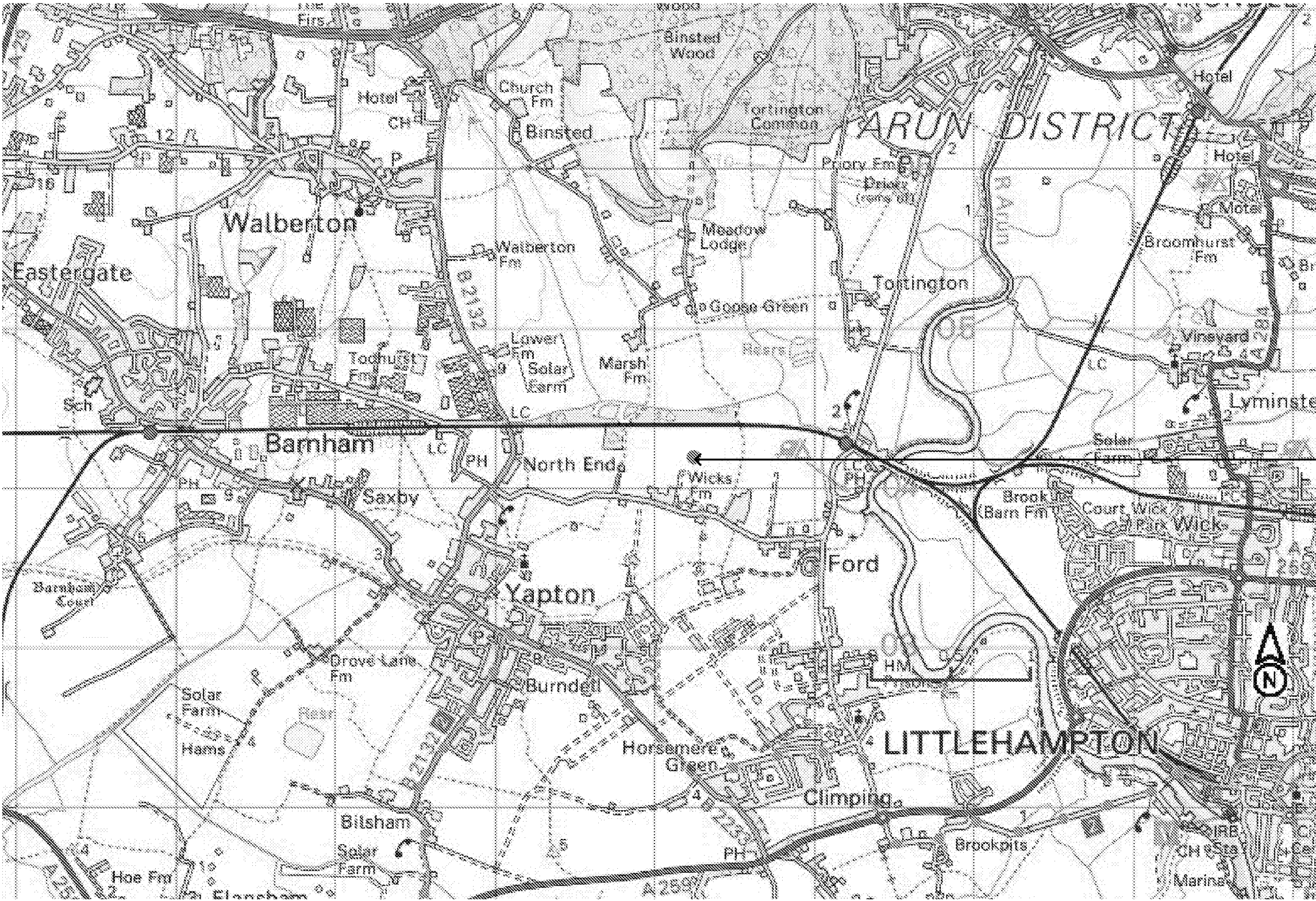
Further to the recommended establishment of a new native species hedgerow, with standard trees along the eastern side of the Site offset from both the proposed glasshouse and raised reservoir, this potential effect is considered to be limited to a **residual short term Negligible effect**. This would be further reduced to a **residual mid-long term Minor beneficial effect** as the field boundary matured. The same effect is considered to result for the short duration of the view for a short duration of south facing passengers on the West Coast Railway line, (represented by **Viewpoint No. 04**). For remaining receptors the effect on pleasantness of views is considered to be **Negligible**.

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Legend

South Downs National Park, (SDNP), (north of the line).

Development Site Location.

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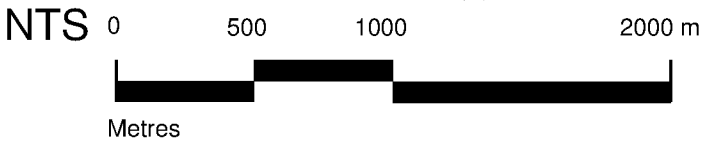
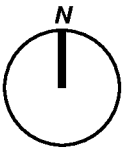


Figure 1.1. Development Site Location



MAP DATA ©2020 GOOGLE. IMAGE CAPTURE: APRIL 2020, LANDSAT / COPERNICUS
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Legend

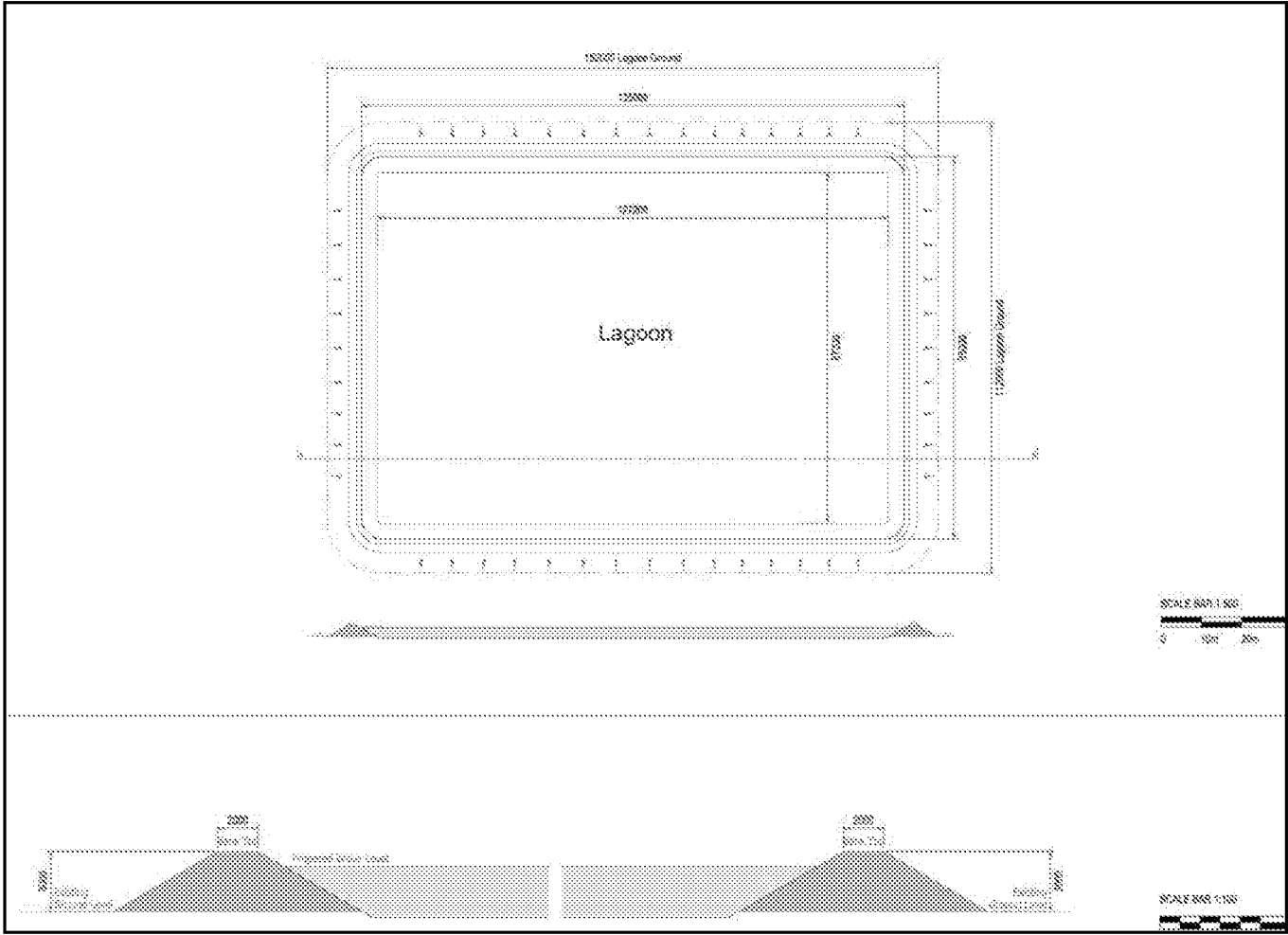
-  Development Site Boundary.
-  Land in Ownership.

Figure 1.2 Study Area

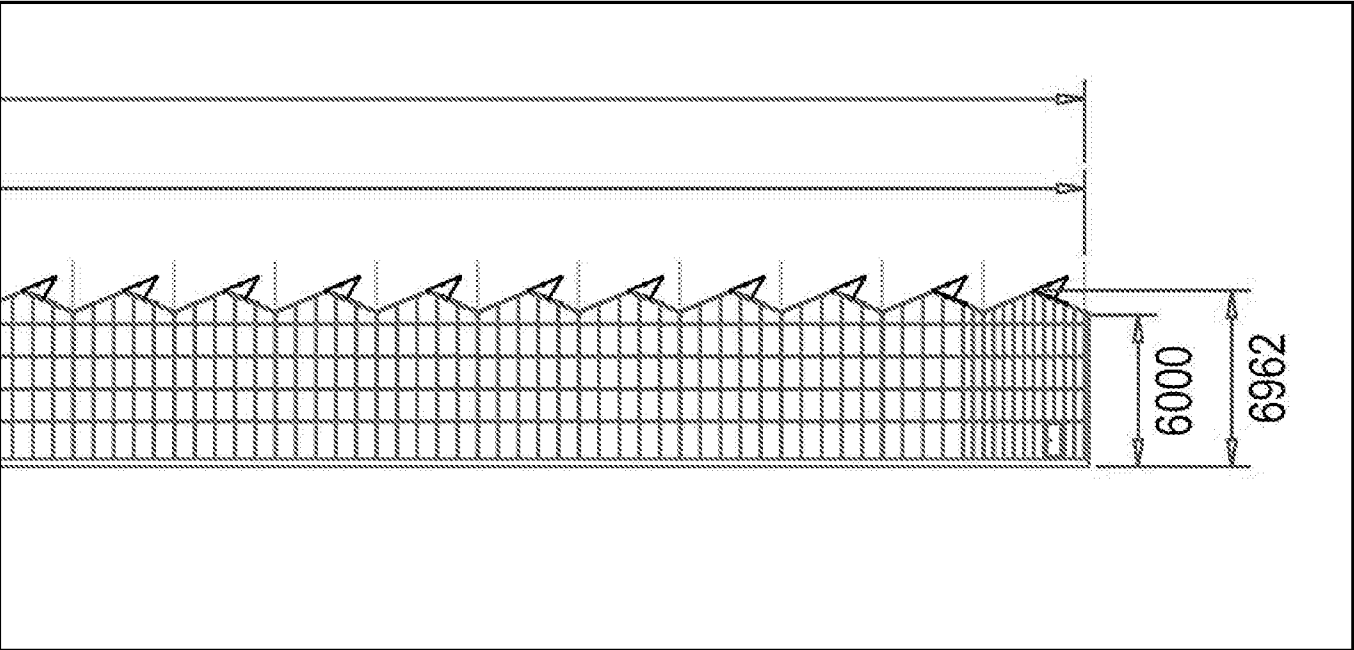




Extract A - Proposed Site Extension, (6648-CHOK-GH-GF-DR-P-0010-003)



Extract B - Proposed Lagoon, (6648-CHOK-GH-GF-DR-P-0010-005)



Extract C - Glasshouse Layout and Elevation, (6648-CHOK-GH-GF-DR-P-0010-004)

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology, (LLD) has been commissioned by John Hall Consulting Ltd to undertake a Landscape and Visual Appraisal, (LVA) for land at Wicks Farm East, Ford Lane, Ford, BN18 0DF, (NGR SU 99271 04235).
 - 1.2 The LVA has been undertaken by Joshua Peacock, an Associate Landscape Planner at LLD and a Chartered Landscape Architect with over 19 years professional experience in LVIA.
- The Site and Surrounding Area**
- 1.3 Through reference to **Figure 1.3**, the proposed development site, (the Site) is some 5 hectares, (12.4 acres) of land in arable use, within an enclosed location adjacent to an existing horticultural site to the north of Wicks Farm, which includes more recent glasshouse type buildings across some 1.25 hectares, (see **Photographs B-C**) and older, (see **Photograph A**).
 - 1.4 A substantively complete 5 hectares of new glasshouse, reservoir and services development, (consented under Planning Application Reference no. F/30/18/PL / F/21/20/DOC) is located to the west of the Site, beyond an intervening tree and shrub line along the field boundary, (see **Photographs B-I**).
 - 1.5 The intervening tree and shrub line outside the west of the Site comprises a range of species, which through reference to the LLD produced Tree Survey, includes remnant hedge line of hawthorn and holly species, with some cononeaster to the north and a couple of mature beech trees and younger hybrid poplars, ash, larch, spruce and sycamore trees, (see **Photographs K and L**). A linking area extends through a part of the hedgeline towards the completed glasshouse development.
 - 1.6 The West Coast Railway Line runs at an offset from the northern edge of the Site, along which frequent trains run in each direction. A maturing tree belt extends along the northern edge of the Railway Line, (see **Photograph K**).

- 1.7 An area of hard standing, laid to concrete is offset to the south west of the Site, in use as a vehicle parking and storage area, surfaced in concrete, south of which is a maturing woodland copse, (see **Photograph J**).
 - 1.8 The Site is located at some 5m above Ordnance Datum, (aOD). Landform rises to some 6m aOD along Ford Lane, which is located to the south of Wicks Farm and 7m aOD along the western edge of the land in ownership.
 - 1.9 The Withy Rife / Binsted Brook flows in an easterly direction some 250m to the north of the Site beyond the woodland belt. The Ford Railway Station is located to the eastern edge of the Study Area, beyond which the Arun River floodplain extends east of Ford Road.
- The Scheme**
- 1.10 The Scheme is understood through reference to Plans and Elevations produced by Cambridge Hok, (see **Extracts A - C**).
 - 1.11 The Scheme comprises a glasshouse, reservoir and service area. The reservoir would be located to the north with the glasshouse to the south and service area to the south west of this, north of an existing area of hard standing.
 - 1.12 The raised reservoir embankment at some 1.7 hectares, (152m x 112m) (rounded to the corners) would be constructed to some 3m above ground level, (AGL) with a 2m wide crest. A water depth of some 2.5 metres would be retained through an excavation of some 0.5m into the ground, with the reservoir anticipated to be lined with clay arisings.
 - 1.13 The new glasshouse of some 1.28 hectares, (some 160m x 80m) would be built using galvanised steel lattice beams supported by galvanised posts and clad in horticultural glass, supported within aluminium glazing bars and gutters. The height to the roof gutters would be 6.0m above ground level, (AGL) and to the ridges some 7m. The area of hard standing to the south west of the glasshouse of some 50 x 50m would be hard surfaced.

- 1.14 It is understood that the glasshouse would be technologically advanced, with the use of an environmental control computer which would control growing variables for the vertical farming system, such as temperature, humidity and CO2 levels. It is understood that if crop lighting is required in the future, automatic black out screens would be used to prevent artificial light spilling out into the night sky. Rain water falling on the glasshouse roof would be harvested and stored in the reservoir, (located to the north) and used for irrigating the crops within a closed system, with no water or fertilisers run to waste.

Report Structure

- 1.15 Following this introduction, relevant landscape planning policy and landscape planning designations are outlined within **Section 2.0**. The assessment methodology is defined within **Section 3.0**.
- 1.16 Existing conditions are described in both **Section 4.0**, which presents published evidence, and **Section 5.0** which presents the field survey, with a descriptive identification of the landscape and visual baseline including a historic map regression. Landscape and visual receptors are defined to enable the assessment to test the susceptibility of the Site to the proposed Scheme.
- 1.17 Constraints and opportunities, including both primary and secondary mitigation and enhancement are identified within **Section 6.0**. An assessment of anticipated landscape and visual effects from the proposed Scheme is undertaken within **Section 7.0**, informed by the primary mitigation and enhancement; Whilst both informing and taking into account any secondary mitigation subsequently recommended through this report. An executive summary is provided to the head of this document.



Site Photograph A. Old glasshouse type structure, but with looser plastic sheeting covered frame in place of glass type, located to the south west of the Site.



Site Photograph B. New glasshouse type to the west of the Site, with guttering and stages within for vertical farming.



Site Photograph C. New glasshouse type to the west of the Site, viewed from the south with guttering and stages within for vertical farming.



Site Photograph D. Storage tanks off the south west of the Site associated with the new glasshouse to the west.



Site Photograph E. Water storage reservoir to the north of the newly built galsshouse to the west of the Site, with railway line and tree belt beyond.



Site Photograph F. Large water storage reservoir located to the south of the new glasshouse to the west of the Site.



Site Photograph G. Northern view towards the newly built glasshouse area to the west of the Site. An earlier, plastic sheet covered glasshouse type building can be seen to the right of view.



Site Photograph H. An elevated reservoir located between the earlier plastic sheeted glasshouse type structure and the new glasshouse area. The intervening tree and mature shrub line, (*to the west of the Site*) can be seen beyond this.



Site Photograph I. South western view towards newly built glasshouse to the west of the Site, with the intervening tree and shrub line along the field boundary. The Site area can be seen to left.



Site Photograph J. Vehicle parking area and storage to the south western corner of the Site, surfaced in concrete.



Site Photograph K. Northerly view from the north of the vehicle parking area across the Site area, with the intervening tree and shrub line along the field boundary to the west of the Site. Regular train movements occur along the northern edge of the field, with a maturing tree belt beyond.



Site Photograph L. Westerly view from within the field to the east of the Site, showing the dispersed tree and shrub line along the western boundary, beyond which the roofline of the existing glasshouse can be seen. A woodland copse off the south of the Site can be seen to the left of view.

2.0 PLANNING POLICY CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- National Planning Policy Framework, (February 2019);
 - Adopted Arun Local Plan 2011 - 2031, (July 2018);
 - Ford Neighbourhood Development Plan 2017-2031, (September 2018).

- 2.2 The Statutory development plan for this location consists of the Arun Local Plan 2011-2031, (2018) supported by the Ford Neighbourhood Development Plan 2017-2031, (2018).

- 2.3 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:

Planning Policy

Arun Local Plan 2011-2031 (July 2018)

- 2.4 Policy C SP1: Countryside - Identifies that: *'Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:*
- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; [...] The Council will take into account cumulative impact of development in the consideration of planning applications.[...]*
- 2.5 Policy GI SP1: Green Infrastructure and development - Identifies that: *'The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.*

- 2.6 Policy LAN DM1: Protection of landscape character - Identifies that:

'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 settlements within the District should be respected, taking into account their distinct identity and setting.'

- 2.7 Policy HOR DM1: Horticulture - Identifies that: *'1. New glasshouse, polytunnel and associated packhouse development will be permitted provided that:*

'a. It is of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape, unless it can be demonstrated that the need for a larger scale development is outweighed by the economic benefit of the scheme to the rural economy;

b. It relates sympathetically to the natural, built and historic environment;

c. Pollution to soil, water or air generated from the development into the surrounding environment, including the cumulative effects, is within regulated acceptable limits;

d. Long public views across substantially open land are retained where the landscape value is defined as major or substantial for the corresponding Landscape Character Area in the Arun Landscape Study;

e. Adequate water resources are available or can be provided (ie. above ground reservoirs);

f. Adequate surface water drainage capacity exists or can be provided as part of the development;

g. Vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impact to residential amenity is not severe;

h. There is minimal impact on health or general amenity resulting from internal artificial lighting after 6.00 pm on the occupants of nearby residential properties and minimal impact on the appearance of the site in the landscape by the minimisation of light spillage and glare to keep the natural environment intrinsically dark at night;

i. Noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of nearby residential properties or would not be likely to adversely affect enjoyment of the countryside;

j. Any glasshouse structure(s) and/or polytunnel(s) and or/ packhouse(s) deemed redundant to the horticultural or agricultural industry on the development site, are removed and the land is remediated from any contaminated material(s) and the land is used only for the direct diversification of horticulture or other productive green environment or a countryside-based enterprise activity which supports the rural economy. Council will impose this through planning conditions and/or use planning obligation agreements;

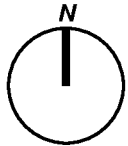
k. Proposals include full details of new landscaping, screening and of any trees or vegetation to be retained on the site; and

l. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site.



GIS DATASET: DATA COPYRIGHT © HISTORIC ENGLAND 2018. © NATURAL ENGLAND 2018.
MAP DATA ©2020 GOOGLE. IMAGERY: LANDSAT/COPERNICUS. IMAGE CAPTURE APRIL 2020.

1:10,000 at A3



Legend

- Development Site Boundary.
- Land in Ownership.
- Listed Buildings.
- Ancient Woodland.
- Biodiversity Opportunity Area.
- Deciduous Woodland UK Priority Habitat.
- Floodplain Grazing Marsh UK Priority Habitat.

Figure 2.1. Planning Designations

- 2.8 Policy ENV DM4: Protection of trees - Identifies that:
- 'Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, [...]*
- 2.9 Policy QE SP1: Quality of the environment - Identifies that:
- 'The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.'*
- Ford Neighbourhood Development Plan 2017-2031, (September 2018)**
- 2.10 Policy EH1: Protection of trees and hedgerows, identifies that:
- 'Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/ or priority habitat, or which significantly damages ecological networks will be refused unless the need for, and the benefits of the development in that location clearly outweigh the loss.'*
- Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible trees of arboricultural and amenity value and hedgerows.*
- Proposals where there are trees on the site or on neighbouring sites that could be affected by the development should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.'*

Landscape Planning Designations

National Parks

- 2.11 National Parks alongside Areas of Outstanding National Beauty (AONB) have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 1995. Through reference to **Figure 1.1**, the South Downs National Park is located some 1.5km within the wider study area to the north, where dense woodland occurs.

Listed Buildings

- 2.12 Listed buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Through reference to **Figure 2.1**, there are (Grade II Listed) Buildings, which are dispersed about the fringes of the Study Area, with the closest some 750m to north west and south east.
- 2.13 The (Grade I Listed) The Parish Church of St Andrew is located some 1.1km within the wider study area to the south east. The National Heritage List for England, (NHLE) description provides the following details: *'Chancel and nave with south porch and western bell-turret faced with white weather-boarding and with hipped roof. Mainly Norman with later windows. South porch in red brick with shaped gable over, added in 1637. [...]*

Biodiversity Opportunity Areas

- 2.14 Biodiversity Opportunity Areas (BOA's) are extensive areas where improved habitat management, as well as efforts to restore and re-create Priority Habitats are likely to be most effective in enabling recovery of Priority Species and Priority Habitats.
- 2.15 Through reference to **Figure 2.1**, the site is located within a broad area associated with the Climping to Houghton BOA, which primarily extends along the Binsted Brook / Withy Rife to the north of the railway line. The BOA is described as follows:

'This extensive stretch of the River Arun floodplain provides key opportunities for wetland and river restoration and the enhancement of floodplain grazing marsh. The area is also strategically important for water voles following a recent reintroduction at the Arundel Wildfowl and Wetland Trust.'

- 2.16 Invasive non native species within this area are identified including: Himalayan Balsam and Japanese Knotweed.

Protected Habitats

Ancient Woodland

- 2.17 Ancient Woodlands are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. Ancient Woodland is defined within the NPPF (2019) as: *'an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)'*. Through reference to **Figure 2.1**, there is a small patch of Ancient Woodland to the north east of the Study Area.

UK Priority Habitat

- 2.18 Habitats of Principal Importance are included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006. UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.
- 2.19 The potential presence of Priority Habitat is identified through reference to Natural England's Provisional inventories, accessed through the Defra Magic website.
- 2.20 The same patch of Ancient Woodland alone is identified within Natural England's Priority Habitats Inventory v2.1 as UK Priority Habitat Deciduous Woodland.
- 2.21 Floodplain Grazing Marsh UK Priority Habitat extends along the Binsted Brook / Withy Rife, located some 250m to the north of the Site, but also south of the railway line to some 250m east of the Site.

3.0 METHODOLOGY

General

- 3.1 This assessment has been prepared with reference to the following guidance:
- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
 - *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
 - *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019.*
- 3.2 In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:
- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...’;*
 - *Assessment of visual amenity effects – assessing effects of the proposal on views available to people and their general visual amenity through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

The Study Area

- 3.3 The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.
- 3.4 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.
- 3.5 Viewpoints not considered to comprise any visibility towards the Site are scheduled within **Appendix C**, without any further assessment of impact.
- 3.6 The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Field Survey

- 3.7 The field survey work was carried out in clear weather conditions on the 11th January 2021, when deciduous vegetation was out of leaf.

Landscape Character

- 3.8 Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.
- 3.9 Within this Study the term ‘landscape’ is synonymous with its definition within the European Landscape Convention as: ‘*An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’. The Convention is very wide in scope and covers: ‘*natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.*’

Visual Amenity

- 3.10 Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).
- 3.11 Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.
- 3.12 The photographs have been taken using a Canon EOS T3 Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (approximately 31mm at 1.6x conversion) at each shot.
- 3.13 The viewpoint images, (see **Appendix B**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.
- 3.14 A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.
- 3.15 The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

Assessment Criteria

General

3.16 The framework shown in **Table 1** is used as a guide to inform the identification of adverse or beneficial effect thresholds from the differing combinations of levels of landscape and visual receptor sensitivity and magnitude of change:

Table 1 – Effect Thresholds Framework			
Magnitude	Sensitivity (<i>Nature of receptor</i>)		
	High	Medium	Low
High	Significant	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

3.17 Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects. Note that the respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect.

3.18 The following **Tables 2** and **3** are used to respectively inform consideration of value, and susceptibility:

Table 2 – Value Criteria	
Value	Criteria
High	Area and/or features/or views with distinctive characteristics, in good condition with no potential for substitution. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty.
Medium	Area and/or features/or views with distinctive characteristics or association, in good condition, with limited potential for substitution. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation.
Low	Area and/or features/or views with typical characteristics, in generally moderate condition, with potential for substitution.
Very Low	Area and/or features/or views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Table 3 – Susceptibility Criteria	
Susceptibility	Criteria
High	Area and/or features/or views considered resilient to relatively small changes.
Medium	Area and/or features/or views considered reasonably tolerant of change.
Low	Area and/or features/or views considered potentially tolerant of substantial change.

Landscape Impact Assessment

Nature of Landscape Receptors (*Sensitivity*)

3.19 Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: ‘A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor’, (p158). It is recommended within GLVIA3, that the ‘nature of receptor’ should be used as shorthand in place of the term ‘sensitivity’, (p37).

3.20 Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by LLD through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.

3.21 Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:

- **‘Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;

- **Representativeness:** Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;
- **Conservation interests:** The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.’

3.22 Regarding susceptibility of landscape receptors, GLVIA3 identifies that: ‘Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.’ (p89). Susceptibility is defined as: ‘The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences’, (GLVIA, p158).

3.23 This definition is understood by LLD to comprise a consideration of the resilience, (or capacity) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (low susceptibility / high resilience) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (high susceptibility / low resilience to the Scenario / Scheme).

3.24 The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a process of firming up the value of the landscape receptors identified, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated.

Table 4 - Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
Medium	Landscape area or feature of medium value, with some potential to accommodate the proposal with limited Moderate-Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character
Low	Landscape area or feature of medium - low value, with potential to accommodate the proposal with limited Minor adverse effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.

Magnitude of Landscape Impact

- 3.25 Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility.
- 3.26 The criteria in **Table 5** are used to identify magnitude of landscape change:

Table 5 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

- 3.27 The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). The duration over which change is anticipated to differ is defined through reference to the timeframe within which mitigatory or enhancement planting might be considered.
- 3.28 Where primary mitigation this would form part of the Scheme. Where secondary this duration enables a consideration of how the magnitude of change would change as a result of recommended mitigation and enhancement.

Landscape Effect

- 3.29 Effects are defined as the consequences of impacts taking into account the nature of the landscape receptor and magnitude of change.
- 3.30 The criteria in **Table 6** are used to define the nature of the landscape effect:

Table 6 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed Scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
Negligible	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

3.31 The visual effect of any proposal depends on both the nature of the visual receptor and susceptibility to the magnitude of change anticipated.

Nature of Visual Amenity Receptor

3.32 The people whose visual amenity is defined are referred to as visual amenity receptors. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.

3.33 To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to the views compositional balance.

3.34 The compositional balance of the view is initially described, taking into account considerations of form, scale, mass, line, height, colour and texture as appropriate, which is often defined by the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified. Landscape quality, (*condition*) may also be identified as part of the description of the view, with susceptibility to change subsequently informed by this.

3.35 The following criteria in **Table 7** are used to identify the likely Sensitivity of visual receptors, albeit limited by the generic language within. As with Landscape Sensitivity, the allocation of Sensitivity is defined in a progressive way through a process of firming up the nature of the landscape receptors associated with or relevant to the Site, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated on the character of the view:

Table 7 – Visual Sensitivity Criteria	
Sensitivity	Criteria
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets.
Medium	Receptors experiencing incidental views not critical to amenity and / or the nature of the view towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work.
Low	Receptors where the changed view is unimportant / irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

Magnitude of Visual Impact

3.36 The magnitude of change to visual amenity depends upon the size and scale, geographic extent, duration and reversibility of the proposed change.

3.37 Duration is judged on a scale as follows: short, (*0-5 Years*) medium, (*5-10 years*) and long, (*10-25 years*). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views. The criteria in **Table 8** are used to identify magnitude of visual change:

Table 8 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
High	Where the proposed Scheme or elements of the Scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Medium	Where the proposed Scheme or elements of the Scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed Scheme or elements of the Scheme will be perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

Visual Amenity Effect

3.38 Whilst landscape value associated with the components of a view is taken into account within the visual amenity assessment, the focus is upon the overall pleasantness of the view in terms of the visual character and compositional balance.

3.39 The criteria in **Table 9** are used to define the nature of the visual effect:

Table 9 – Visual Effect Criteria Definitions	
Effect	Definition
Significant adverse	Where the Scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the Scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

4.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

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

- *National Character Areas (September 2014);*
- *Landscape Character Assessment of West Sussex (November, 2003);*
- *Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA);*
- *The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015);*
- *Sussex Historic Landscape Characterisation (Bannister, August, 2010).*

National Character Areas (September 2014)

4.2 The Site lies within the South Coast Plain National Character Area, (NCA 126) which is described as: ‘...a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel.’

4.3 Key characteristics of NCA 126, which are relevant to the Study area include:

- ‘There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;
- 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.’

4.4 Landscape attributes of NCA 126 are identified to include:

- ‘Fertile soils support a prosperous market garden and horticultural trade reflecting the relatively warm temperatures and long growing season;
- [...] The landscape is part of a broad plain of flinty marine and valley gravels extending several miles inland;
- Open and exposed coastal landscape;
- Important historical sites from all periods;
- [...] Large flocks of wildfowl.’

4.5 Opportunities identified for NCA 126 include:

‘[...] Manage and improve the productive agricultural landscape, including the creation of arable field margins, restoration of hedgerows and conservation headlands that help to support the area’s farmland bird populations and pollinators;

Promote and enhance the area’s surviving historic environment that includes important Roman remains across the area, as well as the significant military and maritime heritage assets, historic parkland and traditional buildings;

Plan for the creation of significant new landscapes that provide a framework for new and existing development and its associated infrastructure; [...]

4.6 Regarding climate change within NCA126, the following are identified as drivers of change:

- ‘As a low-lying coastal area in south-east England, this NCA is vulnerable to the effects of climate change, particularly sea level rise, increased severity and frequency of storm events and drought;
- [...] hotter, drier summers could lead to summer drought, exacerbated by increased demand for irrigation with a resulting deterioration of semi-natural wetland habitats along the flood plain, including species-rich meadows and field ponds, as well as remnant areas of heath along the coast;
- A longer growing season with increasing temperatures may encourage the introduction of novel crops such as sunflowers, navy beans and soya and different crop timings into the arable-dominated landscape, altering its character.[...] (Ibid, p33)

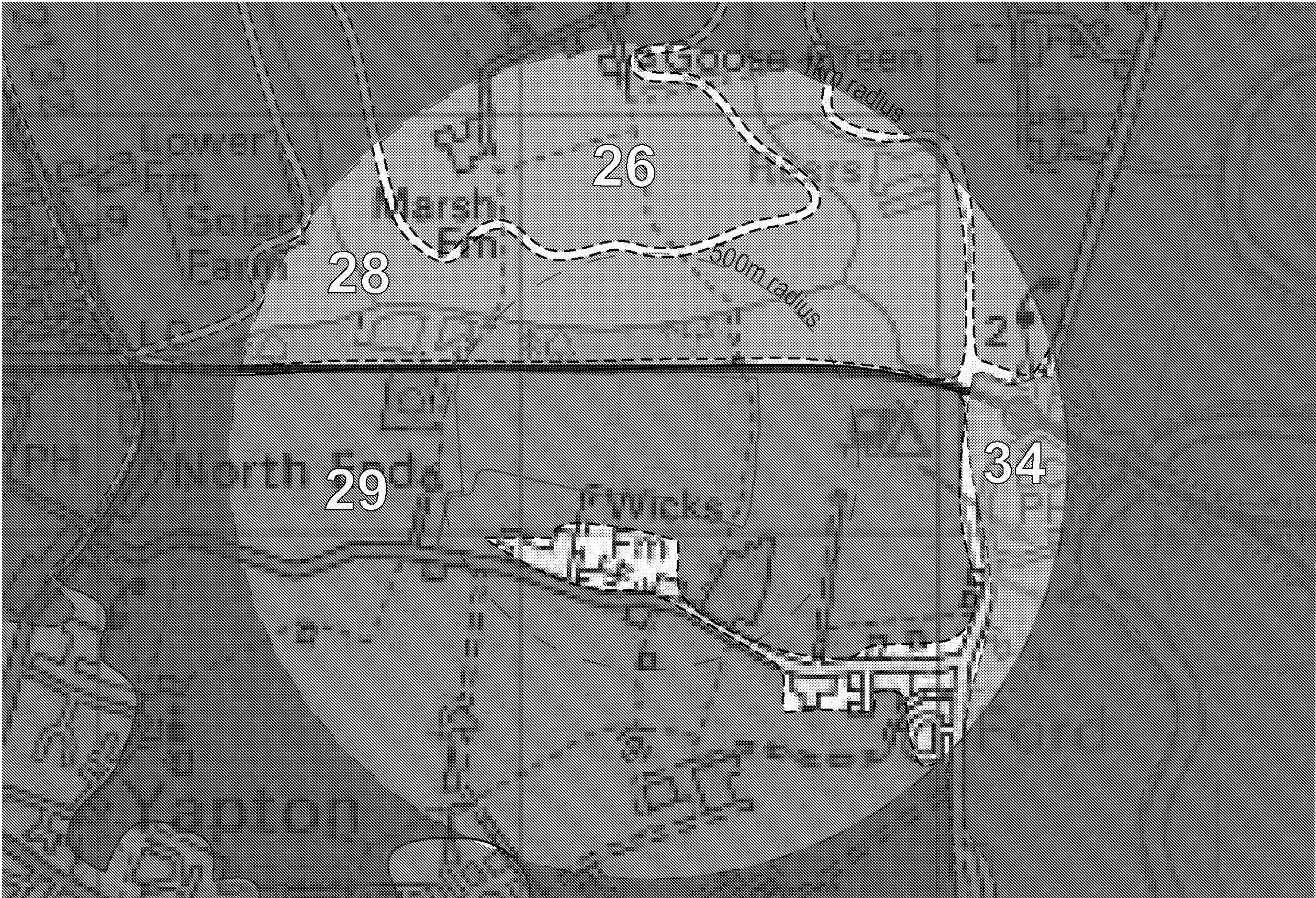
Landscape Character Assessment of West Sussex (November, 2003)

4.7 The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area. The Site lies within the north eastern edge of the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9). LCA SC9 is described as comprising:

‘[...] a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures’.

4.8 Key characteristics are described to include:

- 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;



MAP PRODUCED BY MAGIC ON 29/10/2020 (C) CROWN COPYRIGHT AND DATABASE RIGHTS 2020. ORDNANCE SURVEY 100022861

1:10,000 at A3

Legend

- Development Site Boundary.
- Land in Ownership.

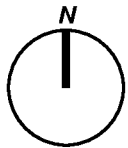
Arun Landscape Study Local Landscape Character Areas, (LCA) (HDA, 2006)

- LCA26 - Binstead Upper Coastal Plain.
- LCA28 - Withy Rife.
- LCA29 - North of Yapton Coastal Plain.
- LCA34 - Middle Arun Valley Floor.

Arun Landscape Study Local Landscape Capacity Level (HDA, 2006)

- Negligible.
- Low.
- Low - Medium.

Figure 4.1. Landscape Character Areas, (HDA, 2006)



- 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; [...]

4.9 Key Landscape and Visual Sensitivities include:

- '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;
- [...] 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; [...]

4.10 Land Management Guidelines are headlined with: 'Conserve the significant views to Chichester Cathedral and the South Downs'. Additional guidelines include:

- 'Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features;
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts;
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors;

- [...] Encourage and promote land management schemes to increase species rich grassland areas;
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage;
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape;
- Restore and strengthen the landscape of the gaps between settlements;
- Encourage landscape enhancements around villages and on their approaches;
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements;
- [...] 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;
- [...] 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.'

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

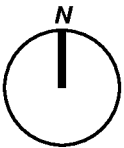
- 4.11 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development, including new housing and employment development.

- 4.12 The Study provides both an identification of a number of Local Landscape Types, (LLT) and some 45 broader Local Landscape Character Areas, (LCA).
- 4.13 The 2006 Study takes into account the intactness and condition of the landscape, (inherent landscape quality) the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements.
- 4.14 From this and a consideration of landscape value, (based on presence of designations) the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified. However, a scenario against which employment development might be considered is not defined, with an emphasis on housing.
- 4.15 In addition four Zones were defined across the District, within which a landscape structural analysis was undertaken to identify the main elements which contribute to the structure, character and setting of the settlements, the Strategic and Local Gaps, and the AONB. The Study Area falls within Zone 2: Five Villages.
- 4.16 Relevant Landscape Character Areas identified by the Study are labelled on **Figure 4.1**, extracted from the HDA 2006 Study.
- 4.17 The area within which the Site falls is characterised as the North of Yapton Coastal Plain, (LCA 29) which is allocated a Low / Medium landscape capacity to accommodate change. Landscape character across the LCA 29 is described within the summary appendices as follows:
- 'Predominately arable fields of varying size and enclosure, with parkland and recreation adjacent to Yapton;
 - Bounded by woodland and railway line to the north;
 - Abuts Ford to the east; Urban influence along Ford Lane which runs through the middle of the character area.' (Ibid, p6)



HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © WEST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND, WEST SUSSEX COUNTY COUNCIL

1:10,000 at A3



Legend

- Development Site Boundary.
- Land in Ownership.

Sussex Historic Landscape Character (**Broad Type / HLC Type (summary)**)

- Informal Fieldsapes
(Modern field amalgamation /
Regular piece meal enclosure)
- Fieldsapes / Formal Enclosure
(Planned / private).
- Woodland / Ancient Woodland
(assarted edges)
- Industry / Other Industry
(Factories)
- Modern Pond
- Settlement / Historic Core / Historic
Dispersed (Hamlet Manor Site /
Large Farmstead)
- Settlement / Expansion - Other;
(Ribbon development / Small
Cottage/Farmstead / Planned
estate)

Figure 4.2. Sussex Historic Landscape
Character Types (2010)

- 4.18 LCA 29 is allocated a Low / Medium landscape capacity to accommodate change, due to being a: *'Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping.'* (Ibid, p14).
- 4.19 Within the Landscape Sensitivity Table 1, HDA identify Substantial Sensitivity for LCA 29 Overall due to:
- *Moderate Sensitivity: 'Minor areas of woodland';*
 - *Slight Sensitivity: 'Minor contribution to setting of Yapton';*
 - *Moderate Sensitivity: 'Partly on higher ground associated with Yapton. Flood plain adjacent to Ford Village';*
 - *Substantial Sensitivity: 'Rural landscape falling towards Withy Rife';*
 - *Major Sensitivity: 'Separates Ford, Burndell, Climping and Ford Airfield.'*
- 4.20 Within the Landscape Value Table 2, HDA identify Slight Value for LCA 26 Overall, due to Slight or Negligible Value occurring other than relative to: 'Moderate, scenic beauty' and from Listed Buildings.
- 4.21 To the north of the railway line the Withy Rife LCA, (LCA 28) is allocated Low capacity, due to being a: *'Rural enclosed agricultural rife landscape within floodplain and detached from settlement, with ecological value.'* (Ibid, p13). Landscape character across the LCA 28 is described within the summary appendices as follows:
- *Prominent narrow valleys leading down from Downs to subtler, wider valley feature;*
 - *Heavily vegetated with trees and scrub;*
 - *Visibility within character area is very limited.'*
- 4.22 Further to the north extends the Binsted Upper Coastal Plain LCA, (LCA 26) whilst the Middle Arun Valley Floor, (LCA34) is located further to the east.

The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015)

- 4.23 The 2015 study also referred to as the 'SDNP Viewshed Study', identifies the following relevant view types that reflect the special qualities of the National Park: *'Views towards the strongly sculptural chalk landform;[...]*
- Views towards the strongly sculptural landform*
- 4.24 For 'Views towards the strongly sculptural landform', the strongly sculptural chalk ridge is the key feature and the South Downs is perceived as an undeveloped 'island' within a busier surrounding landscape.' Special qualities of this view type are: *'the undeveloped and unspoilt nature of the South Downs National Park (the third of the Park's special qualities).'* The aim and management guidance for this view type is to: *'...Maintain the ability to access and appreciate long distance views of the skyline of the South Downs...'*
- Sussex Historic Landscape Characterisation (August 2010)**
- 4.25 The Sussex Historic Landscape Characterisation comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 4.2**.
- 4.26 The 2010 Study identifies that the Site forms part of a surrounding block of Fieldscape resulting from planned private enclosure, surrounded by Informal Fieldscape, resulting from Modern Field Amalgamation, other than along the Binsted Brook / Withy Rife, to the north which results from earlier regular piecemeal enclosure.
- 4.27 Dispersed areas about the north of a larger area associated with ford Airfield outside of the Study Area to the south, resulting from factories as other industry are located to the south and south east of the Study Area, including upon the footprint of the Ford Lane Business Park to the south east. A Modern Pond is located to the north of the railway line to the north west.

- 4.28 Historic dispersed settlement is located to the south about Wicks Farm, whilst Historic dispersed settlement resulting from a hamlet manor site about small settlement of Ford (*Atherington House / Ford Cottages / Newhouse Farm*) to the south east. Settlement resulting from expansion as Small Cottage / Farmstead is located to the west of Wicks Farm. A Designed Landscape resulting from Informal Parkland is located to the north of the Study Area.

Historic Map Regression

- 4.29 The following analysis is undertaken through reference to Ordnance Survey, (OS) map extracts, centred on the Site, provided within **Appendix A**.

Yeakell and Gardner's Sussex (1778-1783) Map

- 4.30 Through reference to the 1783 map, the Binsted Brook / Withy Rife and surrounding marsh can be clearly seen to the north, with the floodplain associated with the Arun River to the east. The longitudinal field boundary to the west, which remains present to the west of the Site can be seen. The early extent of Wicks Farm, can be seen to the south east.

1880 - 1967 Ordnance Survey Maps

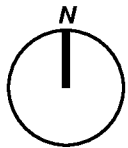
- 4.31 Through reference to the 1880 OS (*6 inch*) Map, the previous latitudinal field division to the north has been replaced with the West Coast Railway Line, which extends east to west. Wicks Farm can be seen to have extended to the south east, including the Ford Lane Business Park east of this.
- 4.32 The 1967 OS shows a further westward extension of Wicks Farm, with some ribbon development incorporated. An additional longitudinal field boundary with some vegetation is shown extending through the Site area. It is apparent that there is some drainage occurring along the longitudinal boundary west of the Site.

2001 - 2020 Aerial Photography

- 4.33 Through reference to the 2001 Aerial Photography the longitudinal field boundary introduced by 1976 is shown removed. Through reference to the 2020 Aerial Photography a northward extension of large agricultural buildings can be noted, whilst an associated parking area can be seen to the south west of the Site area.



MAP DATA ©2020 GOOGLE. IMAGE CAPTURE: APRIL 2020, LANDSAT / COPERNICUS
1:10,000 at A3



Legend

- Development Site Boundary.
- Land in Ownership.
- Existing New Glasshouse.
- Public Footpath.
- Mid Distance Viewpoint Location and Direction.
- Areas of publicly accessible land from which visibility of part of the Scheme is anticipated.
- Areas of publicly accessible land from which visibility of part of the Scheme is anticipated through intervening vegetation.

Figure 4.3. Viewpoints and Zones of Visual Influence - Mid Distance.



Figure 4.4. Viewpoints and Zones of Visual Influence - Short Distance.

5.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Nature of Landscape Receptors

- 5.1 The application Site in general is not considered to comprise a valued landscape in relation to Paragraph 170 of the National Planning Policy Framework. The Site is not considered to comprise particularly rare or representative features or characteristics of the North of Yapton Coastal Plain, (LCA 29, HDA 2006), or the Chichester to Yapton Coastal Plain LCA, (LCA SC9, 2003), nor have any notable associations.
- 5.2 Landscape components, against which the susceptibility of the Site to the proposed development might be appraised, are identified by LLD through reference to planning policy, designations, and landscape characterisation, (with some weighting, relative to the value criteria provided within the methodology) to comprise the following:
- **Low** - Contribution of the tree and shrub line outside the west of the Site to field pattern - Apparent from at least 1880, whilst limiting visibility of the existing glasshouse in glimpsed views from along Public Footpath No. 365-4, to the east and about Ford Station, some 500m to the north east;
 - **Low** - Contribution from landform to the subtle, wider valley feature of the Withy Rife, highlighted as having Substantial Sensitivity associated with change resulting from development within the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA);
 - **Low** - Very limited contribution from the field to the network of fields separating Ford, Burndell, Climping and Ford Airfield, (Generally highlighted as a Major Sensitivity associated with change resulting from development by HDA, 2006);
 - **Low** - Contribution of the field to moderate-low levels of relative tranquillity south of the Railway line to Ford Lane, contributed from the glimpses afforded through the vegetation from Public Footpath No. 365-4, to the east and experienced in sequential views for south facing passengers on the West Coast Railway line, west of Ford Station.

Visual Amenity

- 5.3 The description of visual receptors across the Study Area with some visibility towards the Site is provided through reference to the Viewpoint photographs within **Appendix B**. Viewpoint locations are shown on **Figure 4.3**.
- Nature of Visual Receptors**
- 5.4 Local, recreational users of Public Footpath No. 365-4, to the east are illustrated by **Viewpoints No. 01-04**. These users are anticipated to be local, with an anticipation of views of **Medium value** relative to an appreciation of rural character in general, which is contributed from the glimpses afforded through the hedge or treeline, across the field presented within these illustrative views. **Viewpoint No. 04** is additionally considered to be representative of visibility for a short duration of south facing passengers on the West Coast Railway line, with views anticipated of more **Low value**.
- 5.5 Vehicular and cycle users along Ford Lane, at the south of an access track, south of the Site are illustrated by **Viewpoint No. 05**. The road is well trafficked and fast moving, with no verge. Despite cyclists enjoying some views over fields further to the south of Ford Lane, the busy use of the road by large vehicles would recommend anticipated glimpsed, obtuse views of **Low value** in this location.
- 5.6 Local, recreational users of Public Footpath No. 355-4, to the west with a glimpse over the horticultural area towards the Site are illustrated by **Viewpoint No. 06**. These receptors would anticipate a view of Low value in this location.

- 5.7 For local recreational users further to the west, at mid distance north of Ford Lane upon Footpath No. 355-4, (represented by **Viewpoint No. 07**) there is considered to be an appreciation of the more open fields, sloping towards the tree belt, and railway line. These users are considered to anticipate views of **Medium value**, limited by the busy use of the road by large vehicles.
- 5.8 For south bound local vehicular users, south of the railway crossing at Ford Station upon Ford Road, illustrated by **Viewpoint No. 08** there is visibility through a gap in the hedge. The mid distance viewpoint is additionally representative of visibility from the western edge of the northern platform at Ford Station. The glimpsed visibility towards surrounding countryside from within or adjacent to the train station is considered to be associated with views of a **Low-Medium value**.

Zone of Visual Influence

- 5.9 The Zone of Visual Influence (ZVI) for the Site, (see **Figures 4.3 and 4.4**) was derived from a Zone of Theoretical Visibility and determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 5.10 Visibility towards the Site is constrained due to the flat landform, density of surrounding vegetation and built form which continues about the rising ground further to the north within the SDNP.



Legend

- Development Site Boundary.
- Land in Ownership.
- Existing New Glasshouse.
- Public Footpath.

Constraints and Opportunities.

- Constraints.
- Opportunities.

See **Section 6.0** for supporting description of Constraints and Opportunities.

Figure 6.1. Constraints and Opportunities.

6.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

Landscape Constraints

6.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study through reference to **Figure 6.1**. The key landscape constraints, identified for the Site, *(with allocation of sensitivity taking into account the susceptibility of the component to the proposals)* are considered to be:

- 1 **Low** - Contribution of the tree and shrub line outside the west of the Site to field pattern - Apparent from at least 1880, whilst limiting visibility of the existing glasshouse in glimpsed views from along Public Footpath No. 365-4, to the east and about Ford Station, some 500m to the north east;
- 2 **Low** - Contribution from landform to the subtle, wider valley feature of the Withy Rife, highlighted as having Substantial Sensitivity associated with change resulting from development within the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA);
- 3 **Low** - Very limited contribution from the field to the network of fields separating Ford, Burndell, Climping and Ford Airfield, (Generally highlighted as a Major Sensitivity associated with change resulting from development by HDA, 2006);
- 4 **Low** - Contribution of the field to moderate-low levels of relative tranquillity south of the Railway line to Ford Lane, contributed from the glimpses afforded through the vegetation from Public Footpath No. 365-4, to the east and experienced in sequential views for south facing passengers on the West Coast Railway line, west of Ford Station.

Landscape Opportunities

6.2 Landscape opportunities are defined to both recommend mitigation measures which would avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures.

6.3 Landscape opportunities which have been integrated into the Scheme approach are identified as primary mitigation, *(and enhancement)*. The residual effects from both time dependent primary mitigation, *(and enhancement)* and secondary mitigation *(and enhancement)* recommended by this report, are considered within the assessment of landscape and visual effects where applicable.

Primary Mitigation and Enhancement Measures:

- 1 **Avoid and Reduce** - Substantially enclosed location, with an existing glasshouse to the west, tree belt to the north, woodland copse and field boundary vegetation fringing Wicks Farm to the south and an offset, mature hedgerow to the east.
- 2 **Avoid and Reduce** - The area of the tree and shrub line removed for access between the existing and proposed glasshouses would be limited further to the advice of the LLD Arboriculturalist, such that the root protection area of adjacent trees is subject to minimal impact;
- 3 **Avoid and Reduce** - The area of hard standing and glasshouse would be substantively offset from the tree and shrub line, whilst the nature of the limited ground impact from piling required for the glasshouse construction would further avoid any impact on the limits of the more semi-mature trees root protection areas;
- 4 **Avoid and Reduce** - Level ground within the Site will remain in situ, without need for levelling for the purposes of the glasshouse construction with high reversibility to a field resulting. Localised land-forming anticipated for the reservoir;
- 5 **Enhance** - Excavation for the reservoir is understood to be located in an area where natural deposits of clay are present, enabling the arisings to be used to line the reservoir and provide a natural substrate, with benefit to invertebrates and water birds using the open water and banks;
- 6 **Avoid** - It is understood that if crop lighting is required in the future, automatic black out screens would be used to prevent artificial light spilling out into the night sky; Reversibility of the proposal is high, with no foundation to the glasshouse, other than the vertical, structural supports, with an overlaid mytex sheet otherwise covering the ground.

Secondary Mitigation and Enhancement Measures recommended by LLD:

- 7 **Enhance** - Maintain and strengthen the field boundary tree and shrub line along the western edge of the Site, by 'gapping up' with a native species hedgerow, which would reinstate a hedgerow with trees and strengthen the connection between the woodland copse to the south of the Site and the woodland belt beyond the railway line to the north in line with land management guidelines for the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003); Invasive cotoneaster should be removed;
- 8 **Enhance** - Establish a new native species hedgerow, with standard trees along the eastern side of the Site offset from both the proposed glasshouse and raised reservoir would better integrate these features into the surrounding countryside, whilst limiting visibility of the existing glasshouse in glimpsed views from about Ford Station, some 500m to the north east. It would also contribute to providing a new, large scale tree and hedgerow framework, identified within the land management guidelines for the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003); This would further reinforce the connectivity between the woodland copse to the south and the woodland belt beyond the railway as above;
- 9 **Enhance** - Subsoil to be turned over the topsoil and broken to a tilth, (or in the case of the embankment topsoiled with 150mm) to result in a lower nutrient substrate about the perimeter of the Site and about the embankment, seeded with a native wildflower grassland mix, mown in late summer to enhance the grassland in these areas, providing opportunities for wildlife;
- 10 **Enhance** - The reservoir could be marginally increased in area to enable a more shallow marginal edge to be accommodated along the southerly aligned profile, with some 200mm of a looser material overlying the clay capping layer; A general slope of 1:10 would be recommended in this area to allow a draw-down zone with a depth of 10-30 cm, (Through reference to the Amphibian Habitat Management Handbook (ARC, 2011) this is the optimal depth for amphibians and invertebrates).

7.0 ASSESSMENT OF IMPACTS

General

- 7.1 This section assesses the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 7.2 The assessment considers the likely effects both during infill/ excavation operations and once restored, through a consideration of receptor susceptibility and magnitude of impact, using the methodology provided in **Section 3.0**.
- 7.3 Further opportunities are otherwise identified through reference to **Section 6.0**, as recommendations which are likely to further limit or avoid any impact identified, or which might result in enhancement. Where identified, the subsequent anticipated residual effects are identified within this section.
- 7.4 The assessment is undertaken descriptively to maintain the narrative and present the logic as clearly as possible. The assessment is however supported by **Table 7.1**, which iteratively presents the assessment process through the short, mid and long term, both as proposed and subject to recommended mitigation and enhancement.

Anticipated Natural and Managed Change

- 7.5 Natural change to the dispersed tree and hedge line outside the western boundary of the Site is considered to be limited due to the relative maturity of much of the vegetation, albeit that the trees are likely to continue to increase crown spread. The copse to the south of the Site and tree belt north of the West Coast Railway Line are anticipated to continue to mature with some trees either out competing others, or being managed through thinning to result in a more varied in height treeline at greater height overall.
- 7.6 Regarding drivers of change resulting from climate projections within the South Coast Plain National Character Area, (NCA 126) as reported within **Section 4.0**, there is likely to be an increased severity and frequency of storm events and drought.

7.7 The present trend of warmer wetter winters and hotter drier summers within the UK, are observed as an ongoing and increasing trend within projections summarised within the 'UKCP18 Headline Findings', (see: <<https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18-headline-findings-2.pdf>>). Managed change may result as follows: 'A longer growing season with increasing temperatures may encourage the introduction of novel crops such as sunflowers, navy beans and soya and different crop timings into the arable-dominated landscape, altering its character.[...] (Ibid, p33)

Landscape Character

- 7.8 The Site is substantively enclosed, with an existing glasshouse to the west, tree belt to the north, woodland copse and field boundary vegetation fringing Wicks Farm to the south and an offset, mature hedgerow to the east. The subtle, wider valley feature of the Withy Rife, is contributed by the landform which gently falls to the north, albeit truncated along the northern edge of the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA) by the West Coast Railway Line and wide tree belt which extends along the northern edge of this.
- 7.9 The raised reservoir embankment would be constructed to some 3m AGL over some 1.7 hectares, (152m x 112m) whilst a water depth of some 2.5 metres would be retained through an excavation of some 0.5m into the ground, with the reservoir anticipated to be lined with the clay arisings. The reservoir would form part of a complex of reservoirs which exist to the west of the Site, including along both the northern edge of the existing glasshouse to the west and across two areas to the south of this, albeit the existing reservoirs embankments are some 1m AGL, (see **Photographs E, F and H**).
- 7.10 Whilst an impact on the gently falling landform is considered to result from the raised embankment about the reservoir, this is not considered to be substantive regarding an appreciation of the wider valley feature of the Withy Rife, which is limited in this location by the truncation to the north. A local **Minor adverse effect** on landform is considered to result.

- 7.11 The anticipated reuse of material arisings on site and otherwise reuse of inert materials is considered to represent high reversibility should the reservoir be returned to agricultural land in future. The landform underlying the glasshouse would be highly reversible, further to being retained, with the vertical, structural supports alone requiring the ground surface to be broken, with an overlaid mytex sheet otherwise covering the ground.
- 7.12 A comparably local **Minor adverse effect** on the contribution of the field to field pattern, which it is worth noting has included additional field division approximately along the eastern Site boundary within the mid 20th Century, which was then later removed. Further to the recommended establishment of a new native species hedgerow, with standard trees along the eastern side of the Site offset from both the proposed glasshouse and raised reservoir, this potential effect is considered to be limited to a **residual short term Negligible effect**. This would be further reduced to a **residual mid-long term Minor beneficial effect** as the field boundary matured, whilst contributing to providing a new, large scale tree and hedgerow framework, as highlighted for consideration within land management guidelines for the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003).
- 7.13 There is considered to be a **Negligible effect** on the very limited contribution from the field to the network of fields separating Ford, Burndell, Climping and Ford Airfield, within the North of Yapton Coastal Plain LCA, (LCA 29, 2006 HDA). This is supported by the focus of this sensitivity being upon the field systems south of Ford Lane.
- 7.14 The contribution of the tree and shrub line outside the west of the Site to field pattern would be maintained, through substantive avoidance of the vegetation other than as required for a central access between the existing and proposed glasshouses. This is considered to result in a locally **Minor adverse effect**, limited by the existing dispersed nature of the tree and shrub line. This effect would be reduced to a **short term residual Negligible effect** further to the recommended 'gapping up' with native species, to reinstate a hedgerow with trees.

- 7.15 Regarding the contribution of the field to moderate-low levels of relative tranquillity south of the Railway line to Ford Lane, contributed from the glimpses afforded through the vegetation from Public Footpath No. 365-4, to the east and experienced in sequential views for south facing passengers on the West Coast Railway line, west of Ford Station, the visual amenity assessment can be considered to inform an opinion.
- 7.16 Through reference to the visual amenity assessment, the proposed glasshouse would be seen against that of the existing glasshouse to the west, substantively for those travelling by train. The main change would be from the filtering effect of the existing dispersed tree and shrub line, which would be lost to view. This is not considered to be substantive with regards the contribution of the glimpses to overall low-moderate tranquillity and would be further limited as the recommended hedgerow with trees matured along the eastern edge of the Site. There would be a further limitation should recommended approaches to the establishment of wildflower meadows about the Site perimeter be implemented, particularly for those travelling by train.
- 7.17 The approach taken would be in line with Policy HOR DM1: Horticulture, (*July 2018*) and Policy VE2: Horticultural Development, (*November 2016*). Further to the recommended enhancement to landscape character and ecological networks outlined within **Section 6.0**, including establishment of wildflower areas, new hedgelines and reinforcement of existing vegetation, it is considered that the Scheme would both protect and enhance the Chichester to Yapton Coastal Plain Landscape Character Area, (*LCA SC9, 2003*) and the North of Yapton Coastal Plain LCA, (*LCA 29, 2006 HDA*) in line with Policy LAN DM1: Protection of Landscape Character, (*July 2018*).
- 7.18 LLD consider that there would be no impact on the special qualities of the South Downs National Park, (*SDNP*) located some 1.5km to the north. As described within **Section 5.0**, visibility towards the Site is constrained due to the flat landform, density of surrounding vegetation and built form which continues about the rising ground further to the north within the SDNP.

Visual Amenity

- 7.19 For local, recreational users of Public Footpath No. 365-4, to the east, (*illustrated by Viewpoints No. 01-04*) the glimpses afforded through the hedge or treeline, across the field towards the existing glasshouse, filtered by the dispersed tree and hedge line offset west of the Site, would substantively be maintained, albeit that the glasshouse component within the view would be brought slightly forward, without the integrating and softening element of the tree and shrub line to break its mass and outline. Despite part of the northern extent of glasshouses being obscured by the proposed 3m high grassed embankment, this would result in a potential **Minor adverse effect** on the pleasantness of the view at the points at which a glimpse is available.
- 7.20 Further to the recommended establishment of a new native species hedgerow, with standard trees along the eastern side of the Site offset from both the proposed glasshouse and raised reservoir, this potential effect is considered to be limited to a **residual short term Negligible effect**. This would be further reduced to a **residual mid-long term Minor beneficial effect** as the field boundary matured. The same effect is considered to result for the short duration of the view for a short duration of south facing passengers on the West Coast Railway line, (*represented by Viewpoint No. 04*).

- 7.21 For remaining receptors the effect on pleasantness of views is considered to be **Negligible** as follows:
- 7.22 The introduction of a glasshouse, glimpsed between trees and generally beyond parked high sided vehicles would not be perceptible in the glimpsed view from Ford Lane to the south, (*illustrated by Viewpoint No. 05*). The glimpsed visibility to the distant wooded skyline of the South Downs would not be obscured.
- 7.23 The extension of a glasshouse between existing areas of glasshouses and filtered by vegetation, across a very small area would not be perceptible for local, recreational users of Public Footpath No. 355-4, to the west, (*illustrated by Viewpoint No. 06*) or those at mid distance north of Ford Lane upon Footpath No. 355-4, (*represented by Viewpoint No. 07*).
- 7.24 For south bound local vehicular users, south of the railway crossing at Ford Station upon Ford Road, (*illustrated by Viewpoint No. 08*) the mid distance glimpses towards the Site would not be perceptibly altered, albeit that part of the northern extent of glasshouses would be obscured by the 3m high grassed embankment, with the location of the glasshouse to the south aligned with the existing glasshouse to the west, and with intervening vegetation sustaining a visual filter as at present.

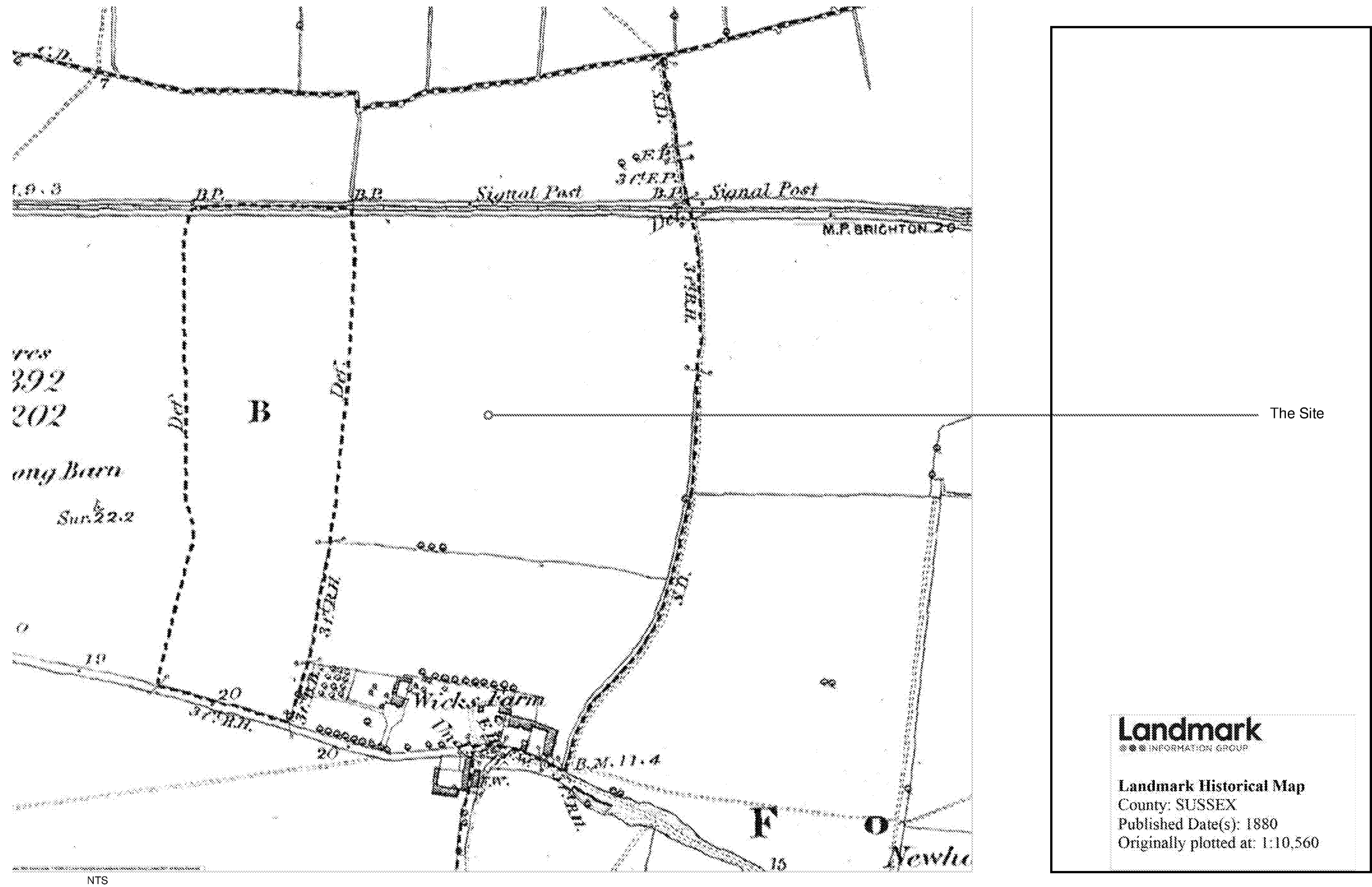
APPENDIX A - HISTORIC MAP AND AERIAL PHOTOGRAPHY EXTRACTS



The Site

Published Date: 1783

Yeakell and Gardner's Sussex (1778-1783), 2inch to 1 mile (Extract) Original publication: 1778-1783
Source accessed 05/01/2021 at: <http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm>





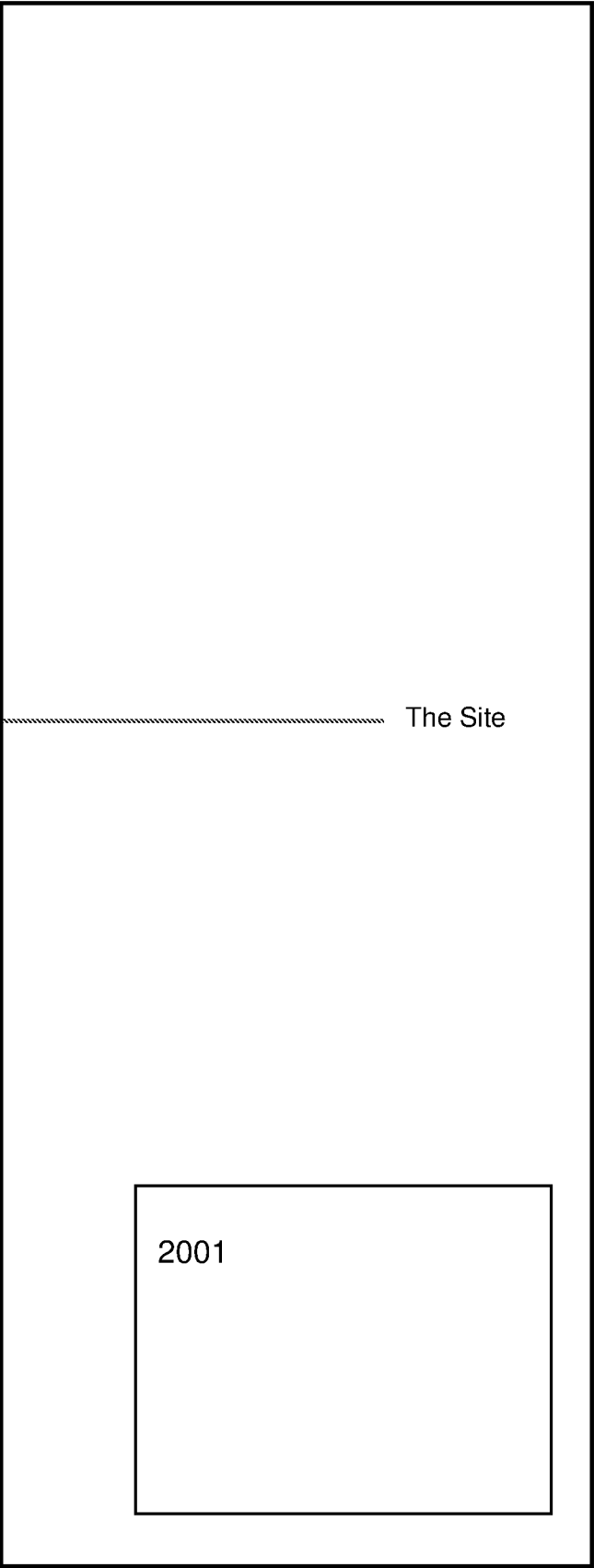
Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1967
Originally plotted at: 1:10,000

JOHN HALL CONSULTING LTD
WICKS FARM (EAST), FORD LANE, FORD
LLD2191-LPL-REP-001-00

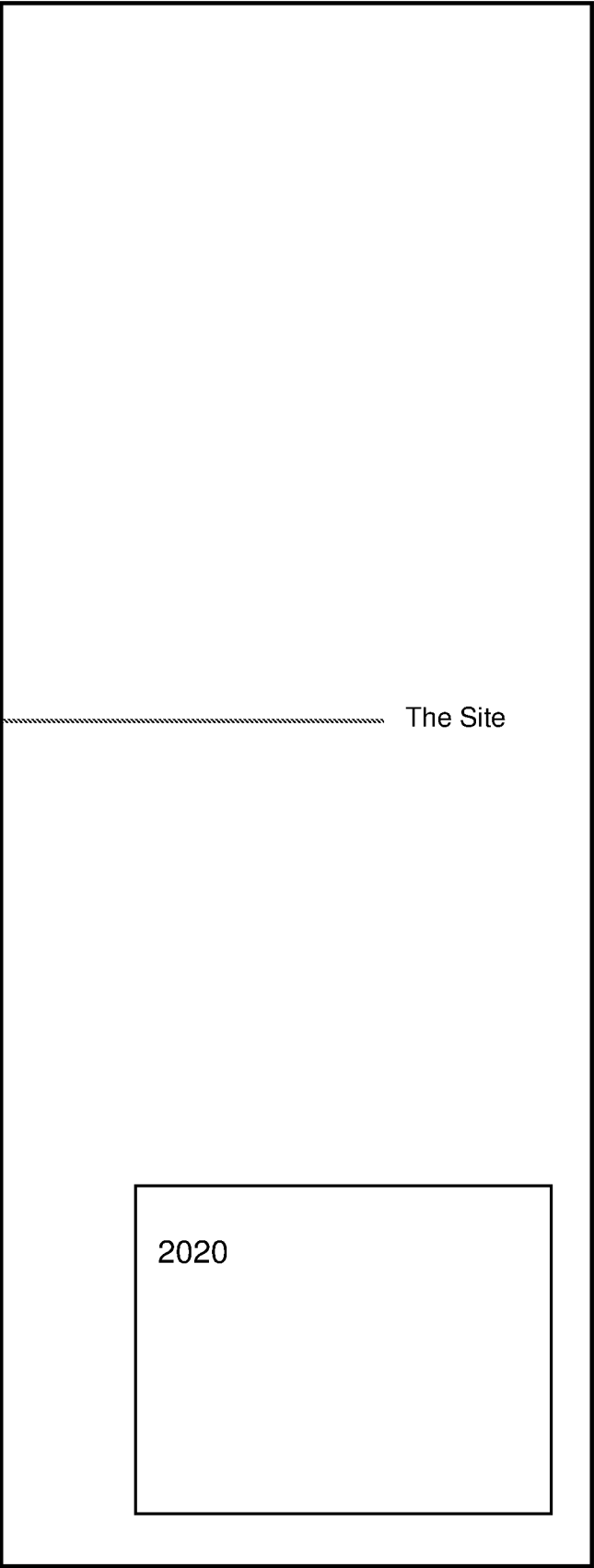


MAP DATA ©2020 GOOGLE. IMAGERY: LANDSAT / COPERNICUS. IMAGE CAPTURE: DECEMBER 2001.
NTS





MAP DATA ©2020 GOOGLE. IMAGERY: LANDSAT / COPERNICUS. IMAGE CAPTURE: APRIL 2020.
NTS



APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No. 01

Location: Public Footpath No. 365-5, north of the West Coast Railway crossing.

Direction of View: South west.

Date: 11 January 2021
Time: 10:52 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 5 metres aOD
Ordnance Survey Grid Coordinates: SU 99546 04392

Description - This illustrative view for south bound local recreational users of the Public Footpath is additionally representative of visibility for a short duration for south facing passengers on the West Coast Railway line. Dispersed scrub along the railway edge provides broken visibility towards a glasshouse, contributed to by trees and scrub offset to the east of the glasshouse. The treeline beyond the greenhouse can be glimpsed.



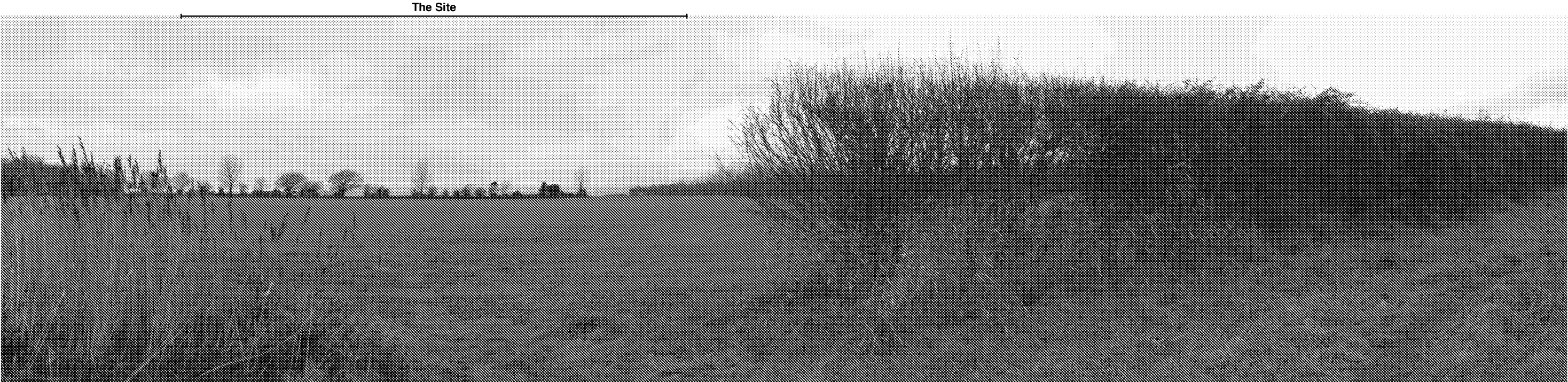
Viewpoint No. 02

Location: Public Footpath No. 365-5, south of the West Coast Railway crossing.

Direction of View: West.

Date: 11 January 2021
Time: 10:55 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 5 metres aOD
Ordnance Survey Grid Coordinates: SU 99551 04370

Description - This illustrative view for users of the Public Footpath provides a glimpse through to the field from a break in the otherwise dense, mature hedgeline. A train can be seen moving along the line, drawing attention to this movement and noise, (Approximately one train every five minutes moves along the track in one direction or another). Broken visibility towards a glasshouse is gained upon the opposing side of the field, resulting from a line of trees and scrub offset to the east of the glasshouse. The tree belt beyond the greenhouse can be seen, visually extending behind of the Railway Line to the foreground. A stile provides a separate point of focus to the right of view.



Viewpoint No. 03

Location: Gap in the hedgerow along Public Footpath No. 365-5.

Direction of View: North west.

Date: 11 January 2021
Time: 10:57 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 4.5 metres aOD
Ordnance Survey Grid Coordinates: SU 99546 04107

Description - This illustrative view for users of the Public Footpath provides a glimpse through to the field from a break in the otherwise dense, mature hedgeline, part filtered by reeds to the left of view. Broken visibility towards a glasshouse is gained upon the opposing side of the field, resulting from a line of trees and scrub offset to the east of the glasshouse. The tree belt beyond the greenhouse can be seen.



Viewpoint No. 04

Location: Gap in the treeline off Public Footpath No. 365-5, north west of Ford Lane Business Park.

Direction of View: North west.

Date: 11 January 2021
Time: 11:08 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 4.5 metres aOD
Ordnance Survey Grid Coordinates: SU 99528 04019

Description - This illustrative view for users of the Public Footpath provides a glimpse through to the field from a break in the otherwise relatively continuous treeline in this location. Broken visibility towards a glasshouse is gained upon the opposing side of the field, resulting from a line of trees and scrub offset to the east of the glasshouse. The tree belt beyond the greenhouse can be seen, extending along the horizon line to the north of the field.



Viewpoint No. 05

Location: Ford Lane, adjacent to access leading to access gate south of the Site.

Direction of View: North west

Date: 11 January 2021
Time: 12:05 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 6 metres aOD
Ordnance Survey Grid Coordinates: SU 99144 03863

Description - This illustrative view for vehicular and cycle users along Ford Lane, at the south of an access track, south of the Site shows a line of houses along Ford Lane, which extends to the left of view. Further houses associated with Wicks Farm are located up the access track. The southern end of the tree and shrub line offset to the west of the Site can be glimpsed along the track as part of vegetation to the south of this. To the right of this is a glimpse of the distant wooded skyline of the South Downs, over the top of a storage tank, offloaded from a truck.



Viewpoint No. 06

Location: Public Footpath No. 355-4 to the south of Long Barn.

Direction of View: North east.

Date: 11 January 2021
Time: 11:34 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 7 metres aOD
Ordnance Survey Grid Coordinates: SU 98808 04099

Description - This illustrative view for local, recreational users of Public Footpath No. 355-4, to the west with a glimpse over the horticultural area towards the treed fringe to the south west of the Site, shows an assortment of glasshouses, viewed beyond the adjacent barn. Built form and agricultural machinery draw the eye, whilst a line of poplar trees introduces a formal element of structural landscape to the right of view.



Viewpoint No. 07

Location: Public Footpath No. 356-1, north of Ford Lane.

Direction of View: North east.

Date: 11 January 2021
Time: 10:08 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 7 metres aOD
Ordnance Survey Grid Coordinates: SU 98213 03988

Description - This illustrative view for local recreational users, at mid distance north of Ford Lane upon Footpath No. 355-4, provides a more open aspect over fields falling towards the Withy Rife, backed by the treebelt north of the West Coast Railway, along which approximately one train every five minutes moves along the track in one direction or another, focusing attention away from the otherwise fairly regular busy use of the road by large vehicles. The distant north downs landform can be glimpsed through a break or lower area of trees along the tree belt. A cluster of built form is apparent along Ford Lane along the horizon line, including barns and more recently built glasshouse development. The tree belt to the south west of the Site can be glimpsed between built form.



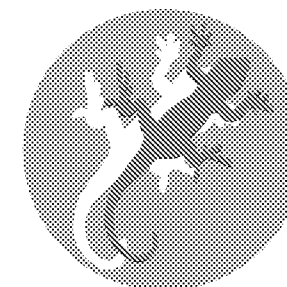
Viewpoint No. 08

Location: Yapton Lane, adjacent to Progress Close, off the north western corner of the Site.

Direction of View: West.

Date: 11 January 2021
Time: 12:11 pm
Weather: Clear weather conditions.
Lighting Conditions: Good visibility
Approximate Ground Level: 5 metres aOD
Ordnance Survey Grid Coordinates: TQ 00223 04213

Description - This illustrative view for south bound local vehicular users, south of the railway crossing at Ford Station upon Ford Road, provided through a gap in the hedge. The mid distance viewpoint is additionally representative of visibility from the western edge of the northern platform at Ford Station. The glasshouse to the west of the Site can be glimpsed, albeit filtered by intervening vegetation both offset east of the glasshouse and across the intervening field systems, other than to the north, where visibility of the glasshouse is less filtered. The glasshouse forms a relatively discrete element, albeit close to a more level skyline, which is dominated otherwise by the more irregular edge of mature scrub and tree belts along field boundaries to right and left, along the West Coast Railway Line, or north of development along Ford Lane.



L I Z A R D

Landscape Design and Ecology

The Old Bank, 24 South Street, Tarring, Worthing, West Sussex, BN14 7LH