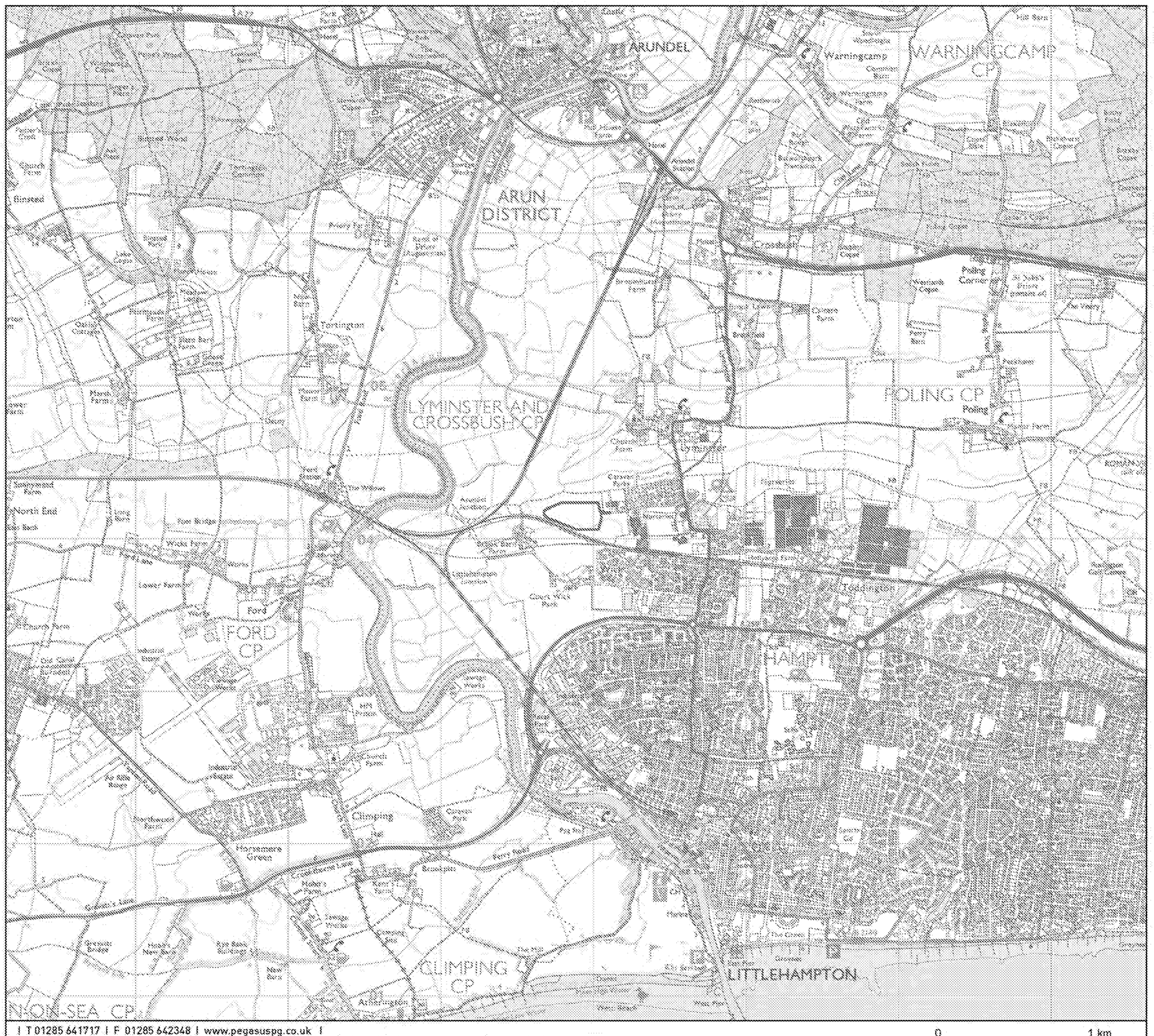
APPENDIX 1

SITE LOCATION PLAN

ARUN DISTRICT COUNCIL LU/385/14/PL



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KEY

Site Boundary

Revisions	Date
A - First issue	03.11.14

Brookbarn Farm, Courtwick Lane, Wick

Site Location Plan

Anesco

Drawn by: AD	Checked by: SH
Date: 03.11.14	BNL.0638_01-A

1:25,000 @ A3

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APPENDIX 2

DETAILED METHODOLOGY

ARUN DISTRICT COUNCIL LU/385/14/PL

Introduction

The Landscape and Visual Appraisal has been undertaken in accordance with best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
- GLVIA3 Statement of Clarification 1/13
- Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage
- Photography and photomontage in landscape and visual assessment (2011) - Landscape Institute Advise Note 01/11

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

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

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

Landscape Elements and Character Assessment Methodology

A baseline landscape assessment was carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of:

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

Visual Assessment Methodology

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

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

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

Assessment Criteria

The significance of effects is ascertained by cross referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

Sensitivity of Landscape Features

Sensitivity is determined by a combination of the value that is attached to a landscape feature or element and the susceptibility of the landscape feature/element to changes that would arise as a result of the Proposed Development – see Pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

Table 1: Sensitivity of Landscape Features

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

Magnitude of Change on Landscape Features

Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape features as follows:

Table 2: Criteria for magnitude of change for landscape features

ARUN DISTRICT COUNCIL LU/385/14/PL

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

Sensitivity of Landscape Character

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

Table 3: Sensitivity of Landscape Character

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

Magnitude of Change on Landscape Character

Professional judgement has been used to determine the magnitude change on landscape character as follows:

Table 4: Criteria for magnitude of change for landscape character

Negligible	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape

ARUN DISTRICT COUNCIL LU/385/14/PL

Low	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape
Medium	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape
High	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape

Sensitivity of Visual Receptors

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

Table 5: Sensitivity of Visual Receptors

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

Magnitude of Change on Visual Amenity

Professional judgement has been used to determine the magnitude change on landscape character as follows:

Table 6: Criteria for magnitude of change for visual receptors

Negligible	No notable change in the view

ARUN DISTRICT COUNCIL LU/385/14/PL

Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected

Scale of Effects

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

Table 7: Scale of effect thresholds for landscape character, landscape features and visual receptors

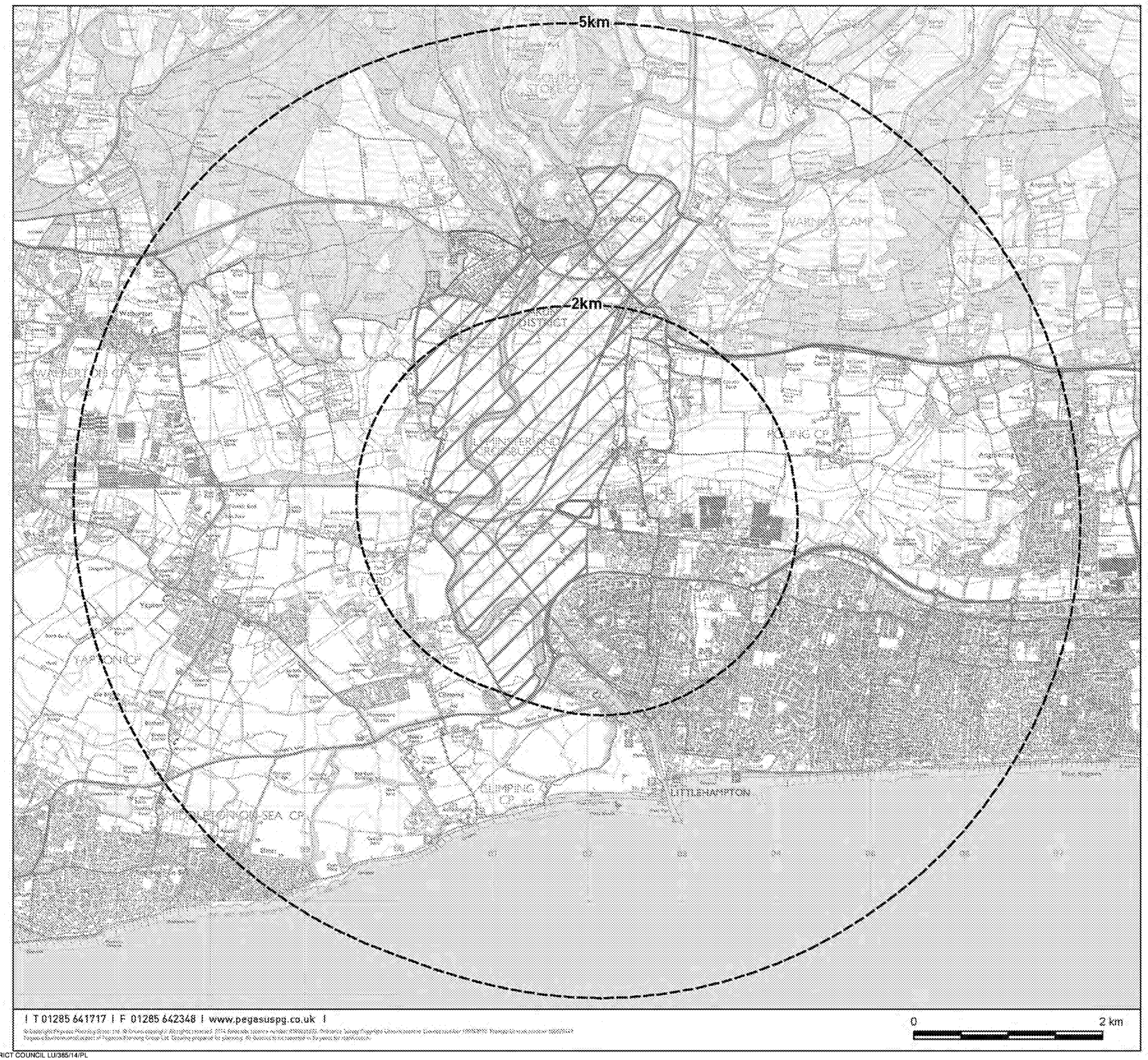
		Magnitude of Change			
Sensitivity		**High**	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

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APPENDIX 3

LANDSCAPE DESIGNATIONS PLAN

ARUN DISTRICT COUNCIL LU/385/14/PL



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KEY

- Site Boundary
- National Park
- Setting of Arundel - Arun District Local Plan 2003 - Policy Area 3

Revisions	Date
A - First Issue	03.11.14

Brookbarn Farm, Courtwick Lane, Wick

Landscape Designations Plan

Anesco

Drawn by: AD	Checked by: SH
Date: 03.11.14	BNL.0638_02-A

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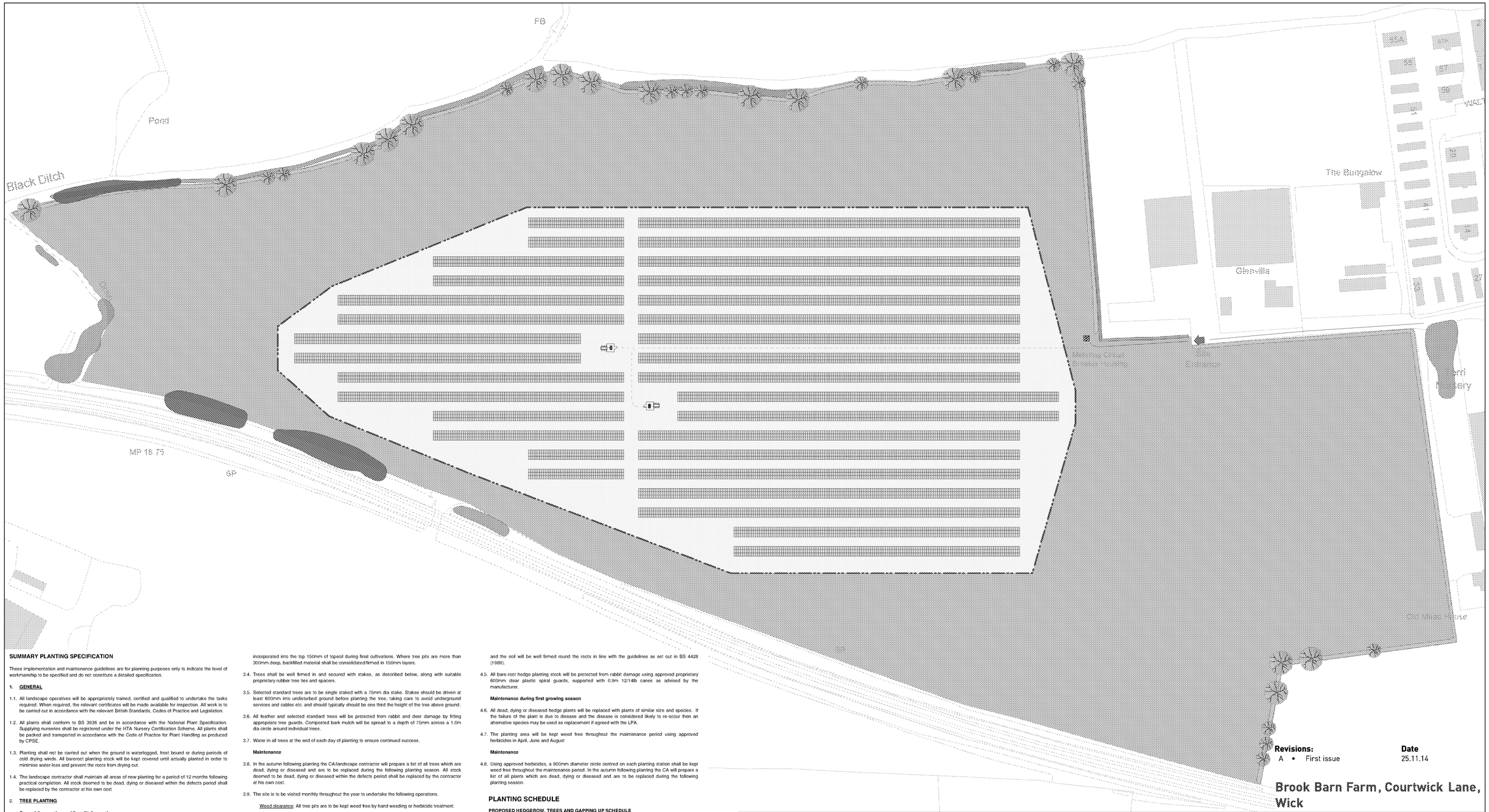
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APPENDIX 4

SITE LAYOUT

ARUN DISTRICT COUNCIL LU/385/14/PL



SUMMARY PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.3. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water loss and prevent the roots from drying out.

1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1. Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits to the below specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

3. At all times ensure that the tree pit dimensions are 1.5 times the rootball diameter and no deeper than the rootball.

Typical Tree Pit Sizes

Tree Girth (cm)	Tree Pit Dimensions (mm)
10-12 / 12-14	500 x 500 x 300

Tree Planting

3.1. Trees shall be planted as per the planting pattern as set out on the planting plan and plant schedule.

3.2. The overall recommended minimum rooting depth for trees is 900mm. The first 450mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

3.3. Trees are to be placed into pits and backfilled. A general-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations. Where tree pits are more than 300mm deep, backfilled material shall be consolidated/firmed in 150mm layers.

3.4. Trees shall be well firmed in and secured with stakes, as described below, along with suitable proprietary rubber tree ties and spacers.

3.5. Selected standard trees are to be single staked with a 75mm dia stake. Stakes should be driven at least 600mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically should be one third the height of the tree above ground.

3.6. All feather and selected standard trees will be protected from rabbit and deer damage by fitting appropriate tree guards. Composted bark mulch will be spread to a depth of 75mm across a 1.0m dia circle around individual trees.

3.7. Water in all trees at the end of each day of planting to ensure continued success.

Maintenance

3.8. In the autumn following planting the CA/landscape contractor will prepare a list of all trees which are dead, dying or diseased and are to be replaced during the following planting season. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

3.9. The site is to be visited monthly throughout the year to undertake the following operations.

Weed clearance: All tree pits are to be kept weed free by hand weeding or herbicide treatment.

Litter clearance: All litter is to be removed from tree planting areas.

Watering: All planting is to be watered during the growing season following any dry periods of 7 days.

Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.

Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

4. NATIVE HEDGE TRANSPLANTS

Ground Preparation

4.1. Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

4.2. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

4.3. The planting pattern shall be as set out in the plant schedule on the relevant planting plan.

4.4. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L- shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

4.5. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.8m 12/14lb canes as advised by the manufacturer.

Maintenance during first growing season

4.6. All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.

4.7. The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August

Maintenance

4.8. Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. In the autumn following planting the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

PLANTING SCHEDULE

PROPOSED HEDGEROW, TREES AND GAPPING UP SCHEDULE

Trees
Select Standards and Feathereds planted within the proposed hedgerow planting, spread evenly throughout the prescribed area in informal groups and singley. Spacing between Standards and Feathereds to be greater than 5m.

Species	Form	Girth cm	Height cm	Root condition
Acer campestre	SStd	10-12	300-350	45Lt
Quercus robur	SStd	10-12	300-350	45Lt
Acer campestre	Feathered	-	175-200	Bare root
Quercus robur	Feathered	-	175-200	Bare root

Native hedgerow planting
@ 5 plants per linear metre in a double staggered row

Species	Form	Age + Times Transpl	Height cm	Root condition
Acer campestre (10%)	Feathered	1+1	125-150	Bare root
Crataegus monogyna (50%)	Feathered	1+1	80-100	Bare root
Corylus avellana (10%)	Feathered	1+1	40-60	Bare root
Cornus sanguinea (5%)	Feathered	1+1	60-80	Bare root
Euonymus europaeus (5%)	Feathered	1+1	60-80	Bare root
Prunus spinosa (15%)	Feathered	1+2	80-100	Bare root
Rosa canina (5%)	Branched with 3 breaks	1+1	-	Bare root

Note
If planting of bare root stock is to be undertaken out of season (ie not from December to March) then cell grown or container should be considered as an alternative to bare root stock.

KEY

- Existing Hedgerows
- Existing Trees
- Proposed Native Hedgerow Planting and Gapping Up
- Proposed Trees - Acer campestre
- Proposed Trees - Quercus robur
- Proposed Security Fence (2m high)
- Solar Panels
- Improved Grassland
- Land Retained for Agriculture
- Proposed Cable Route
- Transformer
- Metering Circuit Breaker Housing

0 100m

Revisions:
A • First issue

Date
25.11.14

Brook Barn Farm, Courtwick Lane, Wick

Site Layout and Planting Proposals

Drawn by : JS | Checked by : SH

Date : 25.11.14 | BNL.0638_06-A

1 : 1250 @ A2

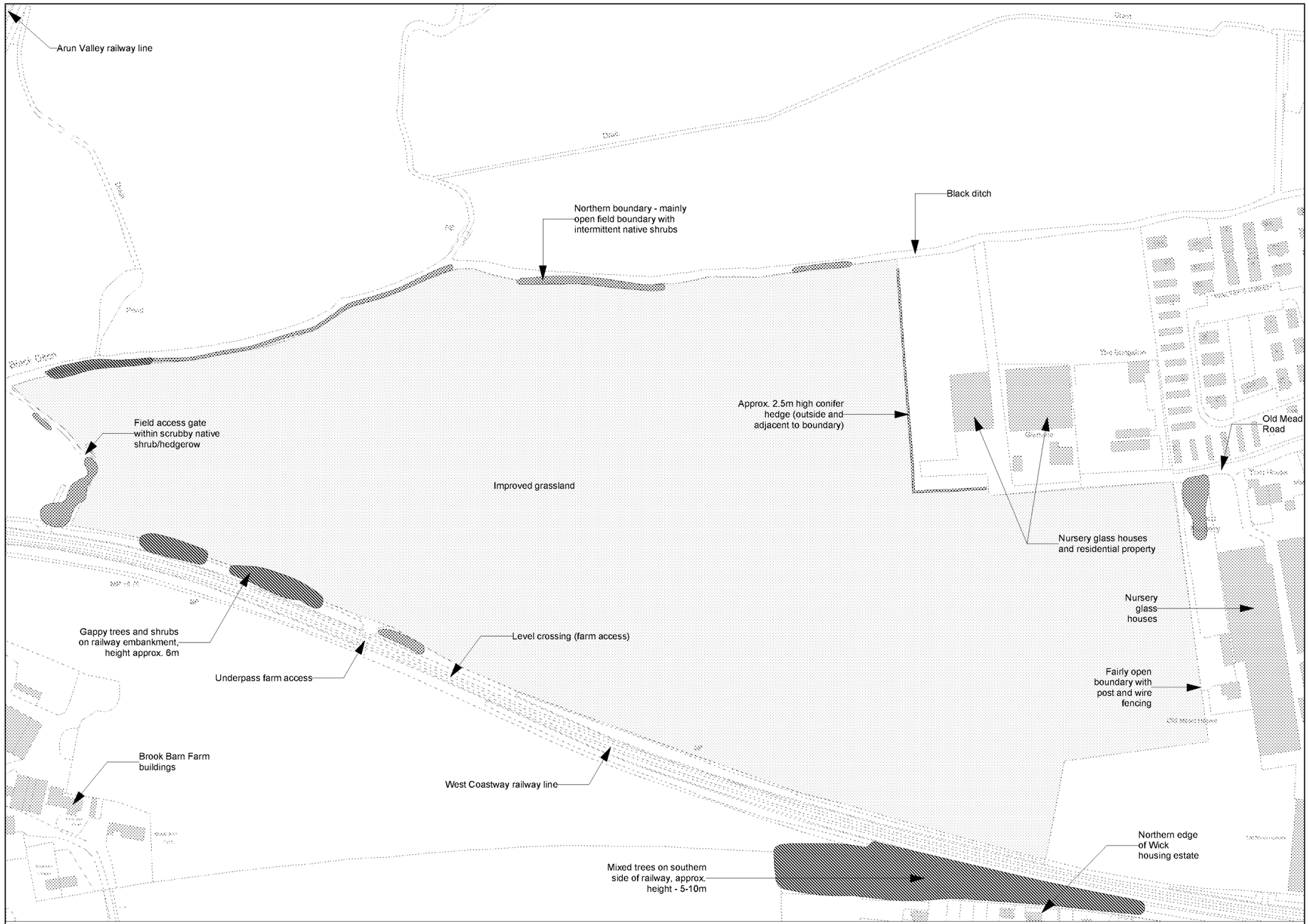
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APPENDIX 5

LANDSCAPE FEATURES PLAN

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KEY

- Existing Hedgerows
- Existing Trees
- Improved Grassland

Revisions:

			Date
A	•	First issue	25.11.14

Brook Barn Farm, Courtwick Lane, Wick

Landscape Features Plan

Anesco

Drawn by : JS	Checked by : SH
Date : 25.11.14	BNL.0638_07-A

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APPENDIX 6

LOCAL LANDSCAPE CHARACTER AREAS – LCA 34 - MIDDLE ARUN VALLEY FLOOR & LCA 38 - LITTLEHAMPTON ARUN VALLEY SIDES

ARUN DISTRICT COUNCIL LU/385/14/PL

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
20	Flansham/Middleton Fringe Coastal Plain	Substantial	Slight	Low / Medium
21	West of Yapton Coastal Plain	Substantial	Slight	Low / Medium
22	Barnham-Yapton Coastal Plain	Moderate	Slight	Medium / High
23	Walberton Upper Coastal Plain	Substantial	Moderate	Low
24	Fontwell Common	Moderate	Moderate	Medium
25	Avisford Park	Substantial	Moderate	Low
26	Binsted Upper Coastal Plain	Substantial	Moderate	Low
27	Binsted Park / Woods	Substantial	Moderate	Low
28	Withy Rife	Substantial	Moderate	Low
29	North of Yapton Coastal Plain	Substantial	Slight	Low / Medium
30	Bilsham Coastal Plain	Substantial	Slight	Low / Medium
31	Climping Lower Coastal Plain	Substantial	Substantial	Negligible / Low
32	Tortington Arun Valley Sides	Substantial	Moderate	Low
33	Upper Arun Valley Floor	Substantial	Major	Negligible
34	Middle Arun Valley Floor	Major	Substantial	Negligible
35	Lower Arun Valley Floor	Substantial	Moderate	Low
36	Crossbush Arun Valley Sides	Substantial	Substantial	Negligible / Low
37	Lyminster Arun Valley Sides	Substantial	Moderate	Low
38	Littlehampton Arun Valley Sides	Substantial	Slight	Low / Medium
39	Littlehampton Northern Fringe	Slight	Slight	High
40	Lyminster-Angmering Coastal Plain	Substantial	Substantial	Negligible / Low
41	Black Ditch Rife	Substantial	Moderate	Low
42	Angmering Coastal Plain	Substantial	Slight	Low / Medium
43	Ecclesden Hills	Substantial	Moderate	Low
44	Kingston Lower Coastal Plain	Substantial	Moderate	Low
45	Ferring Lower Coastal Plain	Substantial	Moderate	Low

ARUN DISTRICT COUNCIL LU/385/14/PL

4.3.3 Landuses around Westergate, north of Eastergate and lying to the east of Barnham are a mosaic of horticulture: both glasshouses and nurseries, paddocks, pasture and small holdings associated with low density, linear, post war development. These mosaics are extensive particularly to the north of Eastergate and east of Barnham, around Westergate they form a relatively narrow transition zone between the built up area and the more open arable landscapes to the east and west. To the south and west of these villages the landscape is dominated by large scale arable fields with varying degrees of enclosure. Clusters of listed buildings in designated Conservation Areas are located within these rural agricultural landscapes,

4.3.4 Walberton is situated to the north of Barnham and Eastergate, it contains a large number of listed buildings mostly within two designated Conservation Areas. There is little suburban influence on the rural character of farmland around Walberton (which is common at the fringe of the other local settlements). Pasture in medium sized fields bound by hedges front the west side of the village whilst a larger scale undulating arable landscape to the south separates Walberton from Barnham. Land south of Walberton has a remnant estate character associated with tree belts (pine) and regular copses. A more manicured landscape continues around the northern boundaries of the village in the form of a Country Hotel, golf course and associated historic parkland.

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

4.4 ZONE 3: ARUNDEL AND THE ARUN VALLEY

4.4.1 Arundel lies at the boundary between the South Downs and the coastal plain, at the foot of the chalk dipslope where the River Arun cuts through the Downs. Arundel Castle is situated on a prominent chalk bluff above the valley floor with the historic part of the town on the south facing slopes running down to the river and into the margins of the floodplain. The settlement has expanded onto the south-west slopes of transition zone and the upper coastal plain west of the historic town centre.

4.4.2 To the north of the A27 the River Arun has deep meanders, across a flat floored valley with the Downs rising steeply to the east and west. The valley floor has a complex of drains forming small fields in pasture. South of the road the Arun valley floor widens and crosses the coastal plain towards Littlehampton and the sea. In contrast to the river north of Arundel the lower valley floor has minimal enclosure, the landform rising up the shallow

ARUN DISTRICT COUNCIL LU/385/14/PL

valley sides onto the coastal plain. Rife landscapes and shallow valley features feed into the Arun valley north of Littlehampton and Ford.

4.4.3 There are long views along the Arun Valley floor with intervisibility between Littlehampton and Arundel to the east. Similarly there are views of Ford from the elevated areas of Arundel around the Cathedral. Woodland belts east of Ford prison limit the intervisibility between Ford and Littlehampton.

4.5 ZONE 4: LITTLEHAMPTON TO FERRING AND ANGMERING

4.5.1 Littlehampton is located between Middleton-on-Sea and Rustington. The town is situated on a low coastal plateau contained by the lower Arun Valley to the west and the eastern continuous urban coastal area comprising Rustington and East Preston is contained by Ferring Rife to the east. To the north Black Ditch Rife separates the coastal plateau from the southern limits of the upper coastal plain and the South Downs beyond.

4.5.2 There has been limited encroachment into the floodplain along the western edge of Littlehampton adjacent to the River Arun. Development along the western edge of the town contrasts sharply with the rural valley floor and undeveloped coastal strip.

4.5.3 To the north west, the A259 and a well established landscape belt contains the town and separates the settlement from the rural valley slopes to the north of the A259. Further west the valley slopes give way to the Arun Valley Floor, a combination of large and small scale fields bisected by the River Arun.

4.5.4 The northern edge of Littlehampton is well contained by the vegetation associated with the Black Ditch Rife. Between the settlement edge and the rife landscape the land uses are dominated by glasshouse, nurseries and a caravan site. Horticultural land uses are replaced by small scale paddocks as the floodplain and rife landscape extend south to the settlement edge to the west of Angmering. The eastwards progression of the urban areas across the coastal plateau, continues as far as the Kingston Gap, an agricultural landscape which sits between the eastern edge of East Preston and the Ferring Rife. The fringe areas to the west of the gap are influenced by the adjacent urban areas, whilst the central arable fields are relatively rural with only minor urban influence. There are views north to the Ecclesden Hills, a rural landscape to the east of Angmering.

4.5.5 To the east of the Ferring Rife the coastal plateau continues along the coastline to Worthing. The settlement pattern is indented leaving the coastline undeveloped between the villages of Ferring and Goring-by-Sea.

ARUN DISTRICT COUNCIL LU/385/14/PL

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ARUN DISTRICT COUNCIL LU/385/14/PL

5.2 Summary of Assessment

5.2.1 In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. High or very high capacity identifies landscape character areas of low sensitivity and low landscape value which, from a landscape perspective, could accommodate significant allocations of development, subject to the same caveats set out above for landscape character areas with High/Medium capacity. Table 3 identifies the overall rating for each character area.

5.2.2 Each LCA is briefly summarised below taking into account the detailed sensitivity and value profiles. Figure HDA 8 illustrates the distribution of capacity across the study area.

Landscape Capacity – Negligible

- Pagham Harbour (LCA 1): An area of high ecological value, natural habitat with remoteness and tranquillity separating Selsey and Pagham.
- Upper Arun Valley (LCA 33): An intact downland landscape within the AONB, of high ecological value, which provides a setting for Arundel.
- Middle Arun Valley (LCA 34): Intact pastoral landscape, provides setting to Arundel and separation to Littlehampton, low lying floodplain.

Landscape Capacity – Negligible/Low

- Climping Lower Coastal Plain. Includes the only substantial area of undeveloped coastline, largely rural, within the floodplain and provides separation between Middleton-on-sea and Littlehampton.
- Crossbush Arun Valley Sides (LCA 36). Areas of ancient woodland and historic parkland within the AONB, provides a rural setting to Arundel.
- Lyminster-Angmering Coastal Plain (LCA 40). Rural upper coastal plain adjacent to AONB, detached from existing settlement, relatively high ecological and heritage value.

Landscape Capacity – Low

- Pagham Rife (LCA 2). Tranquil, rural landscape within floodplain with ecological value, detached from settlement.
- South Mundham Arable (LCA 4). Rural agricultural landscape detached from settlement forms part of separation between Chichester and Bognor Regis.
- Shripney Lower Coastal Plain (LCA 10). Rural enclosed agricultural landscape within floodplain, separating Shripney and Bognor Regis.
- Norton Upper Coastal Plain (LCA 15). Enclosed rural landscape unrelated to settlement with heritage value.
- Walberton Upper Coastal Plain (LCA 23). Partially enclosed agricultural landscape, provides separation between Walberton and Barnham, heritage value and rural.

ARUN DISTRICT COUNCIL LU/385/14/PL

- Avisford Park (LCA 25). Parkland landscape, close to AONB, setting to Walberton heritage and ecological value.
- Binsted Upper Coastal Plain (LCA 26). Rural landscape at the foot of the Downs, remote and detached from settlement.
- Binsted Park/Woods (LCA 27). Enclosed arable landscape with parkland, adjacent to AONB, detached from settlement, wooded character.
- Withy Rife (LCA 28). Rural enclosed agricultural rife landscape within floodplain and detached from settlement, with ecological value.
- Tortington Arun Valley Sides (LCA 32). Intact landscape, hedgerows and woodland, heritage and ecological value, prominent valley sides.
- Lower Arun Valley Floor (LCA 35). Valley floor landscape with undeveloped coastline, high ecological value, within floodplain, provides separation between Littlehampton and Middleton-on-Sea.
- Lyminster Arun Valley Sides (LCA 37). Valley slopes to River Arun, rural and detached from major settlement, forms part of the Arundel/Littlehampton gap.
- Black Ditch Rife (LCA 41). Intact, densely vegetated rife landscape, within floodplain with ecological and heritage value.
- Ecclesden Hills (LCA 43). Mixed agricultural landscape on rising ground, adjacent to AONB, prominent.
- Kingston Lower Coastal Plain (LCA 44). Relatively intact agricultural landscape, includes rife, separates Littlehampton and Ferring, ecological and heritage interest.
- Ferring Lower Coastal Plain (LCA 45). Undeveloped coastline, separates Ferring and Worthing, arable landscape with woodland edge to Worthing.

Landscape capacity Low/Medium

- Five Farms Coastal Plain (LCA 5). Small scale enclosed landscape, on coastal plateau but detached from settlement, contributes to Chichester/Bognor Regis separation.
- Sefter Bottom – Elbridge Coastal Plain (LCA 7). Rural open arable landscape detached from settlement, part of separation between Chichester and Bognor Regis.
- Aldingbourne Rife (LCA 9). Enclosed rife landscape, in floodplain, adjacent to Bognor Regis, some ecological value.
- Lidsey Coastal Plain (LCA 11). Rural arable landscape, some ecological and heritage value provides separation between Shipney and Westergate.
- Westergate Eastern Fringe (LCA 14). Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham.
- Westergate-Barnham Coastal Plain (LCA 17). Open arable landscape, hedged edges to settlement, adjacent to Conservation Areas and provides separation between Westergate, Eastergate and Barnham.
- Ryebank Rife (LCA 18). Rural rife landscape in floodplain, some ecological interest.
- Bognor Green Wedge (LCA 19). Mixed uses within floodplain, forms green wedge into settlement and provides separation between Felpham and Bognor Regis, some ecological interest.
- Flansham/Middleton Fringe Coastal Plain (LCA 20). Small scale enclosed landscape, largely in floodplain provides separation between Felpham and villages to the north.

ARUN DISTRICT COUNCIL LU/385/14/PL

- West of Yapton Coastal Plain (LCA 21). Open rural arable landscape unrelated to settlement, some ecological and heritage interest.
- North of Yapton Coastal Plain (LCA 29). Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping.
- Bilsham Coastal Plain (LCA 30). Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain.
- Littlehampton Arun Valley Sides (LCA 38). Arable valley landscape, part of Lower Arun Valley; contributes to separation between Arundel and Littlehampton.
- Angmering Coastal Plain (LCA 42). Mixed urban edge landscape, partially enclosed, separates Angmering from Littlehampton

Landscape capacity - Medium

- Pagham Lower Coastal Plain (LCA 3). Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.
- Fontwell-Eastergate Mosaic (LCA 16). Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.
- Fontwell Common (LCA 24). Woodland mosaic adjacent to the AONB with ancient woodland and ecological interest, part of the Fontwell-Walberton gap.

Landscape Capacity Medium/High

- North Bersted Matrix (LCA 8). Partially enclosed arable landscape adjacent to settlement on coastal plateau, some intervisibility with housing.
- Westergate Western Fringe (LCA 13). Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.
- Barnham-Yapton Coastal Plain (LCA 22). Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.

Landscape Capacity: High

- Rose Green Coastal Plain (LCA 6). Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester.
- Littlehampton Northern Fringe (LCA 39). Glasshouses, nurseries situated on coastal plateau, contained by Black Ditch Rife vegetation to north, limited ecological and heritage interest. Little intervisibility with surrounding landscape.

ARUN DISTRICT COUNCIL LU/385/14/PL

No	Landscape Character Area	Inherent Landscape Qualities (intactness[17] and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
32	Tortington Arun Valley Side	Relatively intact hedgerow structure with woodland.	Valley slopes to Arundel.	North eastern corner consistent with settlement pattern of Arundel. Slopes detached from settlement.	Prominent rural valley slopes.	Arundel and hamlet of Tortington.		SUBSTANTIAL
33	Upper Arun Valley Floor	Intact Downland landscape, high ecological value	Eastern setting to Arundel and the castle.	Low lying below town. Flood plain.	Rural, valley floor.	Provides separation with Warningcamp		SUBSTANTIAL
34	Middle Arun Valley Floor	Intact valley floor pastoral landscape, high ecological value.	Southern setting to Arundel .	Low lying within flood plain.	Rural, widely visible from surrounding area.	Provides significant separation between Arundel and Littlehampton.		MAJOR
35	Lower Arun Valley Floor	Intact valley floor pastoral landscape. High ecological value.	Provides setting to west Littlehampton.	Low lying within flood plain.	Rural landscape visible from west Littlehampton and countryside to the west.	Littlehampton-Climping/Ford and Middleton.		SUBSTANTIAL
36	Crossbush Arun Valley Sides	Includes ancient woodland, pasture and parkland.	Distinctive eastern valley slopes part of setting to Arundel.	Opposite valley side detached from Arundel.	Rural quality affected by A27.	No separation function		SUBSTANTIAL
37	Lyminster Arun Valley Sides	Pastoral landscape with hedgerows and small areas of estate parkland.	Valley slopes south of Arundel.	Generally low lying. Bisected by flood plain. Detached from significant settlement.	Noticeable part of Arun Valley landscape.	Contributes to Separation between Arundel and Lyminster		SUBSTANTIAL

[17] " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

ARUN DISTRICT COUNCIL LU/385/14/PL

No	Landscape Character Area	Inherent Landscape Qualities (intactness[18] and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
38	Littlehampton Arun Valley Sides	Boundary hedgerows intact.	Part of Arun Valley landscape setting to Littlehampton.	On plateau, adjoins flood plain.	Part of lower Arun Valley landscape.	Gap between Arundel and Littlehampton.		SUBSTANTIAL
39	Littlehampton Northern Fringe	Some boundary vegetation.	No positive contribution to setting.	Partly located on coastal plateau. Includes small section of flood plain.	Separate from wider landscape. No contribution.	Part of separation between Littlehampton from Poling		SLIGHT
40	Lyminster-Angmering Coastal Plain	Western half hedgerow network relatively intact, some woodland and copses to north.	Moderate contribution for Poling and Angmering.	Largely separate from settlement. Bisected by rifes and flood plain.	Rural, little urban influence.	Effectively separates Poling from Lyminster, Littlehampton and Angmering,		SUBSTANTIAL
41	Black Ditch Rife	Intact rife landscapes with dense vegetation.	Distinctive edge to Littlehampton.	Flood plain and low lying.	Largely screens settlement and adjacent green houses from wider landscape.	Located between Poling and Littlehampton.		SUBSTANTIAL
42	Angmering Coastal Plain	Golf course and agricultural landscape; shelter belts and boundary hedgerows, moderately intact.	Moderate contribution to setting of Angmering and development within golf course.	Largely consistent with form of adjacent settlements.	Golf course and agricultural land contribute to wider landscape. Partially contains Angmering	Separates Angmering from Littlehampton and Angmering and Ferring.		SUBSTANTIAL

[18] " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

ARUN DISTRICT COUNCIL LU/385/14/PL

No	Landscape Character Area	Landscape Designation [25] low high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
33	Upper Arun Valley Floor	In AONB	SSSI, setting to LB floodzone, abuts CA, SNCI, PSI, RSI	Arundel Castle and South Downs	Arundel	High scenic beauty		MAJOR
34	Middle Arun Valley Floor	Abuts AONB	LBs, floodzone, RSI, abuts SNCI & CA	Setting to Arundel	Arundel	Moderate to High scenic beauty		SUBSTANTIAL
35	Lower Arun Valley Floor		In SNCI, abuts SSSI, floodzone, RSI, PSI	Arun Valley and undeveloped coastline		Moderate scenic beauty, urban influence of Littlehampton		MODERATE
36	Crossbush Arun Valley Sides	Within AONB	SAM, Ancient Woodland, LBs, abuts SNCI, historic parkland	Setting to Arun Valley & Arundel	Arundel	Parkland and woodland, moderate scenic beauty		SUBSTANTIAL
37	Lyminster Arun Valley Sides		LBs, abuts CA, flood, RSI	Proximity to Arundel/Arun Valley		Moderate scenic beauty		MODERATE
38	Littlehampton Arun Valley Sides		LBs, minor flood	Proximity to Arun Valley		Limited scenic beauty		SLIGHT

[25] excluding gap policy

APPENDIX 7

WEST SUSSEX LAND MANAGEMENT GUIDELINES SHEET SC10

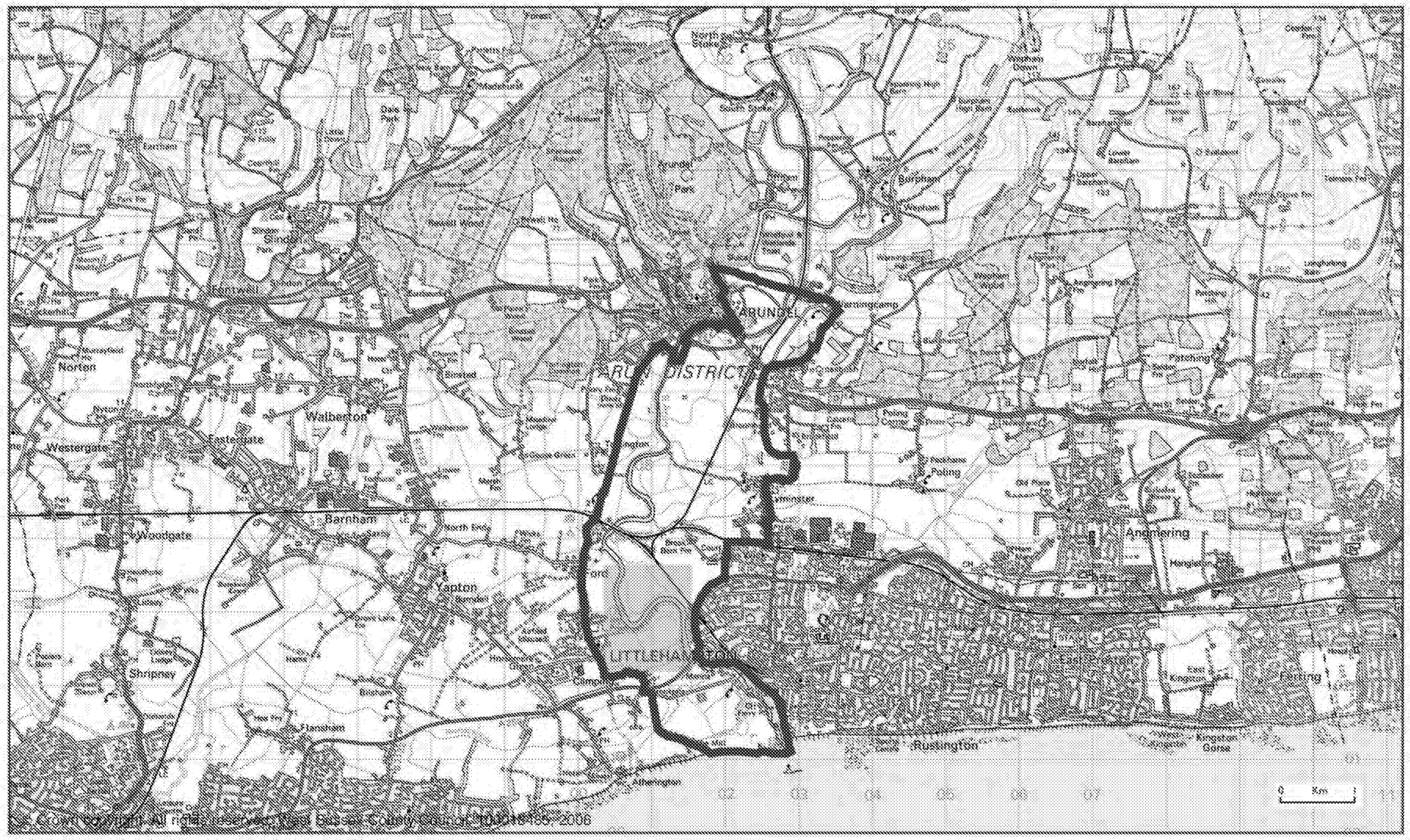
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Overall Character

The Lower Arun Valley character area, SC10, extends from where the river leaves the downland at Arundel; its extensive drained floodplain pastures merge with the Coastal Plain. Stretches of the tidal river are contained by high banks engineered to control flooding, with suburban and urban fringe development visible over a distance. The river reaches the sea at Littlehampton, flanked by wharves, jetties, moorings, a golf course and sand dunes.

Key Characteristics

- Extensive areas of drained pasture and floodplain.
- Wide wandering river course throughout, with meanders increasing in size to the south. Tidal character up to Pallington Lock.
- Meandering river, fed by rifes and dykes with adjacent reed beds.
- Stretches of engineered concrete river banks.
- Very shallow valley sides, consisting of slightly undulating farmland or the urban edge of the coastal development, in particular Littlehampton.
- Little riverside vegetation.
- Intrusive surrounding suburban activities.
- Prominent railway on embankment.
- Extensive high level views onto the area.
- Key close dramatic views of Arundel (castle, Roman Catholic cathedral, parish church, clustered hillside housing) from the south.
- Seaward views from elevated positions.
- Long views of river valley towards the Chalk Downs and Arundel from the south.



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THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet SC10

Lower Arun Valley

South Coast Plain

The area covered by the Sheet derives from:

The *Arun Valley (O2) Landscape Character Area*, as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).

The Arun is the major river of the County. It extends from the vicinity of Horsham to the sea at Littlehampton. The river cuts across the *Low Weald, Wealden Greensond*, the *South Downs* and the *Coastal Plain Regional Character Areas*, giving rise to strong variations in valley side landform and tree cover. This is the basis for the division of the four *Land Management Guideline Sheets SC10, WG6, SD2*, and *LW3*.



west sussex county council

SC10

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Historic Features

- Remains of former medieval settlement at Church Farm, Climping.
- Augustinian Priories at Tortington and Pynham outside Arundel historic water meadows, with associated earthworks.
- Water meadows, with associated earthworks mostly lost to the plough.

Biodiversity

- Rich marginal vegetation along the riverbanks and floodplain ditches.
- Low lying grassland important for wintering birds and breeding waders.
- Climping sand dune system.

Change - Key Issues

- Development pressures at Littlehampton.
- Loss of some pasture and remaining wetland areas on floodplain due to drainage schemes.
- Introduction of further concreted sections on river banks for flood protection.
- Road improvements, particularly along the A27 trunk road.
- Changes in farm practice from permanent pasture to silage or arable.

Landscape and Visual Sensitivities

This valley and floodplain is unique in the context of the Lower Coastal Plain. It forms a visual and physical link between the Chalk Downs and the sea.
Key sensitivities are to:

- Loss of pastoral character of the valley.
- Any large scale housing/commercial development.
- Change to open character.
- Loss of long views to Arundel and the Downs.
- Change in important views including those of settlements and landmarks.
- Loss of wetland areas.
- Change to river banks and drainage by unsympathetic reprofiling or flood protection measures.



View to the Downs



Littlehampton Development

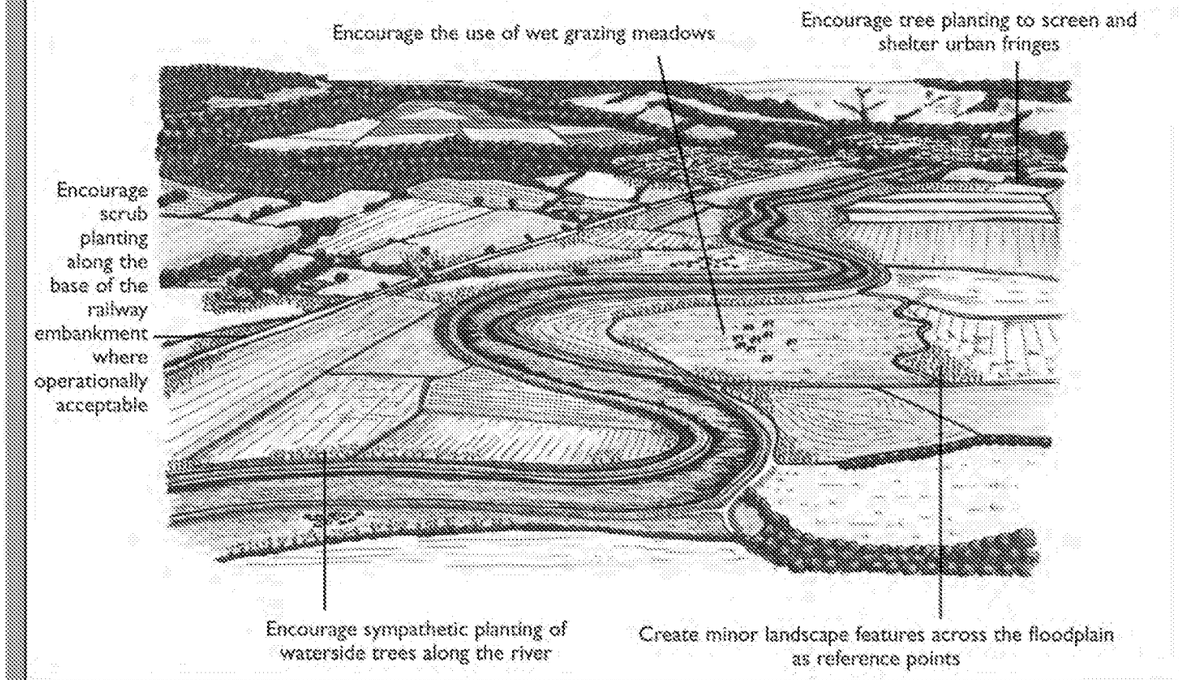


Little vegetation alongside the meandering river



Long views towards Arundel

Land Management Guidelines



Conserve and maintain key views across valley.

- Conserve and maintain existing floodplain habitats and encourage the use of wet grazing meadows.
- Ensure the open nature and characteristic vegetation of the valley are considered in any future development, especially the landscape treatment of any A27 improvements.
- Encourage creation of lakes and ponds along rifes to increase visual and wildlife value.
- Encourage tree planting to screen and shelter urban fringes.
- Encourage the planting of waterside trees to increase the visual quality of the river alignment and enhance habitat diversity.
- Encourage tree group planting on higher ground and along the edges of roads whilst maintaining views across the area.
- Create minor landscape features through the establishment of planted areas up to half a hectare on the floodplain.
- Promote sympathetic management of river valley edge.
- Encourage and promote grassland and wetland management schemes for the benefit of nature conservation and increased biodiversity through Stewardship schemes.

The guidelines should be read in conjunction with:

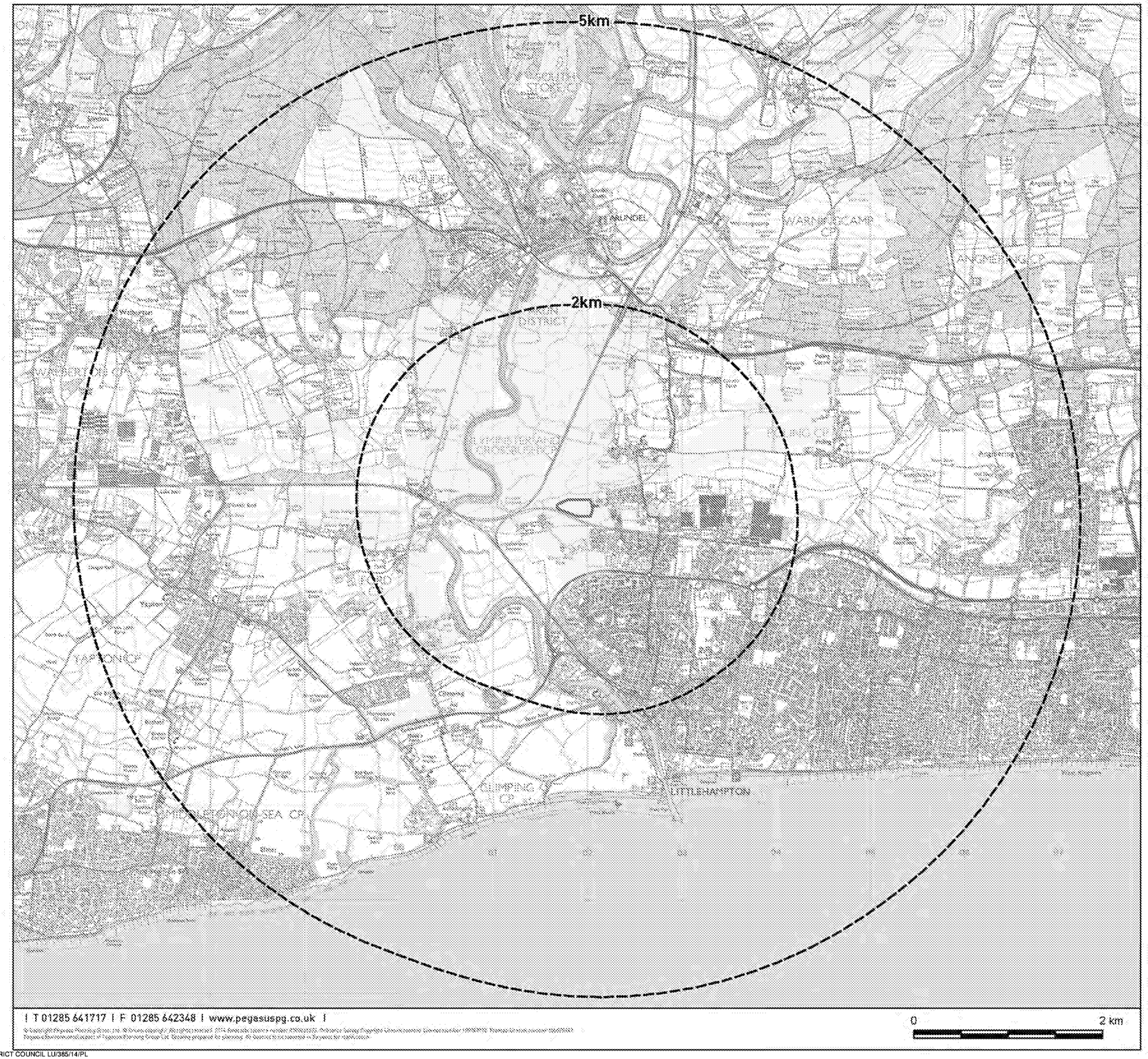
- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.

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APPENDIX 8

SCREENED ZONE OF THEORETICAL VISIBILITY AND VIEWPOINT LOCATION PLAN

ARUN DISTRICT COUNCIL LU/385/14/PL



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KEY

- Site Boundary
- Zone of Theoretical Visibility - 3m
- Viewpoint Location

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Vectormap data for woodland and buildings to create a Digital Surface Model (DSM).
- Indicative Woodland and Building heights are modelled at 15m and 6m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction.

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions	Date
A - First Issue	03.11.14

Brookbarn Farm, Courtwick Lane, Wick

Screened Zone of Theoretical Visibility & Viewpoint Location Plan

Anesco

Drawn by: AD	Checked by: SH
Date: 03.11.14	BNL.0638_03-A

1:40,000 @ A3

Pegasus Environmental

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APPENDIX 9

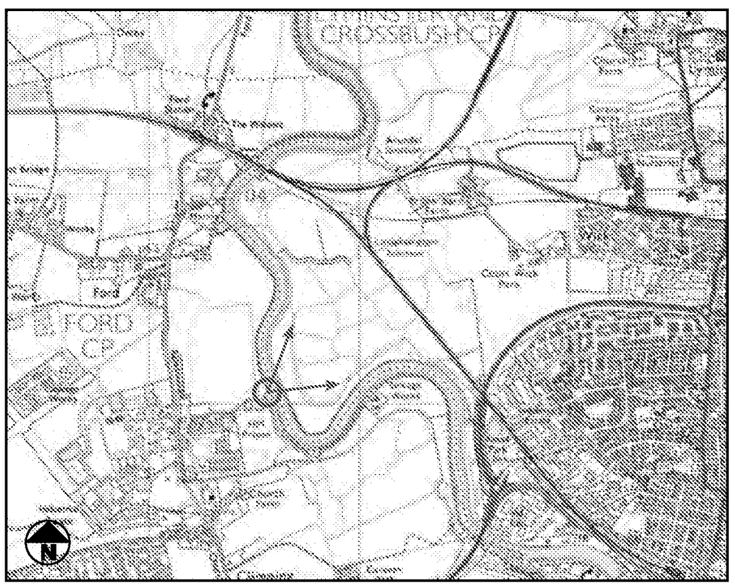
REPRESENTATIVE PHOTOVIEWS AND DETAILED REPRESENTATIVE VIEWPOINT ASSESSMENT

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VIEWPOINT 1

View from the PRoW footpath on the western bank of the River Arun near Ford Open Prison, looking northeast.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 4m
Date & time of photograph	- 10/11/2014 @ 11:48	**Distance from site (Nearest part)**	- 1.5km
OS grid reference	- 500569, 103055		

Description of Baseline View

The view to the northeast is restricted by intervening scrub and hedgerow trees. Arundel is partially visible in the far distance on slightly elevated landform. The application site is not visible, screened by existing landform and vegetation.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is high, because the area is covered by local landscape policy (Policy LAN DM2 regarding the setting of Arundel), and although the landscape composition contains few features it is a pleasant countryside view. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

The proposed development would not be visible from this viewpoint due to existing landform and intervening vegetation, and the view would therefore not change with the development in place.

Scale of Visual Effect

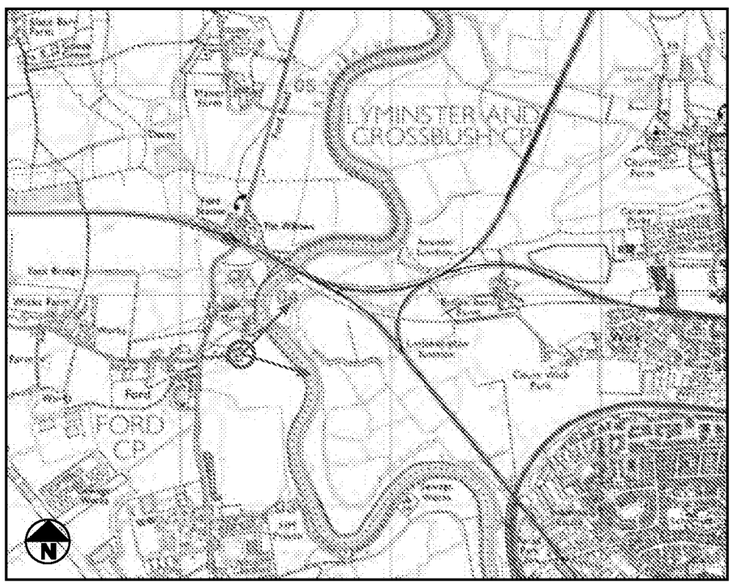
The scale of effect at both Years 1 and 5 would be minor according to the assessment table, but in reality there would be **negligible** effect.

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VIEWPOINT 2

View from the eastern end of the graveyard at St. Andrews-by-the-Ford Church, to the west of the River Arun, looking east.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 5m
Date & time of photograph	- 10/11/2014 @ 11:22	**Distance from site**	- 1.4km
OS grid reference	- 500281, 103715	**(Nearest part)**	

Description of Baseline View

The viewpoint is approximately at the same level as the River Arun embankment in the middle distance. The PRoW (206) along the section shown in the view does not run along the top of the embankment, but along the foot of the embankment on the western side.

The Application Site is not visible from this location due to the intervening landform and vegetation.

Sensitivity of Visual Receptors

The susceptibility of receptors within public spaces is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static within the churchyard). The view and countryside can be an important part of the amenity experience. The value of the view is medium to high, because the area is covered by a local landscape designation, but it does includes the Littlehampton/Wick settlement edge. The river and railway embankments tend to limit the interest somewhat as they obscure much of the view in such a low lying landscape. The overall sensitivity is regarded as high.

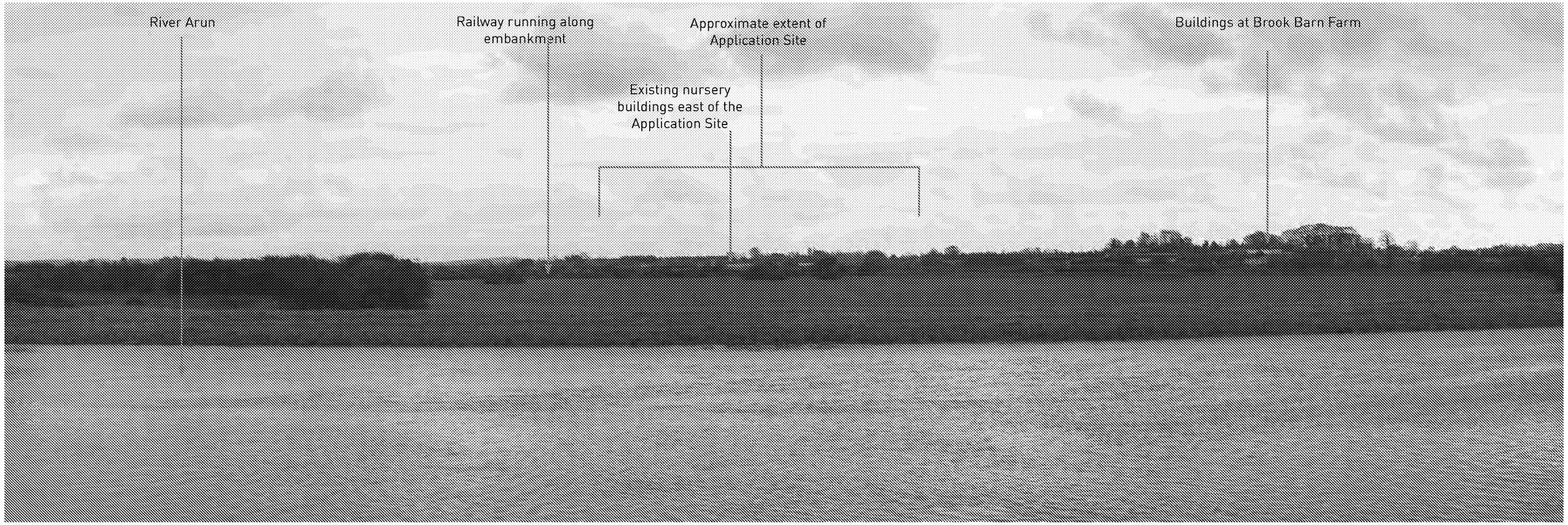
Predicted View at Year 1 and Year 5

The proposed development would not be visible from this viewpoint due to existing landform and intervening vegetation, and the view would therefore not change with the development in place.

Scale of Visual Effect

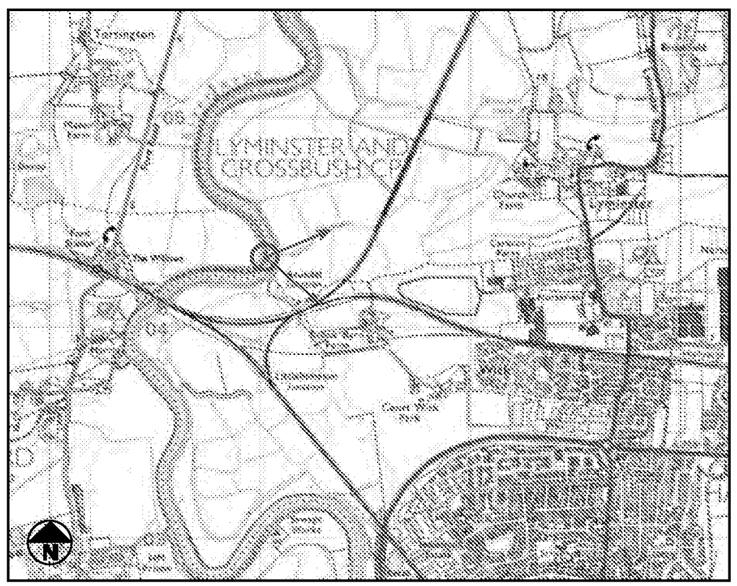
The scale of effect at both Years 1 and 5 would be minor according to the assessment table, but in reality there would be **negligible** effect.

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VIEWPOINT 3

View from the PRoW footpath (206) on the western bank of the River Arun, east of Ford railway station, looking east.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 6m
Date & time of photograph	- 10/11/2014 @ 12:18	**Distance from site (Nearest part)**	- 630m
OS grid reference	- 501016, 104330		

Description of Baseline View

The view across the Arun River is less impeded by intervening vegetation. However the railway in the middle distance (between Arundel and Littlehampton) runs along slightly elevated land (embankment) and also obscures much of the Application Site. Small sections of the Application Site (northern boundary) are partially visible. However beyond this, existing nursery glass houses and rooftops are fairly prominent.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is high, because the area is covered by local landscape policy (Policy LAN DM2 regarding the setting of Arundel), and although the landscape composition contains few features it is a pleasant countryside view. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

Solar panels would not be located within the section of the Application Site closest to the Black Ditch. However native scrub vegetation within intervening fields obscures much of the Application Site. It is anticipated that in Year 1 the side and backs of the solar panels would be partially visible. However this would not be incongruous with the existing landscape composition. Indeed, the proposed development would most likely be less intrusive than the existing glass houses

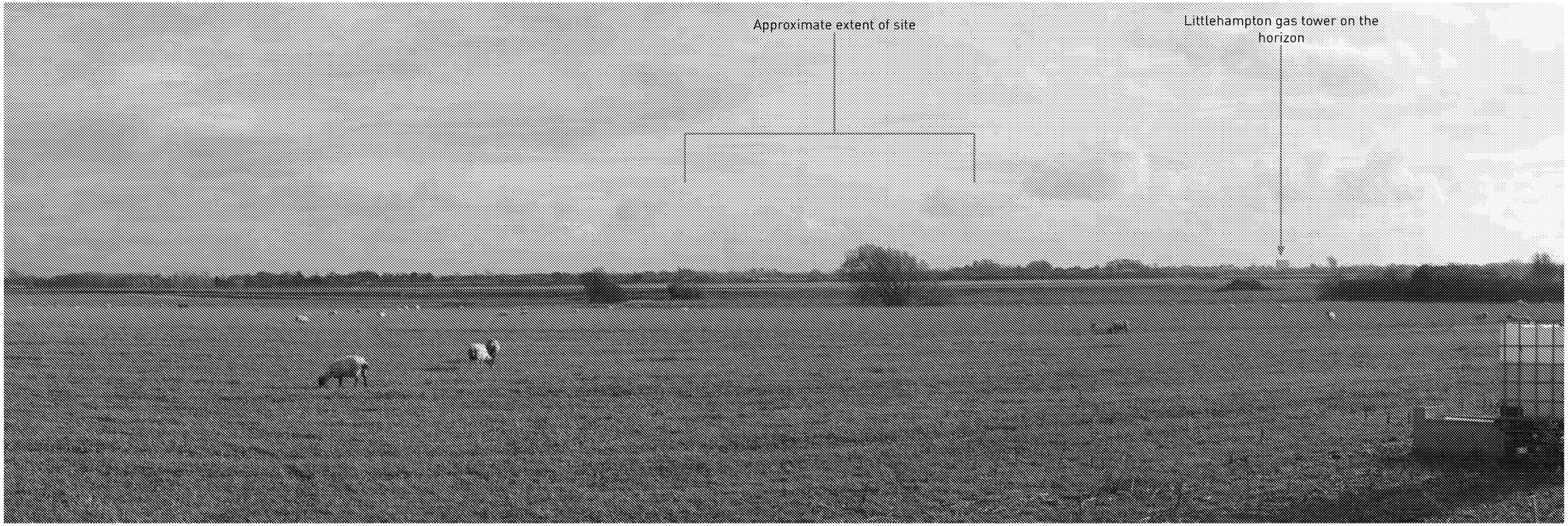
This view would remain broadly the same by Year 5. However the mitigation planting along the northern boundary would further obscure the proposed development and the nursery glass houses.

The magnitude of change is therefore assessed as being negligible.

Scale of Visual Effect

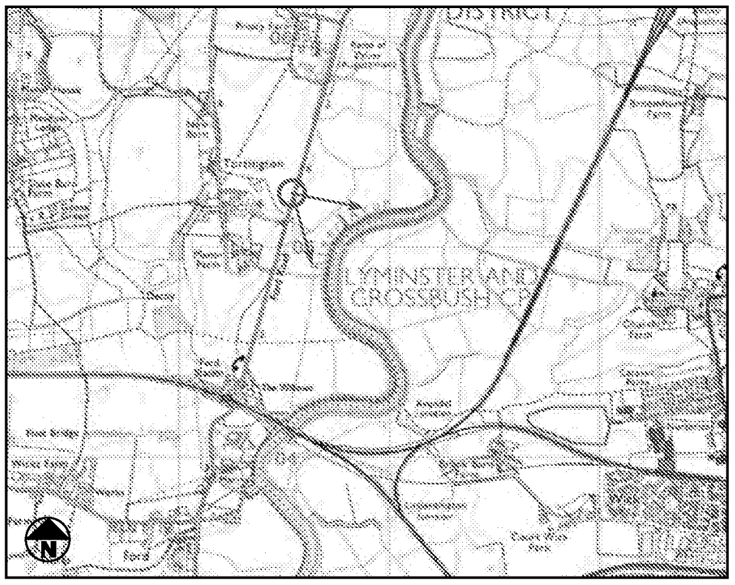
With high sensitivity and negligible magnitude of change, the scale of effect would be minor adverse at both Years 1 and 5 but in reality there would be **negligible** effect.

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VIEWPOINT 4

View from the Ford Road (C17) east of Tortington, looking southeast.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 6m
Date & time of photograph	- 10/11/2014 @ 12:48	**Distance from site (Nearest part)**	- 1.4km
OS grid reference	- 500549, 105256		

Description of Baseline View

The view looking across the low lying and essentially flat Lower Arun Valley is only impeded by occasional scrub and the River Arun and railway embankments. Similarly to viewpoint 3, these intervening features effectively obscure the vast majority of the Application Site. Mature trees and hedgerows form the far horizon with occasional built form such as isolated residential properties and prominent landmarks such as Littlehampton Gas tower.

A small linear section of the Application Site is Visible, however difficult to discern from this distance.

Sensitivity of Visual Receptors

The susceptibility of receptors on minor roads is low - medium. This is because the focus of attention is primarily on the road ahead, and the views will be transient and oblique. Also many of the roads within the vicinity of the Application Site tend to typically be flanked by hedgerows or fragmented hedgerows. The value of the view is high. This is because the road runs along the edge of the 'Arundel Setting' and it is a pleasant countryside view, over medium to long distance. The overall sensitivity is regarded as medium.

Predicted View at Year 1 and Year 5

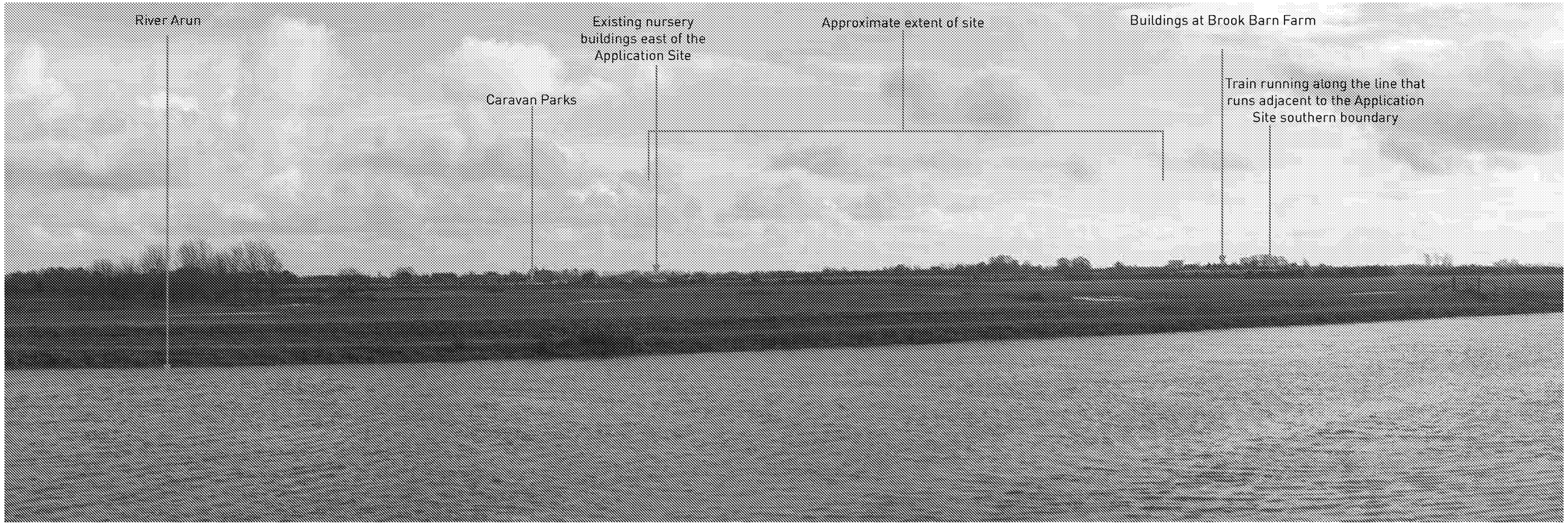
The solar farm would essentially be not discernible from this distance, with only a small proportion visible, and with other prominent landscape features in the view. These include the gas tower and nursery glass houses. The view would be further obscured by mitigation planting along Black Ditch by Year 5.

Overall the magnitude of change is assessed as **negligible**.

Scale of Visual Effect

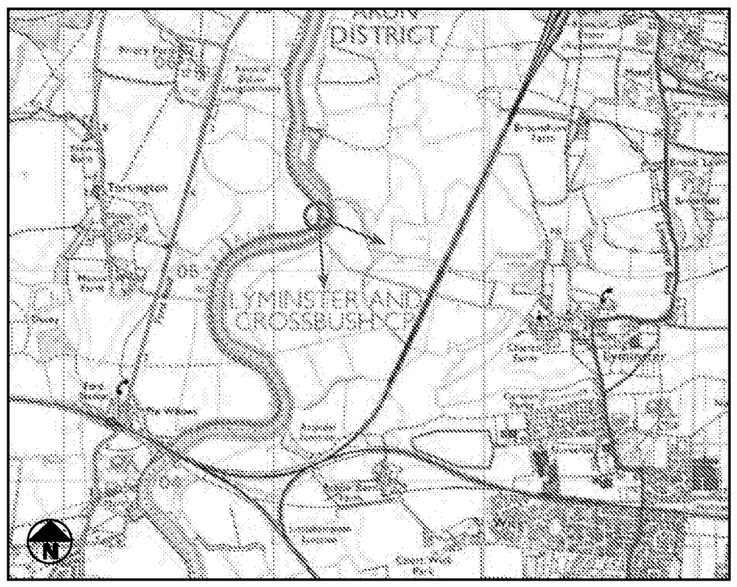
With medium sensitivity and negligible magnitude of change, the scale of effect would be negligible adverse at both Years 1 and 5.

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VIEWPOINT 5

View from the PRoW footpath (206) on the western bank of the River Arun, east of Tortington, looking southeast.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 4m
Date & time of photograph	- 10/11/2014 @ 13:24	Distance from site (Nearest part)	- 1.1km
OS grid reference	- 501230, 105258		

Description of Baseline View

The view looking across the low lying and very flat Lower Arun Valley is only impeded by occasional scrub and the River Arun and railway embankments. Similarly to viewpoint 3, these intervening features effectively obscure much of the Application Site. Mature trees and hedgerows form the far horizon with occasional built form such as isolated residential properties and prominent landmarks such as Littlehampton Gas tower.

A thin linear section of the Application Site is Visible from this distance, between darker landcover along the Arundel to Littlehampton railway embankment (intervening) and along the Wick to Ford line (forming a backdrop).

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is high, because the area is covered by local landscape policy (Policy LAN DM2 regarding the setting of Arundel), and although the landscape composition contains few features it is a pleasant countryside view. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

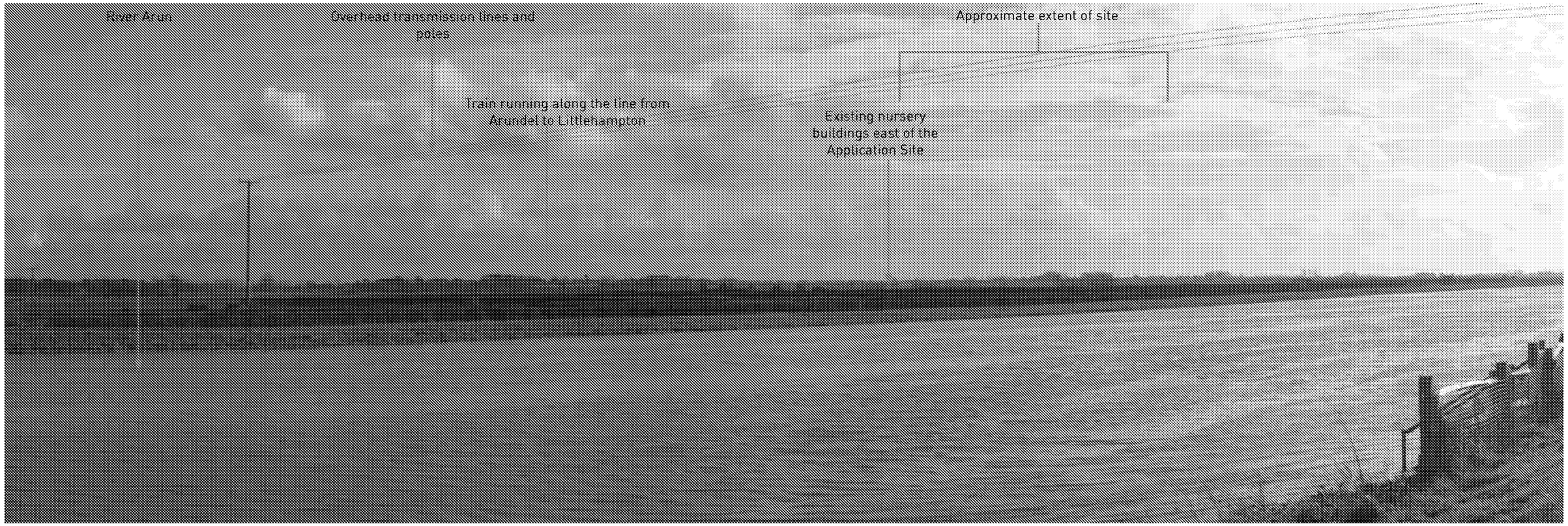
The viewpoint is located slightly more north of the Application Site than the previous viewpoints, therefore at Year 1 the northern edge of the panels would be partially visible. This would be the dull recessive colour of the backs of the panel and would form a narrow linear element between the two railway embankments. This would be enclosed within the existing field pattern and not be incongruous with the existing settlement edge.

After 5 - 10 years the mitigation planting along the Black Ditch would further obscure and filter views of the proposed development. It is anticipated that the magnitude of change would reduce from low to negligible. The nursery glass houses would remain fairly noticeable to the east of the Application Site with further built form partially visible to the right of the Application Site in the view. Trains are very frequent. In such a low lying landscape it is considered that the existing landscape composition would be retained.

Scale of Visual Effect

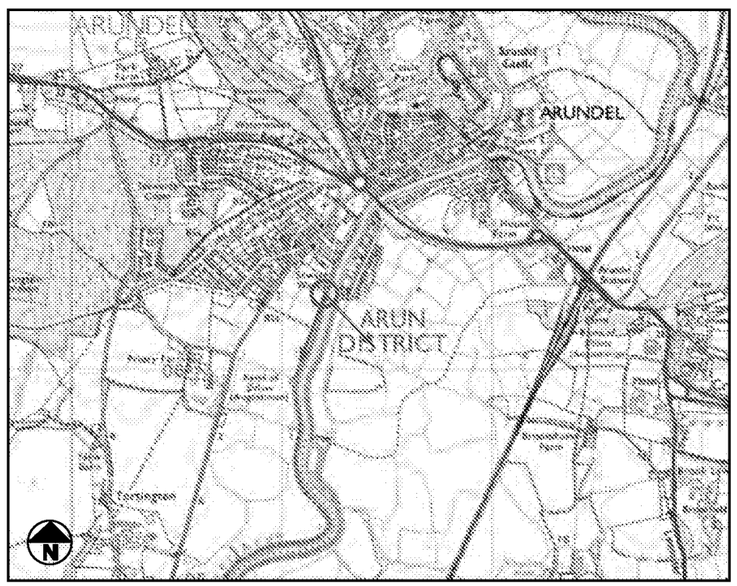
With high sensitivity and low magnitude of change at Year 1, the scale of effect is assessed as **moderate** adverse. However after years 5 - 10 the scale of effect would reduce to **negligible**.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 6

View from the PRoW footpath (206) on the western bank of the River Arun, northeast of Priory Farm, on the southern edge of Arundel, looking south.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 3m
Date & time of photograph	- 10/11/2014 @ 13:44	**Distance from site**	- 2.1km
OS grid reference	- 501210, 106349	**(Nearest part)**	

Description of Baseline View

The view is similar to viewpoint 5, however the viewpoint location is approximately 1km further north, away from the Application Site. The viewpoint is on the southern edge of Arundel. Numerous low field hedgerows and the Arundel to Littlehampton railway form horizontal linear elements across the low lying landscape. The horizon is formed by mature tree cover with intermittent built form.

A narrow horizontal linear section of the Application Site is just discernible in the far distance

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths and residents is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static in the case of residents views). The value of the view is high, because the area is covered by local landscape policy (Policy LAN DM2 regarding the setting of Arundel), and although the landscape composition contains few features it is a pleasant countryside view. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

Panels within the narrow visible section of the Application Site would be visible but would make up only a very small component in a panoramic view that includes existing built form and infrastructure. The backs of the panels being of dull recessive colour would be difficult to discern.

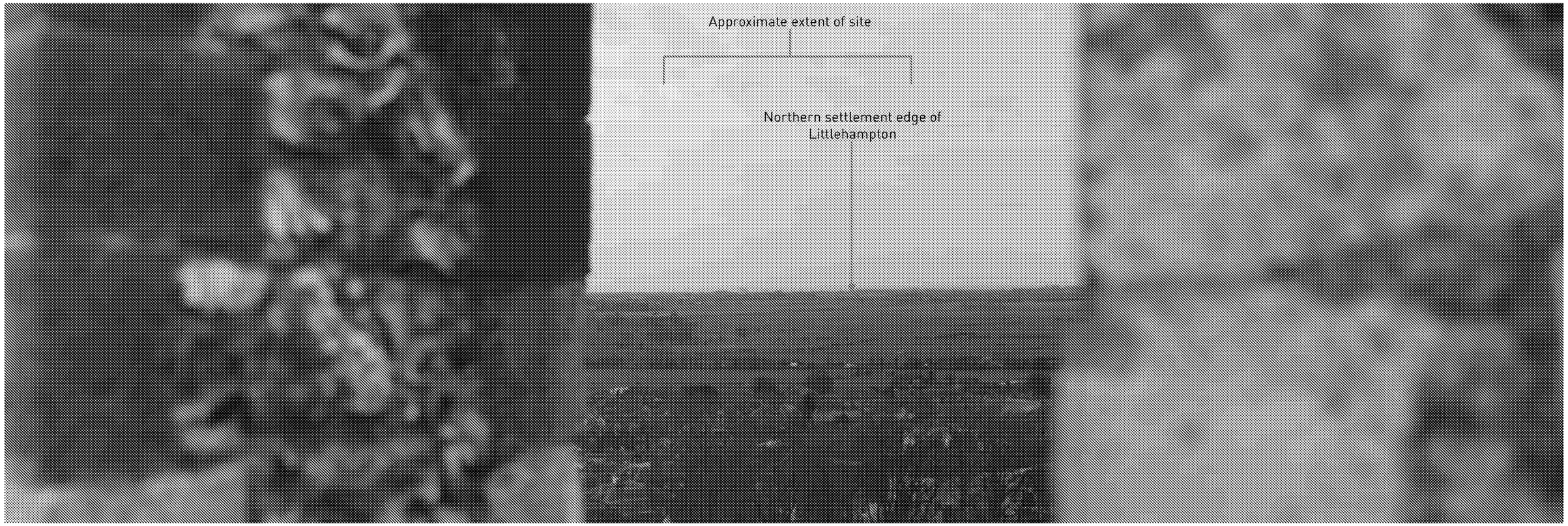
With the proposed mitigation planting in place, the visibility of the proposed development would be further reduced.

The overall magnitude of change is assessed as negligible at Year 1 and negligible by Year 5.

Scale of Visual Effect

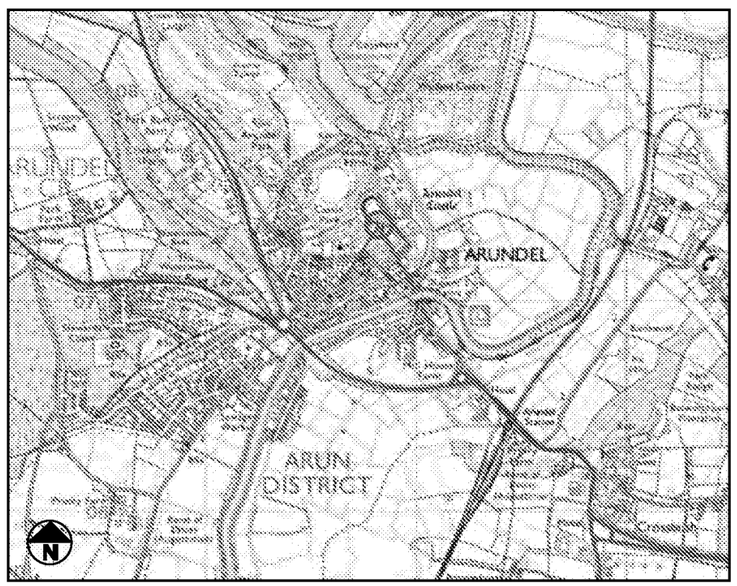
With high sensitivity and negligible magnitude of change, the scale of effect is assessed as negligible.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 7

View from the top of the Castle Keep at Arundel Castle. (Highest point within the castle open to the public (seasonally), looking south.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 70m
Date & time of photograph	- 11/11/2014 @ 16:28	Distance from site (Nearest part)	- 3km
OS grid reference	- 501829, 107349		

Description of Baseline View

The view is looking down on the southern edge of Arundel, across pastoral farmland with fragmented field boundaries formed by hedgerows with few hedgerow trees. In the far distance the settlement edge of Littlehampton and Wick is visible, partially screened by tree cover and hedgerow vegetation along the railway embankment. Just discernible is the English Channel beyond the treeline.

Field boundaries and railway embankment form a matrix of narrow linear elements criss-crossing the low lying landform within the Lower Arun Valley.

The view is focused between castle crenulations on the Keep. However although the Application Site is partially visible, it is 3km in the distance. Other built form such as Littlehampton gas tower, nursery glass houses and new residential development adjacent to the A259 are relatively more noticeable.

Sensitivity of Visual Receptors

the Keep is a popular visitor attraction (seasonally). Therefore the susceptibility of the receptor to changes of the type proposed is high.

The castle is located within the South Downs National Park, it is an attractive and important rural view across pastoral farmland. Therefore the value of the view is estimated to be high.

The overall sensitivity of receptors in this location is therefore high.

Predicted View at Year 1 and Year 5

It is anticipated that the proposed development would be partially visible. However the distance and the dull recessive colour of the backs of the panels would render the proposed development inconspicuous within the existing landscape composition. Similarly to viewpoint locations 5 and 6, the proposed development would blend with the vegetation near the northern and southern boundaries of the Application Site on the the settlement edge. The glass houses and new residential development would remain fairly noticeable in the view. The magnitude of change is estimated to be negligible.

Mitigation planting would further obscure the proposed development from view and after 5- 10 years the magnitude of change would remain negligible.

Scale of Visual Effect

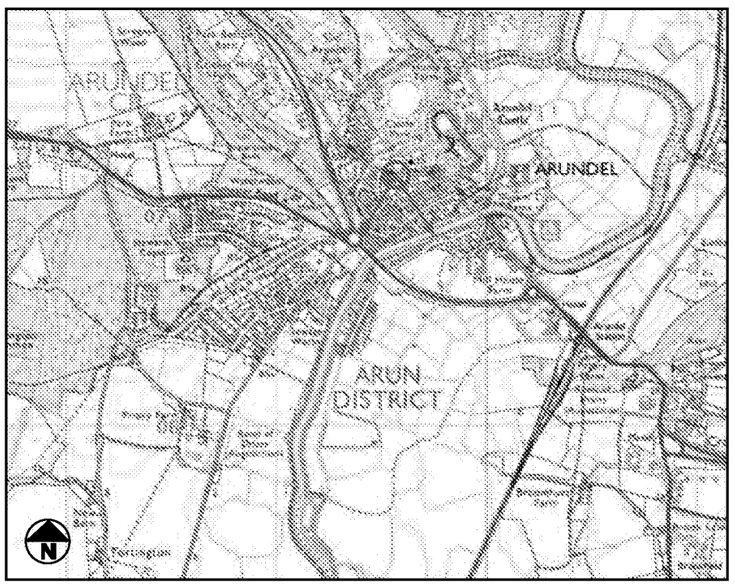
With high sensitivity and negligible magnitude of change, the effect is minor adverse according to the assessment tables.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 8

View from the junction of Parson's Hill and London Road, east of Arundel Cathedral, on the Monarch's Way (Long Distance Path) PRoW, looking south.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 35m
Date & time of photograph	- 11/11/2014 @ 14:00	Distance from site (Nearest part)	- 2.9km
OS grid reference	- 501567, 107196		

Description of Baseline View

The long view to the south from this location, is framed by the built form and vegetation either side of Parson' Hill. The view is at lower elevation but similar to viewpoint 7 from the castle Keep. The foreground built form and vegetation dominates the view but in the middle distance lies the pastoral fields in the Lower Arun Valley. The view extends to the mixed built form and vegetation on the northern settlement edge of Wick and Littlehampton.

The Application Site is partially visible from this location within the field matrix in the far distance.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths and residents is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static in the case of residents views). The value of the view is high, because the area is covered by local landscape policy (Policy LAN DM2 regarding the setting of Arundel), and the viewpoint is on the edge of the South Downs National Park. The view is an important view to be retained (see rural views out of Aundel in paragrapgh 5.14). The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

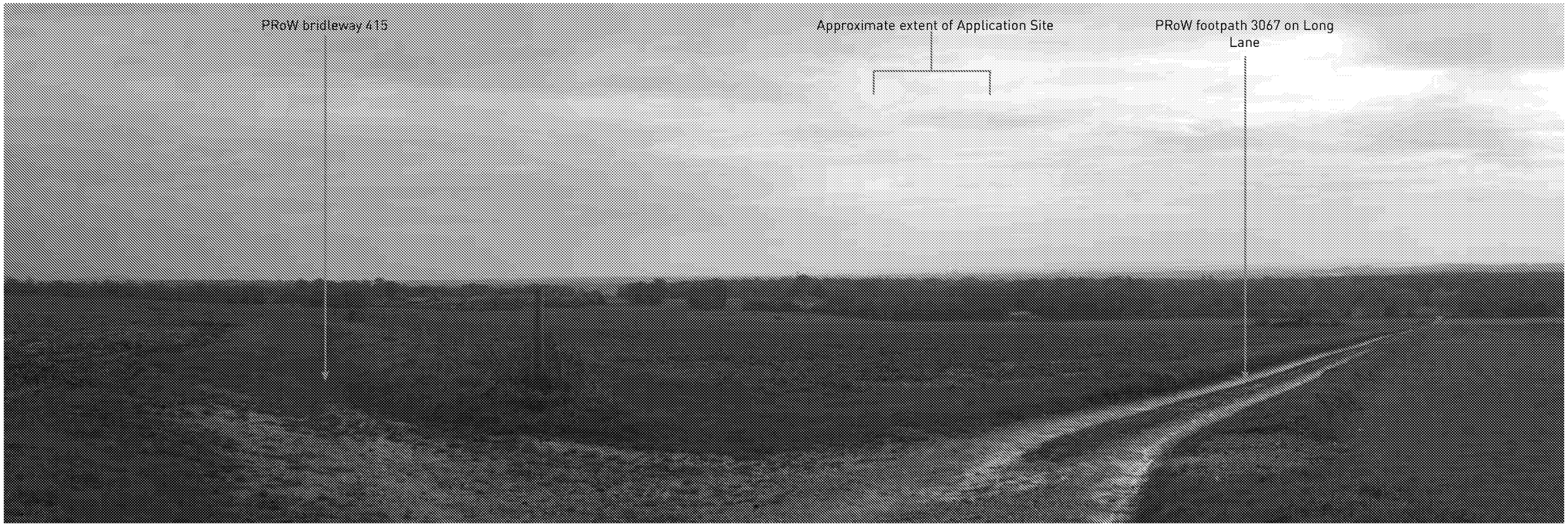
It is anticipated that the proposed development would be partially visible. However the distance and the dull recessive colour of the backs of the panels would render the proposed development inconspicuous within the existing landscape composition. Similarly to viewpoint locations 5, 6 and 7, the proposed development would blend with the vegetation near the northern and southern boundaries of the Application Site on the the settlement edge. The magnitude of change is estimated to be negligible.

Mitigation planting would further obscure the proposed development from view and after 5- 10 years the magnitude of change would remain negligible.

Scale of Visual Effect

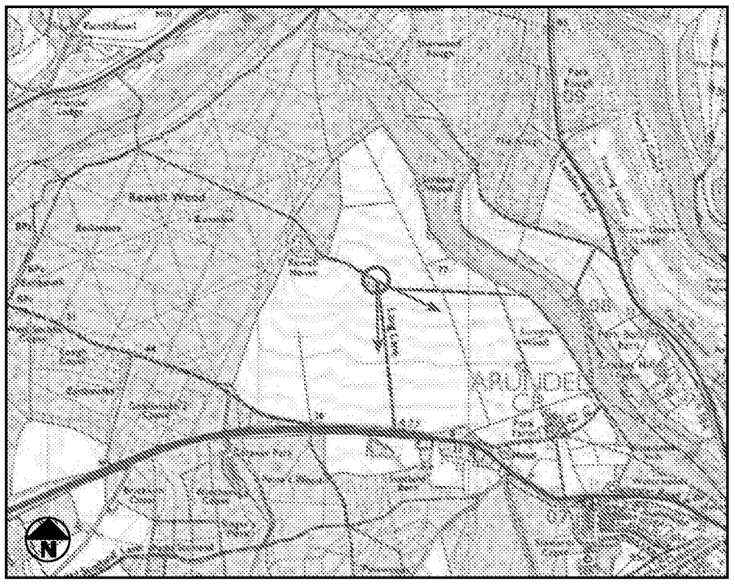
With high sensitivity and negligible magnitude of change, the effect is minor adverse according to the assessment tables.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 9

View from PRoW bridleway 415 to the north of the A27, and to the east of Rewell Wood, looking south.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 71m
Date & time of photograph	- 13/11/2014 @ 13:21	Distance from site (Nearest part)	- 4.5km
OS grid reference	- 499572, 108121		

Description of Baseline View

The view is taken from the junction of PRoW footpath 3067 and bridleway 415. The wide panoramic view looks from arable fields on elevated landform on the edge of the South Downs National Park. In the middle distance at the foot of the South Downs are Binsted Woods. Beyond Binsted Woods, built form and vegetation along the south coast are barely visible. In the far distance the English Channel is just discernible.

The Application Site is not discernible to the naked eye from this location, although theoretically it is partially visible above the trees of Binsted Woods on the edge of Littlehampton and Wick.

Sensitivity of Visual Receptors

The susceptibility of receptors on bridleways is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is high, because the The viewpoint (and Binsted Woods) is within the South Downs National Park and the view is a scenic long distance view. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

Essentially the proposed development would be almost entirely obscured by Binsted Woods and the distance. Therefore with the proposed development in place there would be negligible magnitude of change to the view.

Scale of Visual Effect

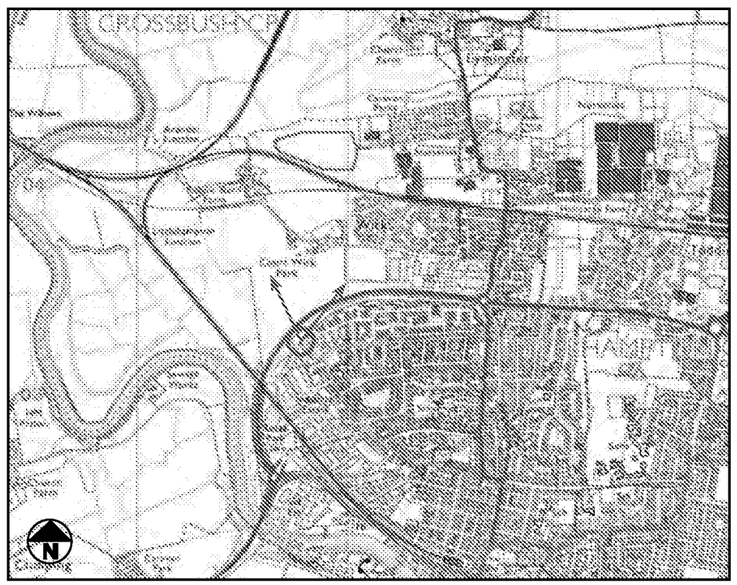
With high sensitivity and negligible magnitude of change, the effect is minor adverse according to the assessment tables. However in reality the scale of effect is negligible.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 10

View from the footpath on the northern edge of the residential estate within Wick south of the A259. Also partially representative of views obtained by the nearby residential properties. Looking north.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 5m
Date & time of photograph	- 13/11/2014 @ 14:45	Distance from site	- 780m
OS grid reference	- 501774, 103266	(Nearest part)	

Description of Baseline View

The foreground of the view comprises trees and shrub belt on the southern edge of the A259. From the footpath and the residential properties nearby, views to the north are obscured by this vegetation. New development to the north of the A259 (see context photo D) further obscures views to the north and is just visiible, filtered by the foreground vegetation.

The Application Site is not visible from this location.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths and residents is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static in the case of residents views). The value of the view is low, because view is foreshortened and of low interest. The overall sensitivity is regarded as medium.

Predicted View at Year 1 and Year 5

The proposed development would not be visible from this location, screened from view by existing vegetation and landform, even during the winter months. The magnitude of change is therefore negligible, though in reality there would be no effect.

Scale of Visual Effect

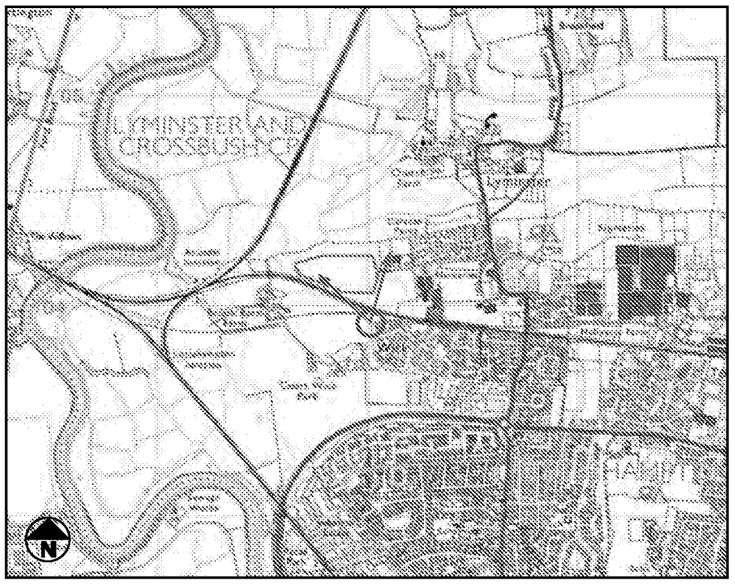
With medium sensitivity for users of the footpath and occupiers of residential properties, no change to view would result in negligible adverse effect for both types of receptor.

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VIEWPOINT 11

View from the edge of public green space north of Linnet Close and south of the railway line along the Application Site's southern boundary, looking north.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 5m
Date & time of photograph	- 13/11/2014 @ 11:50	Distance from site (Nearest part)	- 75km
OS grid reference	- 502027, 103925		

Description of Baseline View

The view looks across public green space towards the vegetation along the edge of the railway line. Overhead powerlines and poles also run along the southern edge of the railway. The trees and hedgerow vegetation adjacent to the railway obscure views further north. From first floor locations within Linnet Close there may be oblique and partial views of the proposed development through the intervening vegetation.

From this footway location, the Application Site is not visible due to intervening vegetation.

Sensitivity of Visual Receptors

The susceptibility of receptors on footways, footpaths and residents is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static in the case of residents views). The value of the view is low-medium, because the view is foreshortened and of limited interest. The overall sensitivity is regarded as medium.

Predicted View at Year 1 and Year 5

The proposed development would not be visible from this footpath location, screened from view by existing vegetation and landform even in the winter months. To the east of this location, there may be limited first floor locations where oblique views of the proposed development would be possible. However the views could also include the overhead powerlines, poles and be partially filtered by intervening vegetation. It is anticipated that the low profile proposed development would have limited interferance to any long views towards Arundel from these small number of first floor locations.

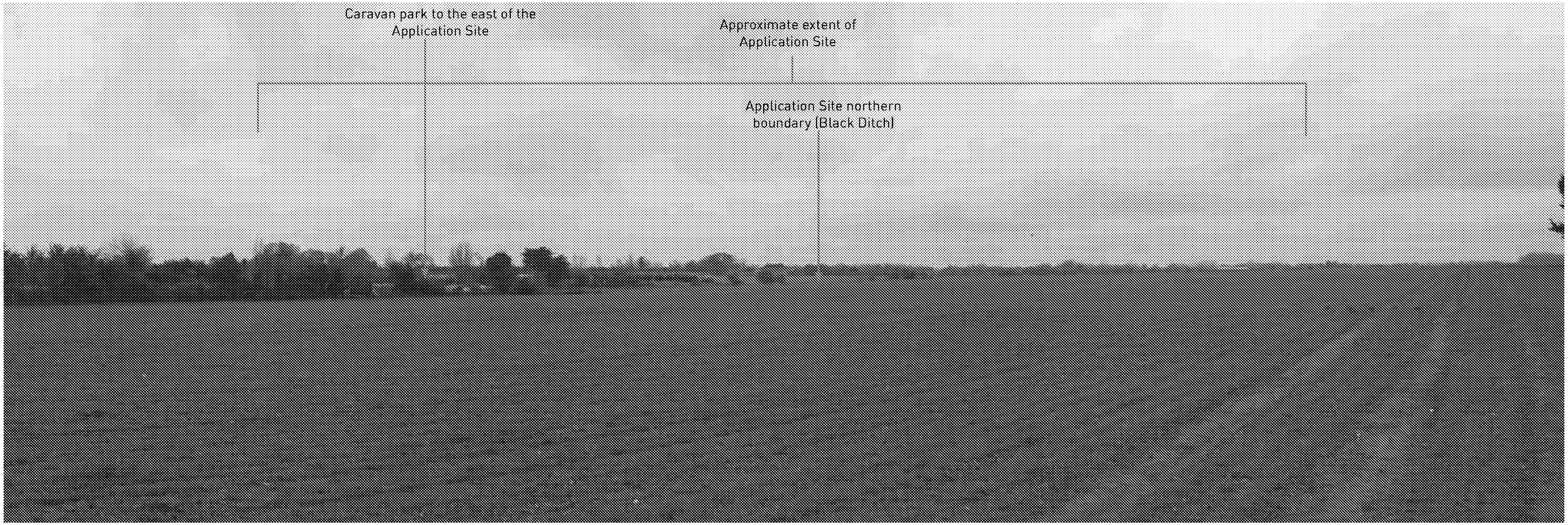
The magnitude of change is therefore negligible from the footpath, though in reality there would be no effect. From first floor locations the magnitude of change is predicted to be low.

Scale of Visual Effect

For users of the green space the medium sensitivity and negligible magnitude of change would give a negligible scale of visual effect according to the assessment tables.

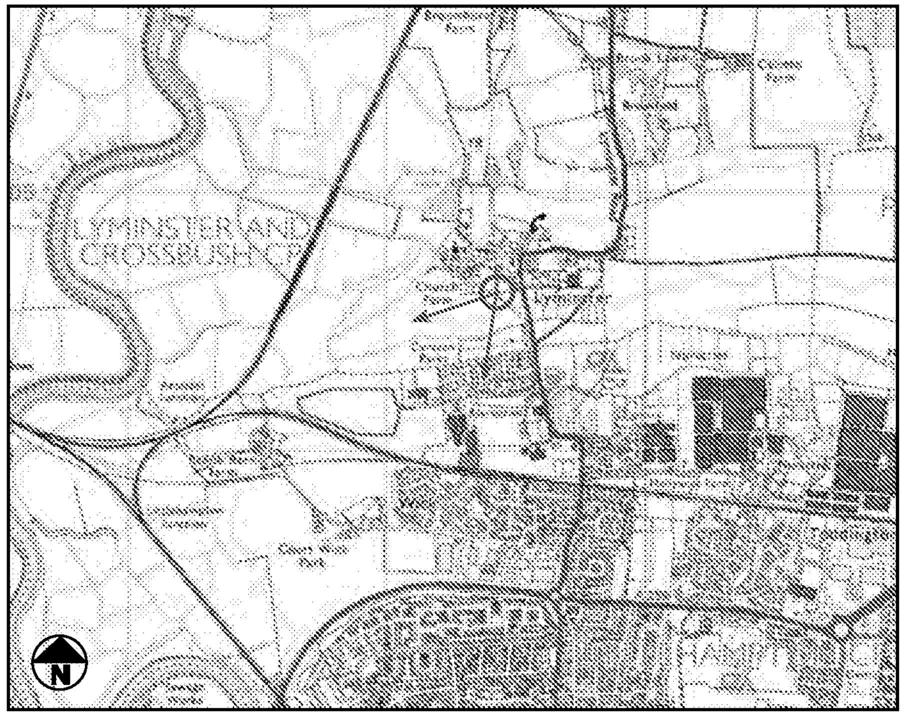
For first floor views from a limited number of properties within Linnet Close the medium sensitivity and low magnitude of change would give a minor scale of visual effect.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 12

View from PRoW footpath 2165 between the Lyminster Road and Lyminster Church, on the southern edge of Lyminster Village, looking southwest.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 6m
Date & time of photograph	- 13/11/2014 @ 10:33	**Distance from site**	- 475m
OS grid reference	- 502433, 104602	**(Nearest part)**	

Description of Baseline View

Sensitivity of Visual Receptors

The view is from the short stretch of PRoW footpath, on the southern edge of Lyminster village. To the right of the panorama the view looks across low lying arable fields to the north of Black Ditch to trees and hedgerows with isolated built form in the dar distance. To the left of the panorama, the view is foreshortened by the caravan parks and fragmented vegetation along the caravan park boundary, to the east of the Application Site.

The Application Site is partially visible. in the middle to far distance.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths and residents is high. This is because the focus of attention is varied and the receptor tends to be slow moving (or static in the case of residents views). The value of the view is low - medium, because the view is foreshortened and has few landscape features of interest. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

The site is partially visible, however at Year 1, essentially the backs of the panels on the north eastern edge would be partially visible. Although they would be a new type of development within the area, they would appear as a low profile extension to the existing caravan park built form. The vegetation including mature trees around the area of Brook Barn Farm forms a fairly solid backdrop behind the proposed development. The existing conifer hedge along the Application Site's north eastern boundary and fragmented sections of native shrubs along Black Ditch provide some screening effect. It is anticipated that the panels would be well contained within the field and would not be incongruous with the existing landscape composition. Therefore it is estimated that the magnitude of change would be low.

There are very few oppurtunities afforded for views of the proposed development from properties within Lyminster. Any views would be very restricted by intervening vegetation.

After 5 - 10 years the mitigation planting along Black Ditch would have established and the proposed development would be further screened with little of the proposed development visible at all. The magnitude of change would reduce to negligible.

Scale of Visual Effect

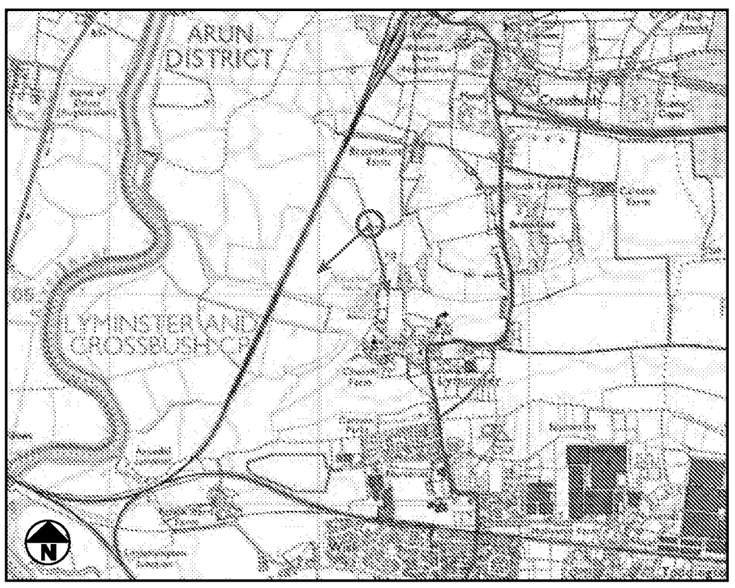
With high sensitivity for users of the footpath and occupiers of residential properties, a low change to view would result in **moderate** adverse effect for both types of receptor. After 5 - 10 years the scale of effect would reduce to minor according to the methodology, however in reality this would be **negligible**.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 13

View from PRoW footpath 2207 north of Lyminster Village, looking south.



Camera make & model	- Canon EOS 5D	**Viewpoint height (AOD)**	- 3m
Date & time of photograph	- 13/11/2014 @ 11:18	**Distance from site (Nearest part)**	- 1km
OS grid reference	- 502255, 105343		

Description of Baseline View

The view looks over low lying pastoral fields and arable fields in the Lower Arun Valley to the north of the Application Site. Mature trees and shrubs around Lyminster Village foreshorten the view in the left half of the panorama. Lyminster Church is just visible, albeit filtered through the trees. The right of the panorama provides a longer distance view, to mature tree cover in the far distance.

The Application Site is partially visible in the middle to far distance, with buildings at Brook Barn Farm visible beyond the site.

Sensitivity of Visual Receptors

The susceptibility of receptors on PRoW footpaths is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is high, because the The viewpoint is within the Setting of Arundel local landscape designated area and the view is a scenic long distance view (partially). The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

The backs of a small proportion of the solar panels on the northern edge of the Application Site may be visible. They would make up only a very small proportion of the view which would be barely noticeable in the context of the mature tree cover around Lyminster and the distant dull coloured vegetation on the horizon.

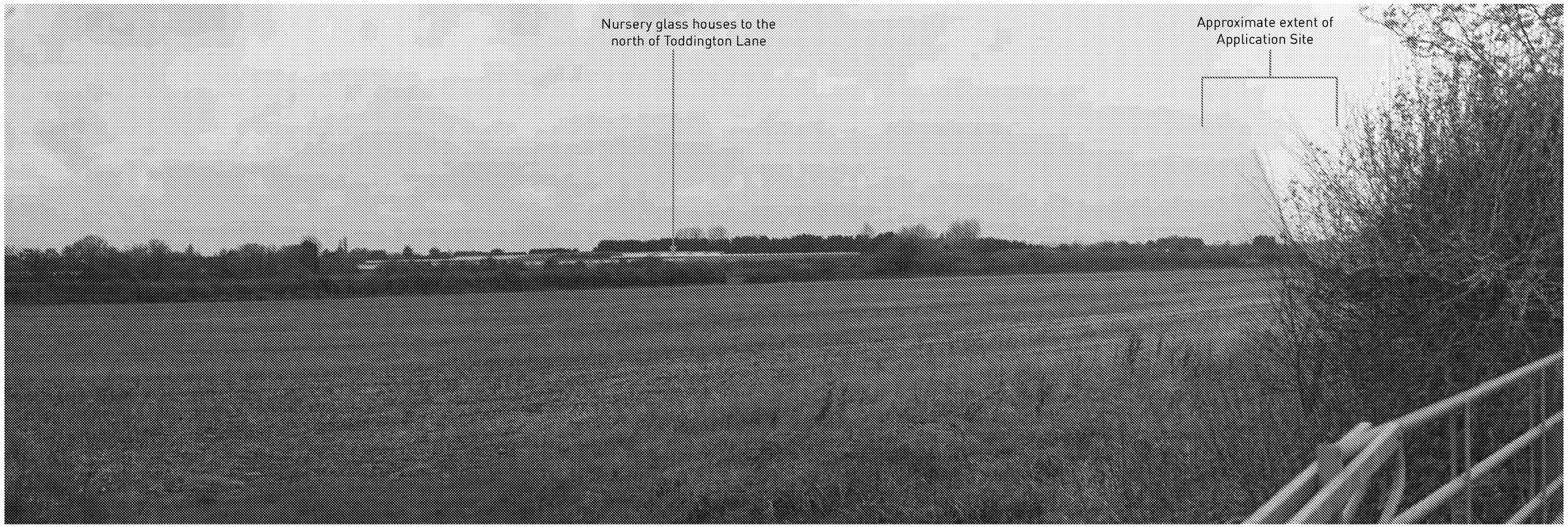
By Years 5 - 10 the mitigation planting along the northern boundary of the Application Site would be established and would be 2m or more in height, providing further screening of the panels.

The magnitude of change would therefore be negligible from Year 1 onwards.

Scale of Visual Effect

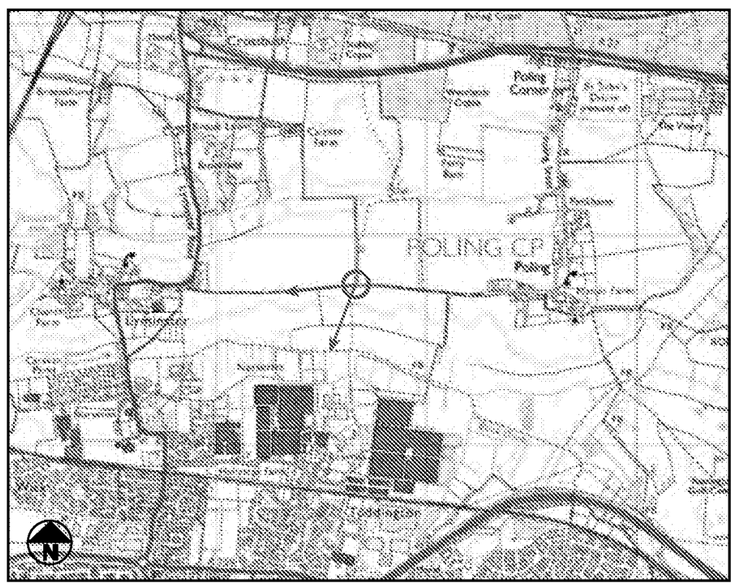
With high sensitivity and negligible magnitude of change, the scale of effect on users of the PRoW at this location would be minor adverse.

ARUN DISTRICT COUNCIL LU/385/14/PL



VIEWPOINT 14

View from PRoW bridleway 2163 that runs east from the Lyminster Road (A284) towards Poling, looking west southwest.



Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 6m
Date & time of photograph	- 13/11/2014 @ 11:51	Distance from site (Nearest part)	- 1.5km
OS grid reference	- 503668, 104767		

Description of Baseline View

The view looks through a field gateway across a low lying arable field. In the middle distance beyond the arable field hedgerow boundary are nursery glass houses north of Toddington Lane. Further hedgerows and tree cover is visible to the right of the panorama.

The Application Site is not visible from this location as it is obscured by intervening vegetation.

Sensitivity of Visual Receptors

The susceptibility of receptors on footpaths is high. This is because the focus of attention is varied and the receptor tends to be slow moving. The value of the view is low - medium, because the view is foreshortened and has few landscape features of interest. The overall sensitivity is regarded as high.

Predicted View at Year 1 and Year 5

The proposed development would not be visible from this location, even during the winter months. The magnitude of change would therefore be negligible, though in reality there would be no change to the view.

Scale of Visual Effect

With high sensitivity and negligible magnitude of change, the scale of effect would be minor according to the assessment table. However in reality the scale of effect would be negligible.

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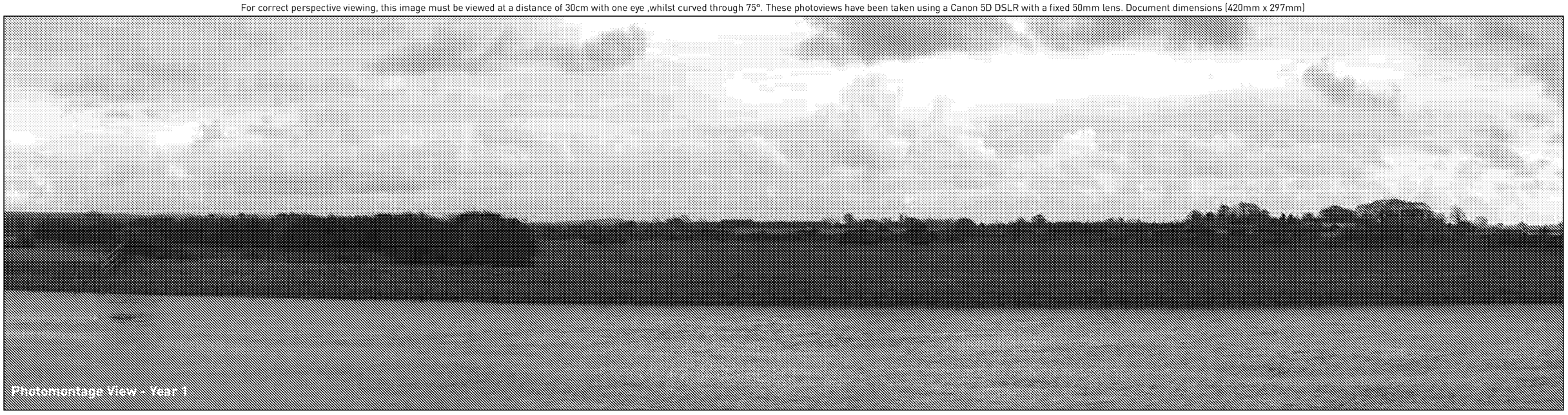
APPENDIX 10

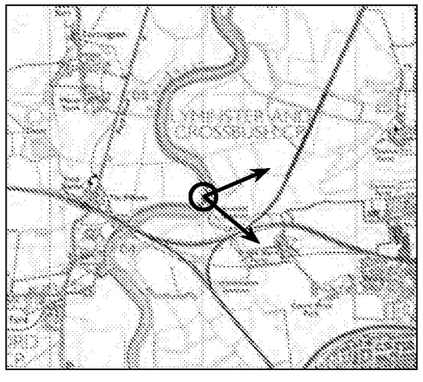
PHOTOMONTAGES FROM SELECTED VIEWPOINT LOCATIONS

ARUN DISTRICT COUNCIL LU/385/14/PL



For correct perspective viewing, this image must be viewed at a distance of 30cm with one eye ,whilst curved through 75°. These photoviews have been taken using a Canon 5D DSLR with a fixed 50mm lens. Document dimensions (420mm x 297mm)





Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 10.11.14 @ 12:18
OS reference : 501016, 104330
Viewpoint height : 6m
Viewing distance : 30cm
Angle of view : 75˚

Brook Barn Solar Farm

Viewpoint 3 - Year 1

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

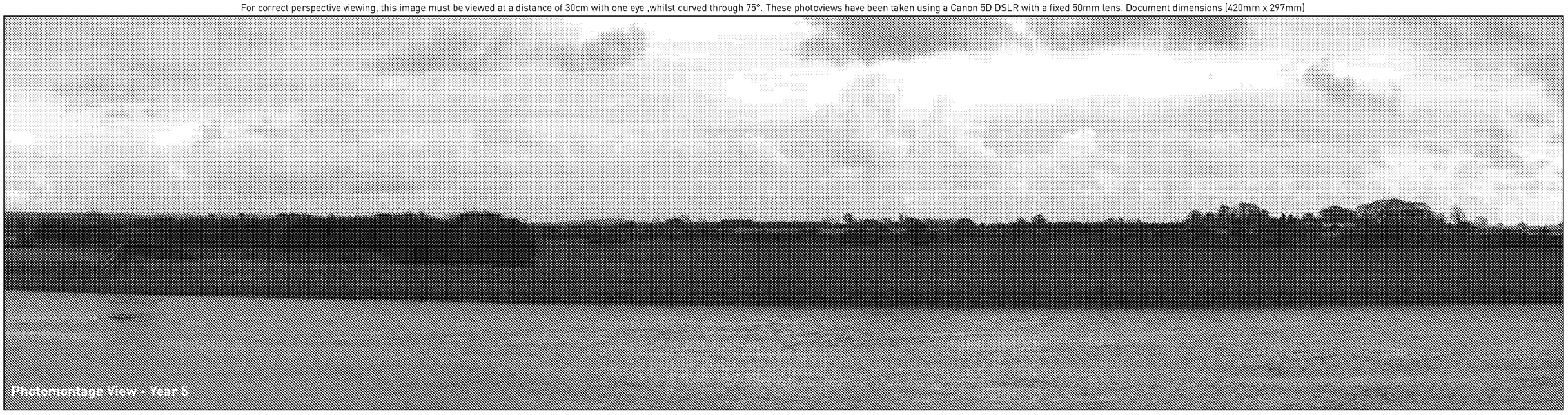
Pegasus Environmental

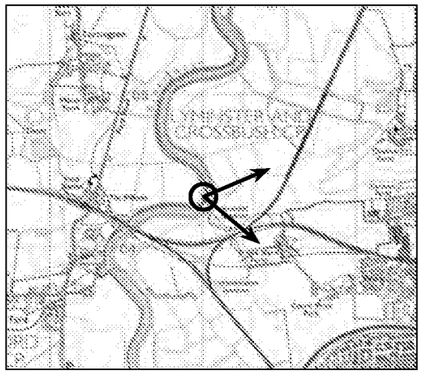
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Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 10.11.14 @ 12:18
OS reference : 501016, 104330
Viewpoint height : 6m
Viewing distance : 30cm
Angle of view : 75˚

Brook Barn Solar Farm

Viewpoint 3 - Year 5

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

Pegasus Environmental

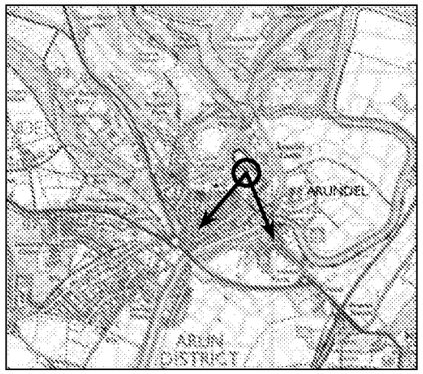
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For correct perspective viewing, this image must be viewed at a distance of 30cm with one eye ,whilst curved through 75°. These photoviews have been taken using a Canon 5D DSLR with a fixed 50mm lens. Document dimensions (420mm x 297mm)





Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 11.11.14 @ 16:28
OS reference : 501829, 107349
Viewpoint height : 70m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 7 - Year 1

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

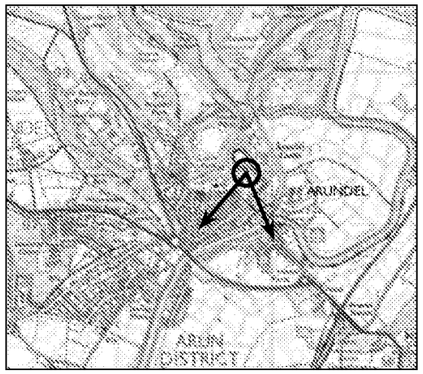
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For correct perspective viewing, this image must be viewed at a distance of 30cm with one eye ,whilst curved through 75°. These photoviews have been taken using a Canon 5D DSLR with a fixed 50mm lens. Document dimensions (420mm x 297mm)





Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 11.11.14 @ 16:28
OS reference : 501829, 107349
Viewpoint height : 70m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 7 - Year 5

Drawing Ref: BNL.0638_08-A
Client: Anesco

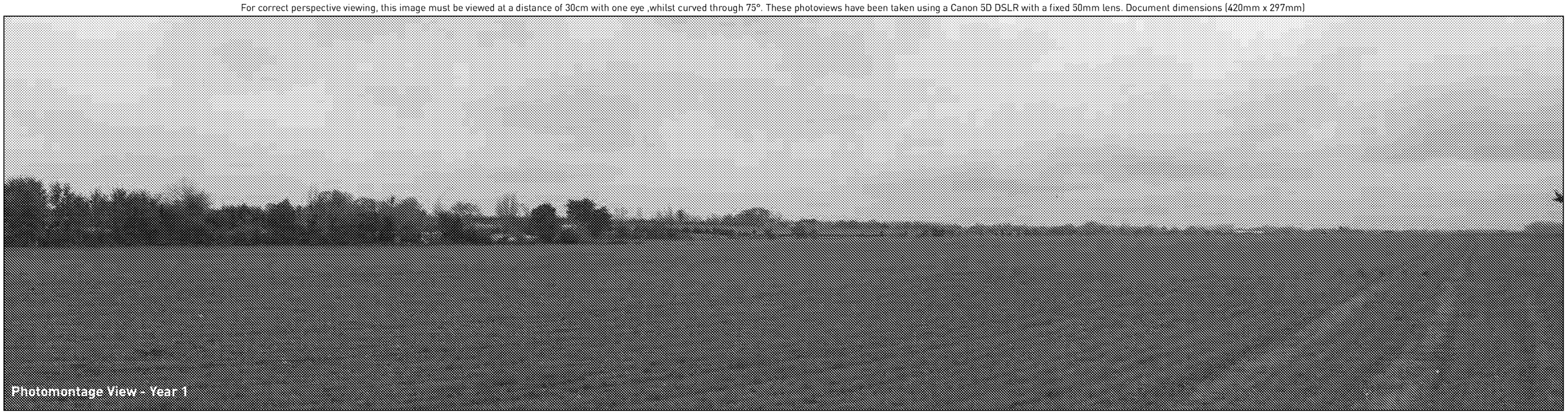
November 2014
Team: CS/SH

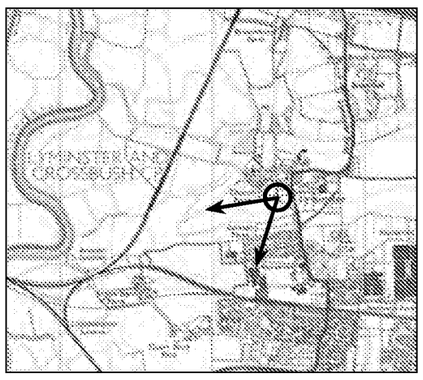
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Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 13.11.14 @ 10:33
OS reference : 502433, 104602
Viewpoint height : 6m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 12 - Year 1

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

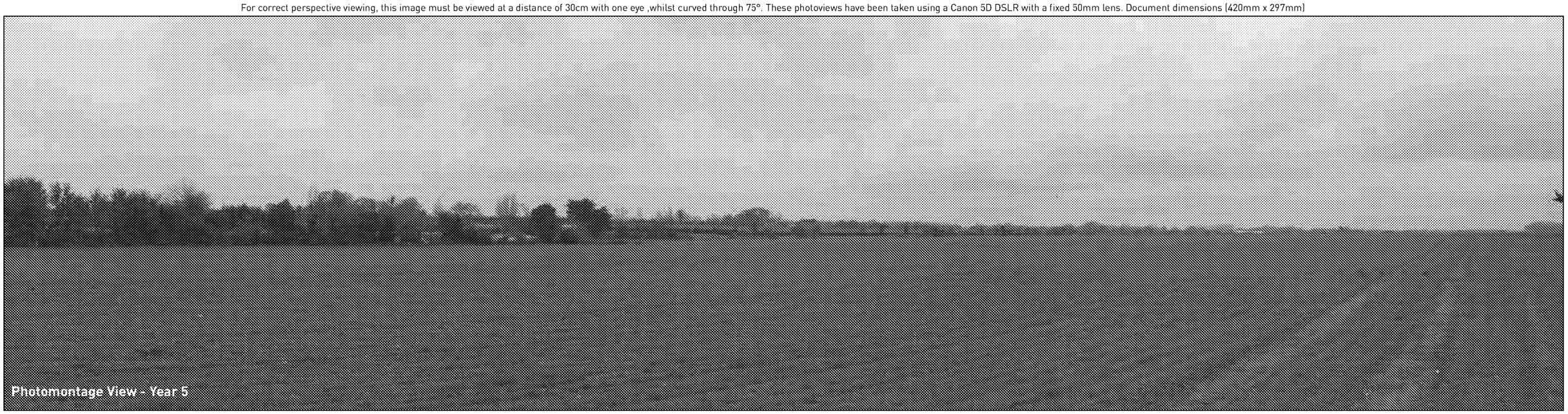
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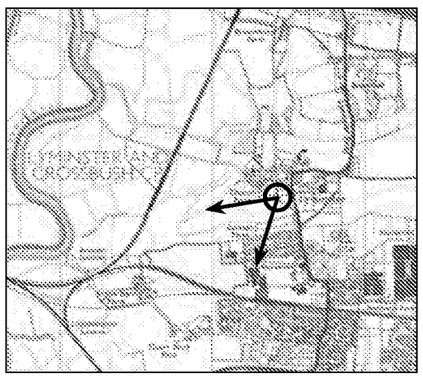
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Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 13.11.14 @ 10:33
OS reference : 502433, 104602
Viewpoint height : 6m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 12 - Year 5

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

Pegasus Environmental

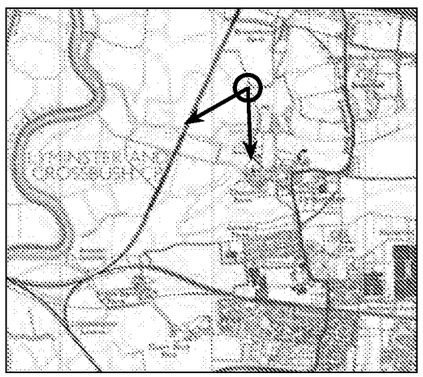
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Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 13.11.14 @ 11:18
OS reference : 502255, 105343
Viewpoint height : 3m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 13 - Year 1

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

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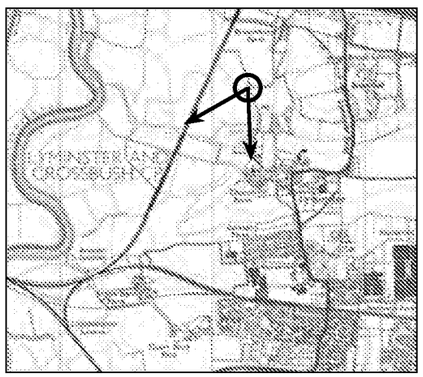
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Camera make and model: Canon EOS 5D with a 50mm lens.
Date & time of photography : 13.11.14 @ 11:18
OS reference : 502255, 105343
Viewpoint height : 3m
Viewing distance : 30cm
Angle of view : 75°

Brook Barn Solar Farm

Viewpoint 13 - Year 5

Drawing Ref: BNL.0638_08-A
Client: Anesco

November 2014
Team: CS/SH

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APPENDIX 11

CONTEXT PHOTOS

ARUN DISTRICT COUNCIL LU/385/14/PL



Context Photo A. View looking southeast, showing a large section of the northern Application Site boundary adjacent to the railway line between Wick and Ford. The train is on a short section of track where views are afforded to the north towards Arundel. However the majority of the track is largely screened from views by intervening landform and vegetation (Towards the eastern and western ends of the Application Site southern boundary).



Context Photo B. View looking north towards Arundel and the South Downs National Park. The low lying landform between Arundel and Littlehampton (Strategic Gap) is visible with the higher ground in the far distance.



Context Photo C. View looking east northeast towards the nurseries, scattered houses, assorted vehicle parking and caravan park to the east of the Application Site around Old Mead Lane. The Application Site boundary vegetation is patchy and adjacent vegetation includes cypress sp. hedging and mixed native hedging.



Context Photo D. View looking northeast showing the new residential development between Wick and Littlehampton on the left of the panorama obscuring views towards Lyminster and Arundel. Also the trees and shrubs adjacent to the A259 around the north western edge of Littlehampton.



Context Photo E. View looking south from the top end of King Street near London Road to the west of Arundel Cathedral. The Application Site is partially visible but very difficult to discern with the naked eye. It is effectively obscured by intervening built form, vegetation and the overall distance.



Context Photo F. View looking south from the top end of Mount Pleasant near London Road to the east of the cemetery. The orientation of Mount Pleasant is more towards views to the west of the Application Site.



Context Photo G. View looking south along the Lower Arun Valley from the top of the Bakehouse tower at Arundel Castle. This is the highest tower at the castle, but is not open to the public except for requested special occasions. This is included within the context photos to show the limited extent of visibility even at this height.



Context Photo H. View looking southwest from the south western side of Lyminster Church. The view shows farm buildings and machinery associated with Church farm with a longer distance view between the farm buildings. Church Farm obscures views of the Application Site from the majority of locations in and around Lyminster Church.