# MIDDLETON-ON-SEA

## Landscape and Visual Appraisal for Proposed Care Home
## Yapton Road, Middleton-on-Sea

Prepared for: Frontier Estates Ltd

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# 1.0 INTRODUCTION

SLR Consulting Ltd (SLR) has been instructed by Frontier Estates Limited (the Client) to undertake a Landscape and Visual Appraisal (LVA) of a proposed new care home at Middleton-on-Sea which will comprise:

- A two-storey building with a partial basement;
- 66 no. en-suite bedrooms, along with internal communal and operational areas;
- Car parking and cycle storage, and
- Managed landscaped gardens.

The main objective of this report is to assess the potential landscape and visual effects of the Application.

## 1.1 Methodology

An EIA is not required, and it would therefore be inappropriate to carry out a full landscape and visual impact assessment (LVIA): GLVIA3 statement of clarification 1/13 10-06-13, prepared by the Landscape Institute in 2019, states that if an EIA is not required then a landscape and visual appraisal should be prepared, rather than a landscape and visual impact assessment. The principles of this appraisal are in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute of Environmental Management and Assessment, 2013). A full method statement is included at Appendix A.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a thorough site assessment carried out in April 2020.

GLVIA3 paragraph 5.33 requires landscape architects to consider the site as it is, but also as it will become. This requirement is particularly relevant for this site, where there is an extant permission for residential development (Ref: M/45/16/PL) which has already been activated by demolition works and for which information has already been submitted to the Council to satisfy conditions and conditions have already been approved (Condition 10). In the absence of the Application this residential development would therefore be implemented. In this context whilst it is relevant to consider the effects of the proposed development when compared with the existing site condition, it is particularly important to focus on the effects of the development when compared against the baseline of the extant permission, since this represents the site as it will become.

## 1.2 Study Area

The study area is illustrated on drawing MOS-1. This was initially defined through desk top analysis of plans and aerial photographs and was refined by field survey.

# 2.0 PLANNING CONTEXT

## 2.1 National Policy: National Planning Policy Framework (NPPF)

Paragraph 11 of the NPPF sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *"without delay"* and that *"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date"* permission should be granted for development *"unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole*."

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *"natural, built and historic environment*" (paragraph 8).

Paragraph 98 relates to rights of way and access, stating that these should be "*protected and enhanced*". It is noted that better facilities should be provided for users of rights of way, for example by "*adding links to existing rights of way*".

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 128 states that applicants should work closely "with those directly affected by their proposals to evolve designs which take account of the views of the community". Paragraph 130 states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

Paragraph 170 of the NPPF states that the planning system, "should contribute to and enhance the natural and local environment by [inter alia] …protecting and enhancing valued landscapes" and by "recognising the intrinsic character and beauty of the countryside". Paragraph 171 states that the planning system should "distinguish between the hierarchy of international, national and locally designated sites".

In paragraph 172 it is stated that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty".

## 2.2 Designations

The site is not within any designations for valued landscapes, such as AONBs or National Parks.

Other landscape-related designations in the locality are summarised below and are illustrated on Drawing MOS-1.

- A public footpath extends to the south of the site (FP160). A second footpath (FP2997) extends north-south to the west of the site;
- An area identified at a Local Authority level as *"Existing Open Space"* is located to the west of the site at a distance of approximately 58m;
- An area identified at a Local Authority level as a "*Gap between Settlements*" is located immediately to the east of the site, across Yapton Road (B2132);
- National Cycle Route 2 extends along Yapton Road (B2132) along the eastern boundary of the site;
- There are four Grade II Listed buildings present to the north at a distance of approximately 1.2km, two Grade II Listed buildings to the east of the site at a distance of approximately 555m, four Grade

II Listed building within Flansham to the west at a distance of approximately 1.4km and a further two Grade II Listed buildings to the south at a distance of approximately 300m; and

- Three trees within the site are subject to Tree Protection Orders (TPO).

## 2.3 The Development Plan

### 2.3.1 Introduction

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans. It is noted that Middleton does not have an adopted neighbourhood plan. The site is located within the Built Up Area Boundary of Middleton on Sea and is subject to an extant permission.

### 2.3.2 Arun Local Plan 2011 - 2031 (Adopted July 2018)

The following policies have relevance to the Application:

- Policy SD SP2 – Built-up Area Boundary states that *"Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies"*.
- Policy LAN DM1 – Protection of landscape character states that *"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"*.
- Policy D SP1 – Design notes that development proposals *"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details"*.
- Policy D DM1 – Aspects of form and design quality states that the Council will have regard to following elements relevant to potential landscape and visual impact: "*character*", "*Appearance/attractiveness*", "*Impact*" ("*significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance*"), "*Trees and woodland*", "*Public realm*", "*Layout – movement*", "*Layout – legibility*", "*Density*", "*Scale*" and "*Aspects of form and design quality*".
- Policy ENV SP1 – Natural Environment states that the Council will *"encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites"*.

## 2.4 Relevant Planning History

### 2.4.1 The Approved Residential Proposal

An outline planning application (Ref: M/45/16/PL) was approved, subject to conditions, on 7th February 2017. The permission included the demolition of the redundant poultry farm buildings and dwelling and the erection of 13 No. dwellings with associated access, car parking & landscaping (*"the Consented development"*).

The Consented development includes a mix of 2, 3 and 4-bed detached, link-detached and terraced properties, each two storeys in height (maximum 9.6m to ridge level).

The Consented development layout is illustrated on drawing PL01 Revision E. The proposed buildings would be broadly L-shaped with one detached and six link-detached properties, orientated east-west, parallel to the northern boundary, and a further two link-detached and three terraced properties, orientated north-south,

parallel to the eastern boundary. A further detached property is located in the south-western corner of the site. An area of amenity space is provided centrally (allowing for the retention of the protected trees). A new vehicular access would be formed from the existing road spur off Silver Birch Drive to the south.

When the Consented development was approved the Site was outside the built-up area. This was subsequently changed within the Development plan post consent.

The elevations included on Drawings PL04 Rev C and PL05 Rev B show the variation in ridge heights between 6m and 9.6m, but also illustrate that the development blocks are partly attached and continuous, including insets and promontories.

The elevations included on Drawings PL04 Rev C and PL05 Rev B illustrate the varied consented materials palette. Materials include red brick, white render and a mix of red and grey tiles roofs.

The articulations in the elevations reduce the perceived mass of the buildings by providing patterns of light and shade across the vertical form.

As has been noted, this has been activated, and details required to satisfy conditions have been submitted with some already approved (Condition 10).

### 2.4.2 The Refused Care Home Proposal

The Client submitted planning application (Ref. M/80/19/PL) to Arun District Council in September 2019. The Application comprised the demolition of the existing structures within the site and redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision. The maximum ridge height of the Application was 9.6m and the lower flat roofed 2 storey section of the development had height of 6m. The application was subsequently refused in February 2020.

The Application was refused consent for two reasons with the first relevant to landscape:

*"The proposals are considered to be an over development and adversely affect the visual amenities of the locality by virtue of them being out of character in scale and density in conflict with policies D DM1 and D SP1 of the Arun Local Plan and policies in the National Planning Policy Framework".*

The Officer recommended approval of the scheme in the committee report. Importantly, the Officer stated that *"the design seeks to respect the site context, the parameters established through the extant planning permission and Local Plan policies D SP1 and D DM1 which relate to building form and character"*. The report goes on to state that *"the proposal is acceptable in terms of impact on visual amenity/character of the area in accordance with policies D DM1 and D SP1 of Arun Local Plan"*.

## 2.5 Summary of Planning Context

The site is not within any designations for valued landscapes, such as AONBs or National Parks. A public footpath extends along the southern boundary of the site (PRoW 160).

The site is within the Built-Up Area Boundary of Middleton on Sea. Permission has been granted for 13 No. 2-storey (maximum 9.6m to ridge height) new homes within the site. The permission has been activated and details required to satisfy conditions have been submitted with some already approved (e.g. Condition 10). This development would therefore be implemented if the proposed care home is refused.

The Application was recommended for approval by the Case Officer but was refused by the planning committee.

# 3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

## 3.1 Introduction

The Application is illustrated on drawing 2017/PA/004. The proposed landscape treatment is shown on drawings prepared by SLR, see drawing 402.6594.00008_RC_001.

The key elements of the design are as follows:

- A two-storey, L-shaped, building, with a partial basement, with associated parking and areas of open space. Access would be taken from the existing spur off Silver Birch Drive. The maximum ridge-height would be 9.4m, but the majority of the building would be at a maximum ridge-height of 7.8m (see proposed elevations, on drawing 2017/PA/020);
- The proposed building would be two-storey with predominantly pitched roofs.
- Landscape buffers would be provided along the northern and eastern boundaries. A central area of open space would be provided to the south and west of the building.

## 3.2 Location

The site is a previously developed site, historically used as a poultry farm with one and two-storey buildings (approximately 7.8m to ridge). The site is located within the Built-Up Area Boundary of Middleton-on-Sea. Existing built development is located to the south and east of the site.

If the extant permission were to be implemented the site would comprise an area of built, detached, link-detached and terraced properties, each two storeys in height (maximum 9.6m to ridge level) with open space and planting.

The site is thus an integral part of the settlement, and the implementation of the extant permission would further intensify the influence of built form on the site and its context.

## 3.3 The Arrival Experience on Yapton Road

The site is located on the northern edge of the settlement, to the west of Yapton Road (B2132), and consequently can be seen by travellers arriving at the settlement on that route. Views of the site are oblique, but remaining buildings from the old poultry farm are visible. Furthermore, the entry signs for the settlement are located at the junction of Yapton Road (B2132) with the A259, with a reduction in speed limit, some 455m to the north of the Application. The main area of the settlement is not visible at this entry point.

Travelling south along Yapton Road (B2132), there are a series of driveways, telegraph poles and lampposts, with dispersed residential properties, to either side of the road. The first glimpse of the settlement edge is available at Viewpoint 6 some 175m to the north of the development. A fuller sense of arriving at the entrance to the settlement is present at Viewpoint 5, some 100m to the north of the site. The landscape at this point is already influenced by residential development to the east of Yapton Road (B2132) and would be influenced by built form within the Consented development which, when perceived from this direction (northern elevation illustrated Drawing PL04 Rev C), would extend across the northern boundary of the site.

The Application would not extend built form further to the east or west along this boundary, nor would the Application extend the area of built form further north than that consented within the site. Existing properties to the east of Yapton Road (B2132) already extend the settlement edge further north than the site.

## 3.4 Area, Height and Density

The Application would be predominantly 2-storey with pitched roofs and a maximum ridge height of 9.6m, the majority of the building would be at a maximum ridge height of 7.8m. The former poultry sheds within the site were between one and two storeys (maximum ridge-height of approximately 7.8m).

Within the immediate context of the site, the ridge height of existing, pitched roofed, properties along Silver Birch Drive to the south is 7.8m; the maximum ridge height of existing industrial buildings to the east is 9.6m. Two-storey residential properties are also present along Yapton Road (B2132). The proposed ridge-heights are therefore comparable with existing properties along Silver Birch Drive and Yapton Road (B2132)..

The ridge height of the pitched roofs of residential properties within the extant permission is 9.6m. The Application would not therefore increase the maximum height of development within the site when compared to the Consented development. The Application has been designed with pitched roofs of varied ridge height, taking design prompts from both the Consented development (see proposed elevations in Drawings PL04 Rev C and PL05 Rev B and F) and nearby existing residential properties. Use of varied ridge heights would reduce the perceived mass of the proposed building.

Calculations have been undertaken to compare the gross density of the Application with that of the Consented development and with surrounding areas using tiles of similar size per Table 1 below. It is important to note that density affects character not just through built form, but also through increased areas of hardstanding. A comparison between areas has therefore been made using both built form and hardstanding to determine a gross density.

Table 1: Comparison of Gross density

| | Site Area | Area of built form and hardstanding | Gross Density |
|---|---|---|---|
| Proposed development | 6,246sqm | 2,832sqm | 45.3% |
| Consented development | 6,246sqm | 2,402sqm | 38.5% |
| Area of Silver Birch Drive | 5,943sqm | 3,069sqm | 51.6% |
| Area of Middleton Business Park and surroundings | 6,024sqm | 4,152sqm | 68.9% |

It can be seen that, whilst the gross density of the Application is 6.8% higher than that of the Consented development, it is still lower than the gross density of existing residential areas to the south at Silver Birch Drive (6.3% lower). The gross density of the area which includes Middleton Business Park, to the east of the Application, has a higher gross density. Whilst this could be expected due to the nature of development, the area calculated does also take account of part of the open fields to the east of the business park.

The shape of the footprint of the Application has been designed to reflect that of the Consented development (see drawing 1904/PA/003 submitted as part of the planning application). Both are L-shaped with one section parallel to the northern boundary and the other parallel to the eastern boundary. It is important to note that the gap between the boundaries of the site and proposed built form has been maintained when compared with the Consented development. The footprint of the Application would be 1,737sqm compared to the footprint of the Consented development, which is 940sqm, an increase of approximately 85%. However, as noted above, when a comparison of the gross density of built form and hardstanding is undertaken between the Application and the Consented development, the increased footprint is 6.8%, which is much lower. The increase in footprint has been achieved by increasing the depth of development internally such that from external viewpoints the perception of the building's footprint remains largely the same.

## 3.5 Building Styles and Materials Palette

The Consented development was designed with a varied materials palette to create a traditional character reflecting design elements found in existing residential development to the south, such as hung tiles with brickwork and render, tiled and slate pitched roofs (see elevations on Drawings PL04 Rev C and PL05 Rev B).

The Application seeks to reflect the character of existing residential properties to the south to create a sense of local identity. It provides a varied materials palette articulated in the elevations (see Drawings 2017/PA/020 and 2017/PA/021). The design includes use of render, varied brickwork, art-stone detailing, slate and tiled roofs. The ridgeline of the building has been staggered, creating gaps in the roofline, insets, promontories and a series of gable end projections to visually deconstruct the mass of the building. The use of glass within elevational treatments, similarly, breaks up the visual mass of the buildings.

The articulations in elevations reduce the perceived mass of the building by providing patterns of light and shade across the building. By combining these articulations with variations in roof height and materials, the effect is of a series of separate dwellings, rather than one large building. The design seeks to create a domestic character in accordance with adjacent residential development.

## 3.6 Loss of Landscape Elements and Proposed Mitigation

Existing trees, shrubs and other vegetation around the boundaries of the site would largely be retained. None of the protected trees within the site (TPO) would be removed. It is proposed that Cellweb tree root protection construction would be used for the access to ensure these trees could be retained and remain healthy. The propose development would require 4 additional tree removals when compared to the Consented development. These would include two Category U trees and two Category C trees.

The proposed landscape layout (see Drawing 402.6594.00008_RC_001) incorporates the following:

- a minimum 10m wide landscape buffer from the northern boundary which would incorporate native hedgerow, mixed native shrub planting, approximately 9 no. native standard trees and areas of open amenity grass;
- provision of a landscape buffer, varying in width between approximately 4m and 10m, along the eastern boundary which would retain existing tree and shrub vegetation and reinforce this with new mixed, native, shrub planting;
- existing vegetation along the ditch parallel to the southern boundary, which intersects with FP160, would be retained and managed and reinforced with herbaceous and small shrub planting; and
- a new native hedgerow has been proposed along the western boundary to reinforce and enhance existing vegetation.
- Within the secured garden central to the site areas of grassland would be enhanced with tree and shrub planting and wildflower meadow.

# 4.0 POTENTIAL LANDSCAPE EFFECTS

## 4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the Application have been identified and their sensitivity to the Application has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for landscape effects has been assessed.

The assessment considers the effects of the development in the context of the site as it is, but as noted in Section 1.1, in response to GLVIA3 para 5.33, focuses on the effects of the development compared to the site as it will become, since the extant permission (Ref: M/45/16/PL) has been activated and would be implemented if the Application is refused.

## 4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing MOS-2A/B summarises the classification provided by these assessments, but further details of each are set out below.

### 4.2.1 National Landscape Character

At a national scale the site is included within Natural England's National Character Area (NCA) 126: South Coast Plain.

The key characteristics of NCA 126 of relevance to the application site include the following:

- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *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."*

### 4.2.2 West Sussex Landscape Character Assessment (November 2003)

At a county scale the site is identified within the West Sussex Landscape Character Assessment (November 2003).

The location of the site is included within Landscape Character Area (LCA) SC9: Chichester To Yapton Coastal Plain.

The key characteristics of LCA SC9 of relevance to the site include the following:

- *"Low lying flat open landscape.*
- *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.*
- *Scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
- *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."*

The key issues creating change of relevance to this appraisal include the following:

- *"Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.*
- *Major road improvements.*
- *Loss of tree and hedgerow cover from agricultural intensification since World War II.*
- *Conversion of agricultural buildings to light industrial uses.*
- *Farm diversification and garden centres leading to introduction of signs and fencing.*
- *Introduction of large scale industrial buildings and glasshouses with distribution sheds."*

Key landscape and visual sensitivities of relevance to this appraisal are identified as follows:

- *"Fragmentation and loss of hedgerows and connections between hedgerow and woodland.*
- *Replacement of mature treescape.*
- *Loss of distinction between different settlements due to urban expansion.*
- *Changes in transport infrastructure due to urban development pressures".*

Guidelines are set out for the development and management of each character area. The following are of relevance to this appraisal:

- *"Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- *Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.*
- *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".*

### 4.2.3 Arun Landscape Strategy (August 2006)

At a more local level the site is identified as part of LCA 20: Flansham/Middleton Fringe Coastal Plain and on the edge of LCA 31: Climping Lower Coastal Plain.

The key characteristics of LCA 20: Flansham/Middleton Fringe Coastal Plain of relevance to the site include the following:

- *"Patchwork wrapped around Flansham and north Middleton.*
- *Boundary vegetation (often along drains) providing enclosure.*
- *Considerable urban influence.*
- *Mixture of arable and pasture of varying field sizes, with some fields adjacent to Flansham and north Middleton used as paddocks, recreation, horticulture and poultry farming".*

The key characteristics of LCA 31: Climping Lower Coastal Plain of relevance to the site include the following:

- *"Abuts Arun River valley to the east and Ford to the north.*
- *Almost entirely intensively farmed arable land.*
- *Predominately large field sizes.*
- *Blocks of arable fields separated by roads with scattered and ribbon development.*
- *Fields with hedgerows and tree belts providing enclosure".*

## 4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

### 4.3.1 Individual Elements and Features

The site historically comprised a poultry farm with one and two-storey buildings (approximately 7.8m to ridge) as illustrated on Drawing 2017/PA/030. Many of these buildings have been subsequently demolished to ground level, with foundations remaining. Existing boundary vegetation has been retained. Existing built development (residential and industrial) is present to the south and east of the site and Yapton Road extends past the eastern boundary of the site.

If the Consented development, illustrated on drawing PL01 Revision E, were to be implemented, the site would comprise an area of built, detached, link-detached and terraced properties, each two storeys in height (maximum 9.6m to ridge level) with open space and planting located on the northern edge of the settlement set within the context of the existing settlement edge, to the south, and a Yapton Road (B2132) to the east.

A minimum buffer of approximately 10m is provided between the northern boundary and built form. Along the eastern boundary a landscape buffer varying in width between approximately 4m and 10 m is provided between built form and the eastern boundary. A central area of open space (1,100sqm) has been provided to the south

and west of the area of built form. A hedgerow with trees and a close-boarded fence is present along the northern and western boundaries and mature trees and hedgerow along the eastern and southern boundaries have been retained. Close boarded fencing is present along the southern boundary with the PRoW and along the eastern and western boundaries.

The site, and its context, is broadly flat at an elevation of approximately 5m AOD.

### 4.3.2 Aesthetic and Perceptual Aspects

The site forms part of the settlement edge of Middleton-on-sea. It is influenced, to the south, by existing residential properties (Silver Birch Drive) and by industrial buildings and further residential properties to the east along Yapton Road (B2132). The site has a diversity of colour and form as a result of the remaining buildings from the former poultry farms within the site; to the east by industrial units and further residential properties; and to the south by residential properties along Silver Birch Drive. The site is influenced by noise and movement to the east, associated with traffic along Yapton Road (B2132), to the south along Silver Birch Drive.

If the extant permission were to be implemented the influence of built form, noise and movement would be intensified.

### 4.3.3 Overall Character

The site is located within LCA 20: Flansham/Middleton Fringe Coastal Plain and on the edge of LCA 31: Climping Lower Coastal Plain. The site is influenced by suburban development, both residential and industrial, to the south and east which impart "considerable urban influence". If the extant permission were to be implemented, this urban influence would be greatly increased. In relation to these characteristics the site assessment supports its inclusion within this LCA. It has less in common with LCA 31 which is described as "al*most entirely intensively farmed arable land"* with "*predominately large field sizes"*.

### 4.3.4 The Changing Landscape

As has been noted in Section 1.1, the site is subject to an extant permission for residential development, which has been activated. If the Appeal proposals were refused this development would therefore be implemented.

## 4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Broadly flat topography within site and wider context;
- Network of mixed, native hedgerows, shrubs and trees along the boundaries of the site;
- Area of suburban development with open space on the settlement edge; and
- Influence of existing development to south and east of the development.

As well as the following aesthetic and perceptual aspects:

- Sense of enclosure provided by existing development to the south and east, with greater sense of openness to the north and west;
- Diversity of colour and form as a result of residential development within the site and existing development to the south and east;
- Influence of noise and movement associated with traffic along Yapton Road, within residential development to the south and within the site.

The overall character receptors include LCA 20: Flansham/Middleton Fringe Coastal Plain within which the site is located and LCA 31: Climping Lower Coastal Plain which is adjacent to the site.

## 4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

### 4.5.1 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. In this context it is important to note that the site is not within any designations for valued landscapes, such as AONBs or National Parks.

GLVIA3 states that the value of undesignated sites should also be considered, and Box 5.1 provides a helpful guide for assessing these sites.

In this context it is important to note that the site does not have cultural associations and is not designated for ecological or heritage reasons. There is recreational access immediately to the south of the site along footpath FP160. The site is not rural, being subject to Consented development, although the context of the site to both the north and west is more rural in character. The scenic quality of the site is typical of the urban fringe, with residential structures adjacent to hedgerows and trees. The condition of landscape elements along the boundaries of the site is good.

In this context it is concluded that the overall value of the site is Low, a landscape which is already subject to Consented development and which is not considered to have demonstrable physical attributes that elevate its value.

### 4.5.2 Susceptibility of Landscape

Elements and features:

- **Broadly flat topography within site and wider context:** The site has a low susceptibility to the Application as it is already characterised by built form, both on the site itself (former poultry farm) and adjacent areas to the south and east along Silver Birch Drive and Yapton Road. If the extant permission is implemented, the influence of built form would intensify further.
- **Network of mixed, native hedgerows, shrubs and trees along the boundaries of the site:** Low susceptibility to the development proposals, since existing vegetation could be retained in common with the Consented development. It is noted that 4 no. additional trees would be lost as a result of the Application, but all are of Category U or C and new, native, standard trees would be planted as a result of the Application.
- **Area of suburban development with open space on the settlement edge:** Low susceptibility to the Application since residential development within the suburban edge is already characteristic of the surrounding area. If the extant permission is implemented this characteristic would intensify further.
- **Influence of existing development to south and east of the development:** Low susceptibility to the Application since residential development within the suburban edge is already characteristic of the surrounding area and residential development is already a characteristic of the site as consented.

Aesthetic and perceptual aspects:

- **Sense of enclosure provided by existing development to the south and east, with greater sense of openness to the north and west:** Low susceptibility to the Application as the site has been historically characterised by built form and there is also existing development to the south and east. If the extant permission is implemented this characteristic would intensify further.
- **Diversity of colour and form as a result of Consented development within the site and existing development to the south and east:** Low susceptibility to the Application as the site is already diverse in colour and form as a result of the influence of residential and industrial development in the surrounding area, as well as, remaining buildings from the former poultry farm within the site. If the extant permission is implemented the Application would be very similar in as a result of the design of the materials palette and building form and so this characteristic would be intensified.
- **Influence of noise and movement associated with traffic along Yapton Road, within residential development to the south and within the site:** Low susceptibility to the Application since the existing site is already influenced by noise and movement associated with traffic along Yapton Road and within residential development to the south and this would be even greater if the extant permission were to be implemented.

In relation to overall character; the LCA 20: Flansham/Middleton Fringe Coastal Plain would be directly affected by the proposals. The LCA is already characterised by "*considerable urban influence*", and the Consented development would intensify this influence. Consequently this receptor has a low susceptibility to the Application.

LCA 31: Climping Lower Coastal Plain would not be directly affected by the proposals, as this area is to the east of Yapton Road. This area is already partly influenced by the industrial estate to the east and residential development to the south and east and if the extant permission were implemented this influence would intensify. The susceptibility of LCA 31: Climping Lower Coastal Plain to the Application would therefore be low.

### 4.5.3 Sensitivity of Landscape

The overall sensitivity of landscape receptors can be determined by combining their value with the susceptibility of each.

It follows that all landscape receptors, including LCA 20 and LCA 31, would have a low sensitivity to the Application since residential development is already a characteristic of the site as consented.

## 4.6 Potential Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

### 4.6.1 Size and Scale of Change for Landscape Receptors

Elements and features:

- **Broadly flat topography within site and wider context:** The existing site already influenced by built form both within the site (former poultry farm) and to the south and east. The scale of change would decrease further if the extant permission were implemented. The size and scale of change

in relation to the topography of the site and wider context would be negligible. Whilst the footprint of the Application would be deeper than Consented development, built form would not extend closer to the boundaries of the site (at its closest points) and would not therefore have a greater influence on either the topography within the site or within its context.

- **Network of mixed, native hedgerows, shrubs and trees along the boundaries of the site:** There would be a small scale of change as a result of the loss of 4 additional existing trees when compared with the Consented development. New planting would reinforce existing vegetation and new, native, standard trees would be planted as a result of the Application.
- **Area of suburban development with open space on the settlement edge:** The area of built development on the settlement edge, is already influenced by the former poultry farm and by existing development to the south and east. If the extant permission were implemented the degree of change would decrease further, since the Application would not be substantially different to the Consented development. The scale of change would be negligible.
- **Influence of existing development to south and east of the development:** The influence of existing, surrounding residential and industrial development would remain a key element within the landscape and the scale of change would be negligible.

Aesthetic and perceptual aspects:

- **Sense of enclosure provided by existing development to the south and east, with greater sense of openness to the north and west**: The perception of enclosure provided by existing residential development would remain. If the extant permission were implemented the sense of enclosure would be greater. The scale of change as a result of the Application would be negligible.
- **Diversity of colour and form as a result of residential development within the site and existing development to the south and east:** Diversity of colour and form which is already characteristic of the site as a result of the former poultry farm and development to the south and east would remain. If the extant permission were implemented this characteristic would intensify. The scale of change as a result of the Application would be negligible.
- **Influence of noise and movement associated with traffic along Yapton Road, within residential development to the south and within the site**: The influence of noise and movement already characteristic of the site as a result of traffic associated with Yapton Road (B2132) and within areas of existing residential development to the south and east would remain. If the extant permission were implemented this characteristic would intensify. The scale of change as a result of the Application would be negligible.

The overall character of LCA 20, is already subject to *"considerable urban influence"* and the perception of landscape change would be limited. If the extant permission were implemented this influence would intensify. The scale of change as a result of the Application would be negligible.

Visual connections between LCA 31 area very limited (see Viewpoints 7, 8 and 9) and the perception of change resulting from the Application, set against existing development remaining within the site and within the surrounding context would be limited. If the extant permission were implemented the perception of change would be more limited. The scale of change as a result of the Application would be negligible.

### 4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change for all landscape elements and features, and aesthetic and perceptual aspects, would be negligible. Proposed built form would be of the same height as the Consented development. Whilst the footprint of the Application would be deeper the perception of change, in relation to massing, would be reduced by the varied materials palette, inclusion of pitched roofs, staggered ridgelines, insets

and varied elevation treatments including glass, render and brickwork. The overall visibility of the Application would be almost precisely the same as Consented development which forms the baseline and so there would be no change in the overall geographical extent of landscape effects.

### 4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

### 4.6.4 Potential Magnitude of Change for Landscape Receptors

The potential magnitude of landscape effect for each of the receptors can be assessed by combining the size/scale of effect, geographical extent, and duration:

It follows that the magnitude of change for the network of mixed, native hedgerows, shrubs and trees along the boundaries of the site would be slight/medium. The magnitude of change for all other receptors including LCA 20 and LCA 31 would be slight.

## 4.7 Potential Landscape Effects of Development

The potential landscape effects can be assessed by combining the sensitivity of receptors with the potential magnitude of effects.

The site is previously developed land, with some remaining built form, set in a context of residential development to the east and south (Yapton Road and Silver Birch Drive), as well as, industrial development within the Middleton Business Park. As noted in Section 4.1, the assessment considers the site as it is but must also consider the site as it will become as a result of the Consented development.

The level of landscape effect for all landscape receptors would be Minor to Negligible since the site is previously developed land set within a context of residential development to the south and east and industrial development to the south. The Application is not substantially different from the Consented development should it be implemented.

# 5.0 POTENTIAL VISUAL EFFECTS

## 5.1 Introduction

The following preliminary visual appraisal is based upon desk top review and a site-based assessment undertaken in clear conditions by an experienced Chartered Landscape Architect.

Overall visibility has been determined by desk top analysis of topographic surveys and maps, as well as site-based assessment.

In accordance with the recommendations of GLVIA3 the potential visual effects of the Application have been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

The assessment considers the site as it is, but as noted in Section 1.1, in response to GLVIA3 para 5.33, must also consider the site as it will become. As such the extant permission (Ref: M/45/16/PL) forms the visual baseline of this appraisal.

## 5.2 Overall Visibility

The potential visibility of development on site would be confined to the south and east by the existing, settlement edge of Middleton on Sea including residential development to the south along Silver Birch Drive and to the east by industrial units and linear residential development along Yapton Road (B2132). To the north and west visibility is filtered by the strong hedgerow network and mature tree cover within the flat landscape.

Should the extant permission be implemented the site would comprise an area of built, detached, link-detached and terraced properties, each two storeys in height (maximum 9.6m to ridge level) with open space and planting located on the northern edge of the settlement. The ridge height of the Application would be the same as the Consented development, the alignment of the proposed building form within the site would be the same as Consented development.

The overall visibility of the Application would therefore be almost precisely the same as the Consented development.

## 5.3 Potential Visual Receptors

Within the visual envelope of the Application the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors (Existing residents along Silver Birch Drive, Ancton Lane and along Yapton Road (B2132));
- Walkers on local footpaths and pavements (Walkers on footpaths FP160 and FP2997). Pedestrians walking on the pavement along Yapton Road (B2132) and along Silver Birch Drive;
- Users of the area of Existing Open Space to the west;
- Vehicle users and cyclists on Yapton Road (B2132) / NCR 2 and along Silver Birch Drive, as well as, Ancton Lane.

Ten viewpoints were selected to represent the range of views which would be available in and around the site. The viewpoint locations are illustrated on Figure MOS-3, and photographs from these viewpoints are shown on Figures MOS-4 to MOS-15. No individual viewpoint assessments have been undertaken for this appraisal, but the assessment of effects below refers to some of these views as examples.

## 5.4 Assessment of Sensitivity of Visual Receptors

Residential receptors, walkers and cyclists and users of areas of Existing Open Space are likely to be particularly susceptible to change, as they are more likely to be focused on views of the landscape. Vehicle users are less susceptible to visual change as they have intermittent, transitional views of the landscape.

In relation to value, none of the viewpoints are within landscape or landscape-related designations, nor are they linked with visitor destinations or cultural associations. Three of the viewpoints are located along a PRoW which has Local Authority (or medium) value. Three further viewpoints are located on an NCR which has National (or high) value.

It therefore follows that residents, walkers and cyclists and users of areas of Existing Open Space have the highest sensitivity to change on the site. Vehicle users would be of medium sensitivity.

## 5.5 Potential Magnitude of Change for Receptors

In accordance with GLVIA3 potential changes to the individual visual receptors have been considered in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

### 5.5.1 Size/Scale of Change

Residential receptors

Views from the rear elevations of approximately 14, 2-storey, residential properties may be available from Silver Birch Drive. Existing views include remaining buildings associated with the former poultry farm filtered by existing vegetation along FP160 and set within the context of existing built form along Silver Birch Drive (see Viewpoints 3 and 4 taken from FP160).

Should the extant permission be implemented views would comprise residential properties and an access road filtered by retained vegetation along FP 160.

The majority of the proposed building would be at a maximum ridge-height of 7.8m with limited sections of pitched roofs at 9.4m which would mean that much of the proposed building would be at a lower level that that consented. Proposed built form, at its closest point, would not be closer to these properties than built form included within the Consented development. The proposed access road would be in the same location and of a similar construction. Views would be largely unchanged from those experienced as a result of the Consented development. There would be a negligible scale of change.

Potential views from approximately 14 terraced and semi-detached, 2-storey, residential properties would be available towards the site from Ancton Lane. Representative views are illustrated in Viewpoints 8 and 9. The roof and upper storey of an existing building associated with the former poultry farm are visible from Ancton Lane set within the context of existing built form within the settlement edge.

Should the extant permission be implemented there would be limited visibility of the ridgelines of a group of three terraced properties within the Consented development.

It has been assessed that the ridgeline of the southern end of the proposed care home would be visible, but approximately 2.6m lower than properties within the Consented development, from Ancton Lane. The scale of change would be negligible.

Approximately 4 semi-detached and a single detached, 2-storey, property along Yapton Road (B2132) would have potential views towards the northern and eastern elevations of the Application.

Drawing PL04 Rev C illustrates the northern elevation of the Consented development and Drawing PL05 Rev B illustrates the eastern elevation. Drawing 2017/PA/021 illustrates the northern and eastern elevations of the Application. Viewpoints 5 and 6 illustrate the potential views of residents from Yapton Road (B2132).

There are currently views of one and two-storey buildings associated with the former poultry farm set within the context of existing built form within the settlement edge.

Should the extant permission be implemented the change in view from Viewpoint 5 and 6 as a result of the Application would be limited.

Whilst the Application comprises a single building, rather than seven consented detached and link-detached properties, the articulation in the elevations of the building has been designed to break up the massing of the building such that it appears as a series of connected dwellings (see Section 3). In the longer term, views towards the Application would be filtered by the proposed hedgerow and provision of standard trees as detailed in Section 3.5. Views are quickly lost (see Viewpoint 6) as a result of intervening, established, vegetation at longer distances from the site. There would be a negligible scale of change to views. Similarly, the northern elevation treatment of the Application has been designed with varied materials, staggered rooflines and insets to break up the visual mass and retain a similar character to the northern elevation of the Consented development, albeit, at a predominantly lower ridge-height.

Walkers on local footpaths and pavements

Viewpoints 2, 3 and 4 illustrate potential views towards the site from footpath FP160.

The existing view from comprises one and 2-storey, partly derelict, development, with herras security fencing, filtered by existing trees and shrubs set within the context of existing residential development along Silver Birch Drive.

Views of the Consented development from Viewpoint 2 would include the western elevation of Consented development filtered by existing vegetation along the western boundary of the site.

Views of the Application from footpath FP160 would be largely unchanged from those experienced as a result of the Consented development, albeit the proposed development would be predominantly 2.6m lower than that consented. The alignment of built form within the Application has been designed to reflect the alignment of the Consented development. The western elevation of the Application would be deeper but no closer to the viewer and still filtered through existing and proposed vegetation. Viewpoints 3 and 4 illustrate the view from the south. The Application would not be closer to the footpath, at its closest point, than the Consented development. The access route for the proposed scheme is largely the same as the Consented development. There would be a negligible scale of change overall in sequential views from this footpath.

No views could be obtained toward the Application from FP2997. Potential views would be screened by intervening vegetation within the flat landscape (see Viewpoint 7).

Pedestrians walking on the pavement along Yapton Road (B2132) would have potential views towards the northern and eastern elevations of the Application. Viewpoints 5, 6 and 10 illustrate potential views from Yapton Road (B2132).

Views of existing, derelict buildings within the site are already available set within the context of built form within the settlement edge.

Illustrations of the elevations of Consented development are included in Drawings PL04 Rev C and PL05 Rev B and the proposed Application elevations are included in Drawings 2017/PA/020 and 2017/PA/021.

The scale of change in views would be small. The maximum height of the Application is the same as the Consented development. A variety of render, brickwork and windows have been included within the elevational treatment to break up the perceived visual mass of built form. There would be a small scale of change to views reducing to a negligible scale of change in the longer term.

There would be no change to views from Silver Birch Drive. Potential views through the existing spur off Silver Birch Drive of the proposed access would be largely unchanged from those experienced of the Consented development.

### Users of Existing Open Space

Viewpoint 1 illustrates a view from the Area of Existing Open Space to the west of the site. The site visit confirmed that the majority of views towards the site from this area would be screened by well-established woodland and hedgerows.

A few glimpses towards the site, walking along the eastern edge of the area of open space, are available, within which remaining derelict buildings associated with the former poultry farm are visible (Viewpoint 1) set within the context of 2-storey existing residential development along Yapton Road.

Should the extant permission be implemented the view would include the western elevations of consented residential properties filtered by existing vegetation along the western boundary of the site.

The alignment of built form within the Application has been designed to reflect the alignment of the Consented development. The western elevation of the Application would be deeper but no closer to the viewer and still filtered through existing and proposed vegetation. There would be a negligible scale of change overall in views from where available.

### Vehicle users and cyclists

Vehicle users and cyclists on Yapton Road (B2132) / NCR 2 would have potential views towards the northern and eastern elevations of the Application. The respective elevations for the Consented development and Application can be seen in Drawings PL04 Rev C and PL05 Rev B and F as noted above. Viewpoints 5, 6 and 10 illustrate potential views from Yapton Road (B2132).

Views of existing, derelict buildings within the site are already available set within the context of existing built form within the settlement edge.

In views from the north, (Viewpoints 5 and 6) the scale of change would be limited, should the extant permission be implemented, would be limited. Whilst the Application comprises a single building, rather than seven detached and link-detached properties, the articulation in the elevations of the building has been designed to break up the perceived massing of the building such that it appears as a series of connected dwellings (see Section 3). In the longer term, views towards the Application would be filtered by the proposed hedgerow and provision of standard trees as detailed in Section 3.5. Views are quickly lost (see Viewpoint 6) as a result of intervening, established, vegetation at longer distances from the site. There would be a small scale of change to views, reducing to a negligible scale of change in the longer term. From the south (see Viewpoint 10) the Application would be seen in the context of large scale development within the industrial estate, to the east, which is taller than much of the proposed building. The visibility of the Application from the south would be largely the same as Consented development. There would be a small scale of change to sequential views reducing to a negligible scale of change in the longer term.

There would be no change to views from Silver Birch Drive. Potential views through the existing spur off Silver Birch Drive of the proposed access would be largely unchanged from those experienced of the Consented development set within the context of existing residential development along Silver Birch Drive.

Potential views towards the site from Ancton Lane are illustrated in Viewpoints 8 and 9. Limited views are available towards the south-eastern corner of the site and the roof of an existing 2-storey building, associated

with the poultry farm is visible above existing vegetation, set within the context of existing residential and industrial development.

Should the extant permission be implemented, the ridgelines of the group of three terraced properties within the Consented development would be visible. Similarly, the ridgeline of the southern end of the proposed care home would be visible, at a lower height, from Ancton Lane. The scale of change would be negligible to none.

### 5.5.2 Geographical Extent of Change

Residents would experience a negligible extent of change in static views from individual properties. Walkers on footpath FP160 would experience a negligible extent of change within sequential views. Users of the Area of Existing Open Space would experience a negligible extent of change in available views. Vehicle users and cyclists along Yapton Road (B2132) would experience a negligible extent of change as the location and duration of sequential views would remain largely unchanged. Vehicle users along Silver Drive and Ancton Lane would experience a negligible extent of change.

### 5.5.3 Duration and Reversibility of Change

The development would be permanent.

### 5.5.4 Magnitude of Change for Visual Receptors

The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41, which include size/scale, geographical extent and duration.

In summary, residents along Silver Birch Drive would experience a negligible magnitude of change. Residents along Ancton Lane are likely to experience a negligible magnitude of change. Residents along Yapton Road (B2132) are likely to experience a negligible magnitude of change.

Walkers on footpath FP160 would experience a negligible magnitude of change. Walkers on FP2997 would experience no change. Pedestrians walking on the pavement along Yapton Road (B2132) are likely to experience a negligible magnitude of change. There would be no change to the views of pedestrians on Silver Birch Drive.

Users of the Area of Existing Open Space to the west are likely to experience a negligible magnitude of change from limited available views.

Vehicle users and cyclists on Yapton Road (B2132) / NCR 2 are likely to experience a negligible magnitude of change. There would be no change to the views of vehicle users and cyclists along Silver Birch Drive. Vehicle users and cyclists along Ancton Lane are likely to experience a negligible to no magnitude of change

## 5.6 Potential Visual Effects of Development

By combining the sensitivity of receptors with the potential magnitude of effect it is possible to determine the likely level of visual effect which would result from the Application. These effects on the different receptor groups are summarised in the following paragraphs.

### 5.6.1 Effects on Residents

There is potential for residents along Silver Birch Drive and Ancton Lane to experience minor visual effects. Residents along Yapton Road (B2132) are likely to experience a minor level of effect.

### 5.6.2 Effects on Walkers

There is potential for walkers on footpath FP16 to experience minor visual effects. Walkers along FP2297 and along Silver Birch Drive are likely to experience no visual effects. Pedestrians along Yapton Road (B2132) are likely to experience a minor level of effect.

### 5.6.3 Effects on users of Existing Open Space

Users of Area of Existing Open Space are likely to experience a minor level of visual effect where views are available.

### 5.6.4 Effects on Travellers on Roads

Vehicle users and cyclists on Yapton Road (B2132) / NCR 2 are likely to experience a minor level of effect. There would be no change to the views of vehicle users and cyclists along Silver Birch Drive. Vehicle users and cyclists along Ancton Lane are likely to experience a negligible to no level of visual change.

## 5.7 Summary of Potential Visual Effects

The site is previously developed land, with some remaining built form, set in a context of residential development to the east and south (Yapton Road and Silver Birch Drive), as well as, industrial development within the Middleton Business Park. As noted in Section 4.1, the assessment considers the site as it is but must also consider the site as it will become as a result of the Consented development.

The Application would result in, short-term, localised minor levels of effect on the closest visual receptors as detailed above. The Application has been designed such that the alignment of built form mirrors that of the Consented development, the varied materials palette in elevational treatments, use of a staggered ridgeline and insets would deconstruct the visual massing of the Application ensuring that the level of change experienced would be limited when compared to the Consented development. Importantly, the majority of the proposed building is at a lower height than that consented with proposed ridgelines reflecting the heights of existing residential development in the surrounding area.

# 6.0 Summary and conclusions

SLR Consulting Ltd (SLR) has been instructed by Frontier Estates Limited (the Client) to undertake a Landscape and Visual Appraisal (LVA) of a proposed new care home at Middleton-on-Sea.

An outline planning application (Ref: M/45/16/PL) was approved, subject to conditions, on 7th February 2017. The permission included the demolition of the redundant poultry farm buildings and dwelling and the erection of 13 No. dwellings with associated access, car parking & landscaping (*"the Consented development"*). The Consented development includes a mix of 2, 3 and 4-bed detached, link-detached and terraced properties, each two storeys in height (maximum 9.6m to ridge level). As has been noted, this has been activated, and details required to satisfy conditions have been submitted with some already approved (Condition 10).

LVIA3 paragraph 5.33 requires landscape architects to consider the site as it is, but also as it will become. This requirement is particularly relevant for this site, where there is an extant permission for residential development (Ref: M/45/16/PL) which has already been activated by demolition works and for which information has already been submitted to the Council to satisfy conditions and conditions have already been approved (Condition 10). In the absence of the Application this residential development would therefore be implemented. In this context whilst it is relevant to consider the effects of the proposed development when compared with the existing site condition, it is particularly important to focus on the effects of the development when compared against the baseline of the extant permission, since this represents the site as it will become.

The landscape assessment concludes that the level of landscape effect for all landscape receptors would be Minor to Negligible.

The landscape is already characterised as being under *"considerable urban influence"*. Should the Consented development be implemented this characteristic would intensify. The site is part of the Built up Area of Middleton on Sea and is set within a context of residential development to the east and south (Yapton Road and Silver Birch Drive), as well as, industrial development within the Middleton Business Park. The site is previously developed land with some built form associated with the former poultry farm remaining. The Application is not substantially different from the Consented development and is at a lower height (approximately 2.6m lower) along the majority of the roofline than the consented development.

Similarly, the visual assessment concludes that the Application would result in, short-term, localised minor levels of effect on the closest visual receptors.

Views are already influenced by the context of residential development to the east and south (Yapton Road and Silver Birch Drive), as well as, industrial development within the Middleton Business Park. Should the Consented development be implemented this influence would be intensified. The site is previously developed land with some built form associated with the former poultry farm remaining. The Application has been designed such that the alignment of built form mirrors that of the Consented development, the varied materials palette in elevational treatments, use of a staggered ridgeline and insets would deconstruct the visual massing of the Application ensuring that the level of change experienced would be limited when compared to the Consented development.

APPENDIX A

# Criteria and definitions used in assessing landscape and visual effects

# Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *"landscape as an environmental resource in its own right and on people's views and visual amenity"* (GLVIA3, paragraph 1.1). GLVIA3 paragraph 2.22 states, these two elements, although inter-related, should be assessed separately.

As GLVIA3 paragraph 2.23 states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

## Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*", (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 recommends that the effect of the development on landscape receptors is assessed (paragraph 5.34). Landscape receptors are the components of the landscape that are likely to be affected by the scheme and can include individual elements (such as hedges or buildings), aesthetic characteristics (for example tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the Application and the magnitude of effect which would be experienced by each receptor.

### Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, 5.39)

#### Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as below.

The table below (A1) sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 notes (5.24) at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of landscape designations

| Designation | Description | Value |
|---|---|---|
| World Heritage Sites | Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. | International |
| National Parks, AONBs, NSAs | Areas of landscape identified as being of national importance for their Natural Beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. | National |

| | | |
|---|---|---|
| Registered Parks and Gardens of Special Historic Interest | Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I or II. | National |
| Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents | Areas of landscape identified as having importance at the local authority level. | Local Authority |
| Undesignated landscapes of community value | Landscapes which do not have any formal designation but which are assessed as having value to local communities on the basis of demonstrable physical attributes. | Community |
| Landscapes of low value | Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes. | Low |

Many Local Planning Authorities have Landscape Character Assessments that, in the absence of a separate strategy, may be referred to in planning policies. Reference is also made where appropriate to the criteria in the Table below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002. Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where a landscape may be judged to be of national value.

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value. In accordance with the judgement of Justice Ouseley (Ref: CO/4082/2014) we also review the landscape and visual attributes of the site as a whole to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

Table A2: Factors considered in Assessing the Value of Non-Designated Landscapes

| Factor | Criteria |
|---|---|
| Landscape Quality | Intactness of the landscape demonstrated by, among others: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or having only localised or temporary effects). |
| Scenic Quality | General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities which appeal to the senses, such as scale, form, colour and texture, simplicity or diversity, presence of ephemeral or seasonal interest, or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns. |

| | |
|---|---|
| Rarity | Presence of landscape character areas, types or features that are relatively rare in the local area. |
| Representativeness | Presence of locally important examples of particular landscape character areas or types or particular characteristics/feature/element. |
| Conservation Interests | Presence of some of the following where they contribute positively to experience of the landscape: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape. |
| Recreation Value | The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area. |
| Perceptual aspects | Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity |
| Associations | Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs. |

### Susceptibility of Landscape Receptors to Change

As set out in GLVIA3 this means the ability of the landscape receptor to "accommodate the development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies". Judgement of susceptibility is particular to the specific characteristics of the development and the ability of a particular landscape or feature to accommodate the type of change proposed. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure human influences including settlement pattern; and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example an urban landscape which contains a number of industrial buildings will have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

### Table A3: Landscape Receptor Susceptibility to Change

| Susceptibility | Criteria |
|---|---|
| High | The landscape receptor is highly susceptible to the development because the key characteristics of the landscape have no or very limited ability to accommodate it without undue adverse effects taking account of the existing character and quality of the landscape. |
| Medium | The landscape receptor is moderately susceptible to the development because the relevant characteristics of the landscape have some ability to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape. |
| Low | The landscape receptor has low susceptibility to the development because the relevant characteristics of the landscape are generally able to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape. |

### Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change. Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor with the table below only serving as a guide.

Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

| Sensitivity | Criteria |
|---|---|
| High | The landscape receptor is of national value and is considered to have high susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the Project |
| Medium | The landscape receptor is of national value and is considered to have low susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the Project |
| Low | The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the Project<br>OR<br>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the Project |

### Magnitude of Landscape Change

The magnitude of landscape change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change.

#### Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added, and/or
- the degree to which aesthetic/perceptual aspects are altered; and

- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposals, as described in the table below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

| Category | Description |
|---|---|
| Large level of landscape change | There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposals:<br>• becomes a dominant feature in the landscape, changing the balance of landscape characteristics and/or<br>• would dominate important visual connections with other landscape types, where this is a key characteristic of the area. |
| Medium level of landscape change | There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:<br>• the proposals would be more prominent but would not change the overall balance or composition of the landscape and/or<br>• key views to other landscape types may be interrupted intermittently by the proposals, but these views would not be dominated by them. |
| Small level of landscape change | There would be a small level of change in landscape character, and especially to the key characteristics if, for example:<br>• there would be no introduction of new elements into the landscape and the proposals would not significantly change the composition/balance of the landscape. |
| No or negligible landscape change | There would be no, or a negligible level of change in landscape character, and especially to the key characteristics if, for example, where the Project component would be a small element and/or would be a considerable distance from the receptor. |

Geographical Extent

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table: A6: Magnitude of Landscape Change: Geographical Extent

| Category | Description |
|---|---|
| Large extent of landscape change | The change will affect all of the landscape receptor under consideration. |
| Medium extent of landscape change | The change will affect a medium extent of the landscape receptor under consideration. |

| | |
|---|---|
| Small extent of landscape change | The change will affect a small part of the landscape receptor under consideration. |
| Negligible extent of landscape change | The change will affect only a negligible part of the landscape receptor under consideration. |

### Duration and Reversibility of Changes

The duration of the landscape change is categorised in the table below, which considers whether they will be permanent and irreversible or temporary and reversible

Table A7: Magnitude of Landscape Change: Duration and Reversibility

| Category | Description |
|---|---|
| Permanent/ Irreversible | Magnitude of change that will last for 25 years or more is deemed permanent or irreversible |
| Long term reversible | Effects that are theoretically reversible but will endure for between 10 and 25 years |
| Medium term reversible | Effects that are wholly or partially reversible and will last for up to ten years |
| Short term reversible | As above that are reversible and will last from 0 to 5 years - includes construction effects |

### Deciding on Overall Magnitude of Landscape Change

The three factors that contribute to assessment of the magnitude of landscape change may combine into categories as illustrated in Table A8, below.

Table A8: The Assessment of Magnitude of Landscape Change

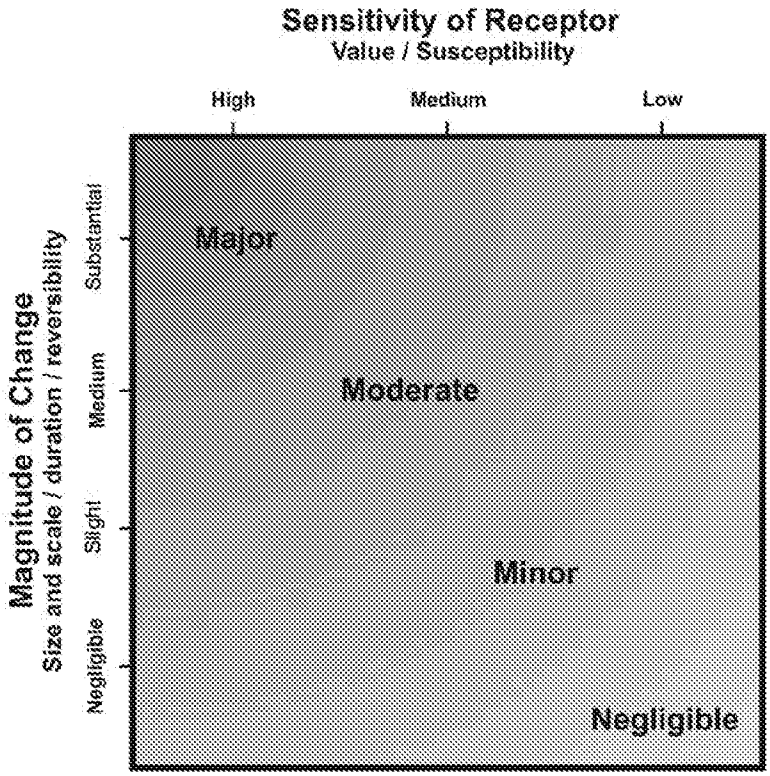
| Category | Criteria |
|---|---|
| Substantial | Large level of change affecting all of the landscape receptor under consideration, which will last for more than 10 years / permanent. |
| Medium | Medium level of change affecting a medium extent of the landscape receptor under consideration and which will last for 2 to 10 years. |
| Slight | Small level of change affecting a small part of the landscape receptor under consideration and which will be of short duration, lasting up to 2 years. |
| Negligible | Negligible level of change which will affect a negligible part of the landscape receptor under consideration. |

### Assessment of Landscape Effects and Significance

The assessment of landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors (value and susceptibility) and the magnitude of the change. The diagram below summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant landscape effects**. Those effects falling outside the major or major moderate categories are generally considered to be not significant.

Fig A1: Assessment of Landscape Effects and Overall Significance



## Visual Effects

Visual receptors are the people whose views may be affected by the proposals. They generally include users of public rights of way or other recreational facilities; travellers who may pass through the study area because they are visiting, or living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the development and the magnitude of effect which would be experienced by each visual receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

### Visual Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different viewers to the proposed change. The table below summarises the nature of the relationship, but it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide.

Table A9: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

| Sensitivity | Criteria |
|---|---|
| High | The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value;<br>OR<br>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value. |
| Medium | The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level;<br>OR<br>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level;<br>OR<br>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level;<br>OR<br>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level; |

| Sensitivity | Criteria |
|---|---|
| Low | The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level;<br>OR<br>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level.<br>OR<br>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level. |

### Value Attached to Visual Receptors

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.);
- Other evidence of the value attached to views by people.

The assessment of the value of views is summarised in the table below, in terms of high, medium and low value. These criteria are provided for guidance only and are not intended to be absolute.

### Table A10: Value Attached to Views

| Value | Criteria |
|---|---|
| High | Views from nationally (and in some cases internationally) known viewpoints, which:<br>- have some form of planning designation;<br>- are associated with internationally or nationally designated landscapes or important heritage assets;<br>- are promoted in sources such as maps and tourist literature;<br>- are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or<br>- have important cultural associations. |
| Medium | Views from viewpoints of some importance at regional or local levels, which:<br>- have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality;<br>- are promoted in local sources;<br>- are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or |

| | |
|---|---|
| | ◦ have important local cultural associations. |
| Low | Views from viewpoints which, although they may have value to local people:<br>◦ have no formal planning status;<br>◦ are not associated with designated or otherwise high quality landscapes;<br>◦ are not linked with popular visitor attractions; or<br>◦ have no known cultural associations. |

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

The occupation or activity of the viewer at a given viewpoint; and

The extent to which the viewer's attention or interest may therefore be focussed on a particular view and the visual amenity experienced at a given view.

This follows the general guidance in GLVIA3 and assesses the susceptibility of different groups of viewers as in the table (A11) below. However, as noted in GLVIA3 "*this division is not black and white and in reality there will be a gradation in susceptibility to change*". We therefore consider the susceptibility of each group of people affected on merit in each project and assessments are included in the relevant text in the report:

Table A11: Visual Receptor Susceptibility to Change

| Susceptibility | Criteria |
|---|---|
| High | Residents;<br>People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views;<br>Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience;<br>Communities where views contribute to the landscape setting enjoyed by the residents; and |
| Medium | Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. |
| Low | People engaged in outdoor sport or recreation, which does not involve appreciation of views;<br>People at their place of work, where the setting is not important to quality of working life;<br>Travellers, where the view is incidental to the journey. |

### 6.1.1 Magnitude of Visual Change

The magnitude of visual change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture;
- the nature of the view of the development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the table below.

Table A12: Visual Magnitude of Change: Size/Scale

| Category | Criteria |
|---|---|
| Large visual change | The proposals will cause a complete or very large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers. Views often full or sequential. |
| Medium visual change | The proposals will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent. |
| Small visual change | The proposals will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only. |
| Negligible visual change | The proposals will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only. |
| No change | The proposals will cause no change to the view. |

Geographical Extent

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV) and field work. The following factors are considered:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the development;
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive in terms of the geographical area they are apparent from: for example, a view from Access Land may be widely visible from much or all of the accessible area or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings or affect numerous residential properties.

Table A13: Visual Magnitude of Change: Geographical Extent

| Category | Description |
|---|---|

| | |
|---|---|
| Large extent of visual change | The proposal is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive. |
| Medium extent of visual change | The proposal is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive. |
| Small extent of visual change | The proposal is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small. |
| Negligible extent of visual change | The proposal is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible. |

### Duration and Reversibility of Change

The duration of the visual change at representative viewpoints is categorised in the table below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A14: Visual Magnitude of Change: Duration and Reversibility

| Category | Description |
|---|---|
| Permanent/ Irreversible | Change that will last for over 25 years and is deemed irreversible |
| Long term reversible | Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible. |
| Medium term reversible | Change that will last for up to ten years and is wholly or partially reversible. |
| Short term reversible | Change that will last from 0 to 5 years and is reversible- includes construction effects |

### Deciding on Overall Magnitude of Visual Change

The three factors that contribute to assessment of the magnitude of visual change are combined as shown in the table below (A15).

Table A15: Assessment of Magnitude of Visual Change

| Category | Criteria |
|---|---|
| Substantial | Large level of change with a large geographical extent which will last for more than 10 years; |
| Medium | Medium level of change with a medium scale of geographical extent which will last for 2 to 10 years; |
| Slight | Small level of change with a small geographical extent which will be of short duration, lasting up to 2 years; |
| Negligible | Negligible level of change with a negligible geographical extent which will last for up to 2 years; |

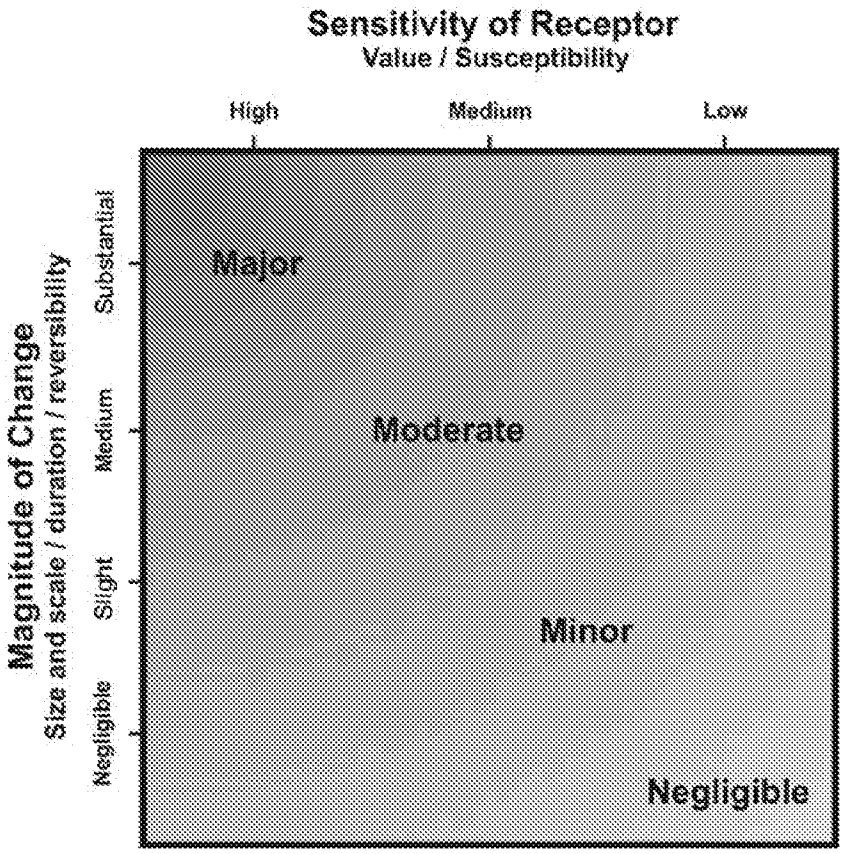
## Assessment of Visual Effect and Significance

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) (as in A14 to A18) and the magnitude of the change (as in A19 to A21). The diagram below (figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of change, are generally considered to be the **significant visual effects**. Those effects falling outside the area of major, or major/moderate significance are considered to be **less than significant**.

Our methodology acknowledges that where, for example, several moderate effects occur for the same receptor, e.g. a sequential route within the study area, the overall effect on that receptor may be assessed as significant.

Figure A2: Assessment of Visual Effects and Overall Significance








LEGEND

- SITE BOUNDARY
- PUBLIC RIGHT OF WAY (WITHIN 1KM OF THE SITE)
- LISTED BUILDING
- NATIONAL CYCLE ROUTE

ARUN LOCAL PLAN POLICY MAP (JULY 2018)

- AREA OF CHARACTER
- BUILT-UP AREA BOUNDARY
- EXISTING OPEN SPACE
- GAPS BETWEEN SETTLEMENTS

SLR global environmental solutions
2ND AND 3RD FLOORS,
15 MIDDLE PAVEMENT,
NOTTINGHAM. NG1 7DX
T: 01159 647280
www.slrconsulting.com

MIDDLETON-ON-SEA

LANDSCAPE AND VISUAL APPRAISAL

**DESIGNATIONS PLAN**

**MOS-1**

Scale 1:12,500 @ A3

Date AUGUST 2020

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LEGEND

SITE BOUNDARY

WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT (NOVEMBER 2003)

SC9: CHICHESTER TO YAPTON COASTAL PLAIN

SETTLEMENT

ENTIRE STUDY AREA IS WITHIN NATIONAL CHARACTER AREA 126: SOUTH COAST PLAIN

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15 MIDDLE PAVEMENT,
NOTTINGHAM. NG1 7DX
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MIDDLETON-ON-SEA

LANDSCAPE AND VISUAL APPRAISAL

**LANDSCAPE CHARACTER PLAN**

**MOS-2A**

Scale 1:12,500 @ A3

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LEGEND

- SITE BOUNDARY

ARUN LANDSCAPE STRATEGY (AUGUST 2006)

- 18: RYEBANK RIFE
- 19: BOGNOR GREEN WEDGE
- 20: FLANSHAM/MIDDLETON FRINGE COASTAL PLAIN
- 21: WEST OF YAPTON COASTAL PLAIN
- 29: NORTH OF YAPTON COASTAL PLAIN
- 30: BILSHAM COASTAL PLAIN
- 31: CLIMPING LOWER COASTAL PLAIN
- SETTLEMENT

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2ND AND 3RD FLOORS,
15 MIDDLE PAVEMENT,
NOTTINGHAM. NG1 7DX
T: 01159 647280
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MIDDLETON-ON-SEA

LANDSCAPE AND VISUAL APPRAISAL

**LANDSCAPE CHARACTER PLAN**

**MOS-2B**

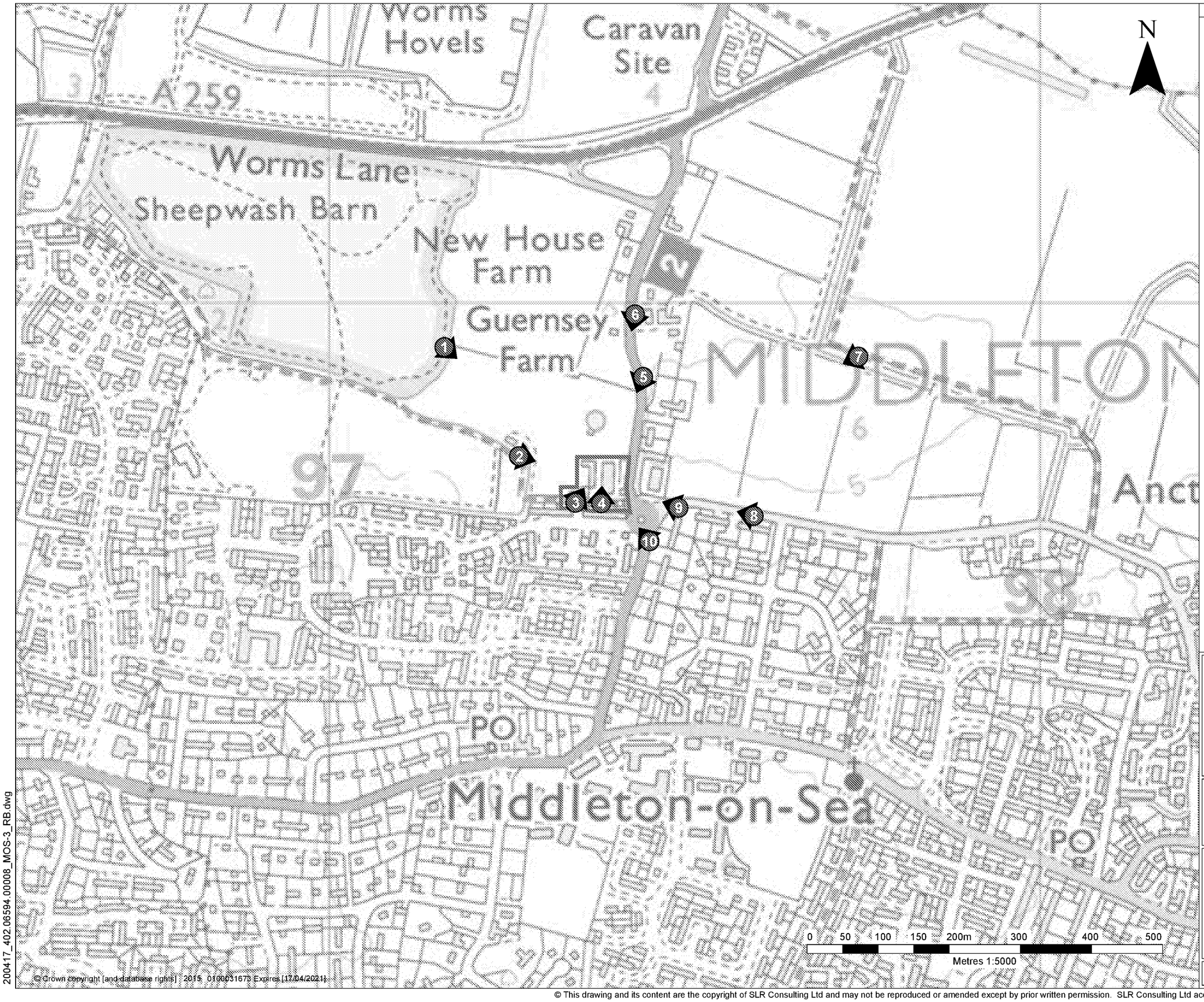
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LEGEND

SITE BOUNDARY

VIEWPOINT LOCATION

SLR global environmental solutions

2ND AND 3RD FLOORS,
15 MIDDLE PAVEMENT,
NOTTINGHAM. NG1 7DX
T: 01159 647280

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MIDDLETON-ON-SEA

LANDSCAPE AND VISUAL APPRAISAL

**VIEWPOINT LOCATION PLAN**

**MOS-3**

Scale 1:5,000 @ A3

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200417_402.06594.00008_MOS-3_RB.dwg

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**VIEWPOINT: 1** LOOKING SOUTH-EAST TOWARDS THE SITE FROM ON THE EDGE OF THE WOODLAND TO THE NORTH-WEST.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:10
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: SOUTH-EAST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 1** **DRAWING NO: MOS-4**



**VIEWPOINT: 2** LOOKING EAST TOWARDS THE SITE FROM PROW 160.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:20
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: EAST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 2** **DRAWING NO: MOS-5**

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200424_402.06594.00008_RB



**VIEWPOINT: 3** LOOKING NORTH INTO THE SITE FROM PROW 160.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:25
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: NORTH

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 3** **DRAWING NO: MOS-6**



**VIEWPOINT: 3** LOOKING EAST INTO THE SITE FROM PROW 160.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:25
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: EAST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 3** **DRAWING NO: MOS-7**

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**VIEWPOINT: 4** LOOKING NORTH-WEST INTO THE SITE FROM PROW 160.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:30
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: NORTH-WEST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 4** **DRAWING NO: MOS-8**



**VIEWPOINT: 4** LOOKING NORTH-EAST INTO THE SITE FROM PROW 160.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:30
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: NORTH-EAST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 4** **DRAWING NO: MOS-9**

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**VIEWPOINT: 5** LOOKING SOUTH TOWARDS THE SITE FROM THE PAVEMENT ALONG YAPTON ROAD.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:35
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: SOUTH

**TYPE 1 PHOTOGRAPHY**

SLR
GREEN INFRASTRUCTURE
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 5** **DRAWING NO: MOS-10**



**VIEWPOINT: 6** LOOKING SOUTH TOWARDS THE SITE FROM THE PAVEMENT ALONG YAPTON ROAD.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 12:40
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: SOUTH

**TYPE 1 PHOTOGRAPHY**

SLR
GREEN INFRASTRUCTURE
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 6** **DRAWING NO: MOS-11**

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**VIEWPOINT: 7** LOOKING SOUTH-WEST TOWARDS THE SITE FROM PROW 2997.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 13:00
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: SOUTH-WEST

**TYPE 1 PHOTOGRAPHY**

SLR
GLOUCESTER OFFICE
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 7** **DRAWING NO: MOS-12**



**VIEWPOINT: 8** LOOKING WEST TOWARDS THE SITE FROM ANCTON LANE.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 13:15
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: WEST

**TYPE 1 PHOTOGRAPHY**

SLR
GLOUCESTER OFFICE
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ

**VIEWPOINT 8** **DRAWING NO: MOS-13**

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**VIEWPOINT: 9** LOOKING WEST TOWARDS THE SITE FROM THE PAVEMENT ALONG ANCTON LANE.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 13:20
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: WEST

**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 9** **DRAWING NO: MOS-14**




**VIEWPOINT: 10** LOOKING NORTH-WEST TOWARDS THE SITE FROM THE PAVEMENT ALONG YAPTON ROAD.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 22/04/2020 AT 13:25
MAKE AND MODEL OF CAMERA: CANON EOS 5D
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
DIRECTION OF VIEW: NORTH-WEST

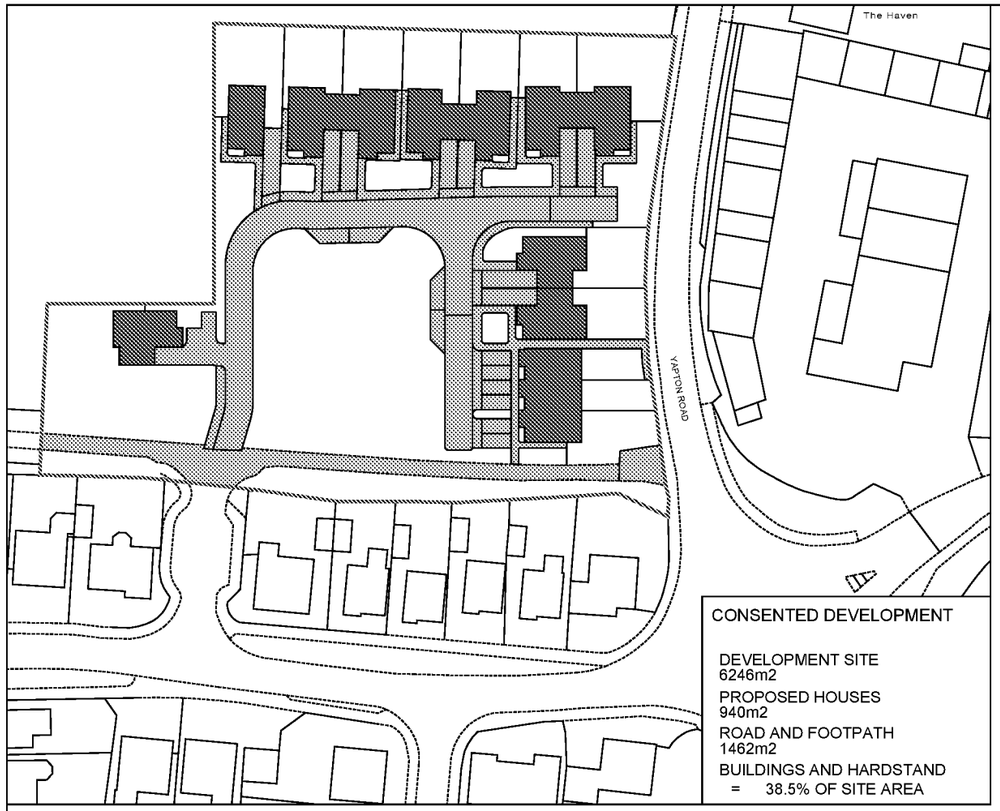
**TYPE 1 PHOTOGRAPHY**

SLR
**MIDDLETON-ON-SEA**
**LANDSCAPE AND VISUAL APPRAISAL**

JOB NO. 402.06594.00008
DATE: AUG 2020 DRAWN: RB CHECKED: EJ APPROVED: EJ
**VIEWPOINT 10** **DRAWING NO: MOS-15**

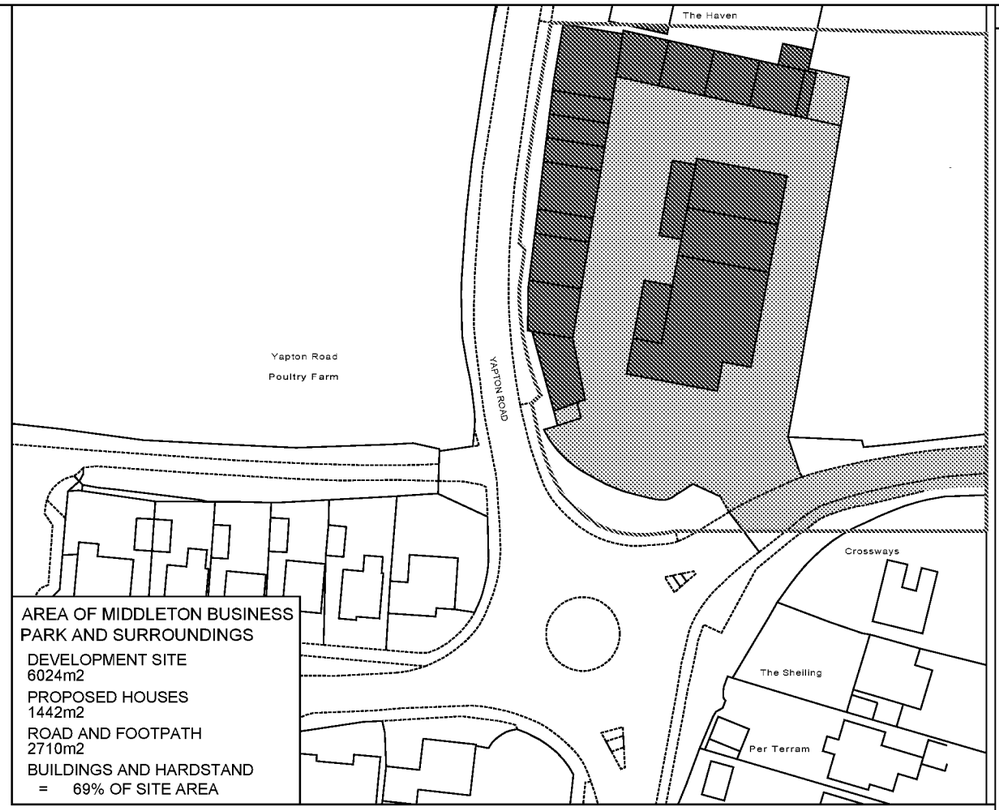
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200424_402.06594.00008_RB



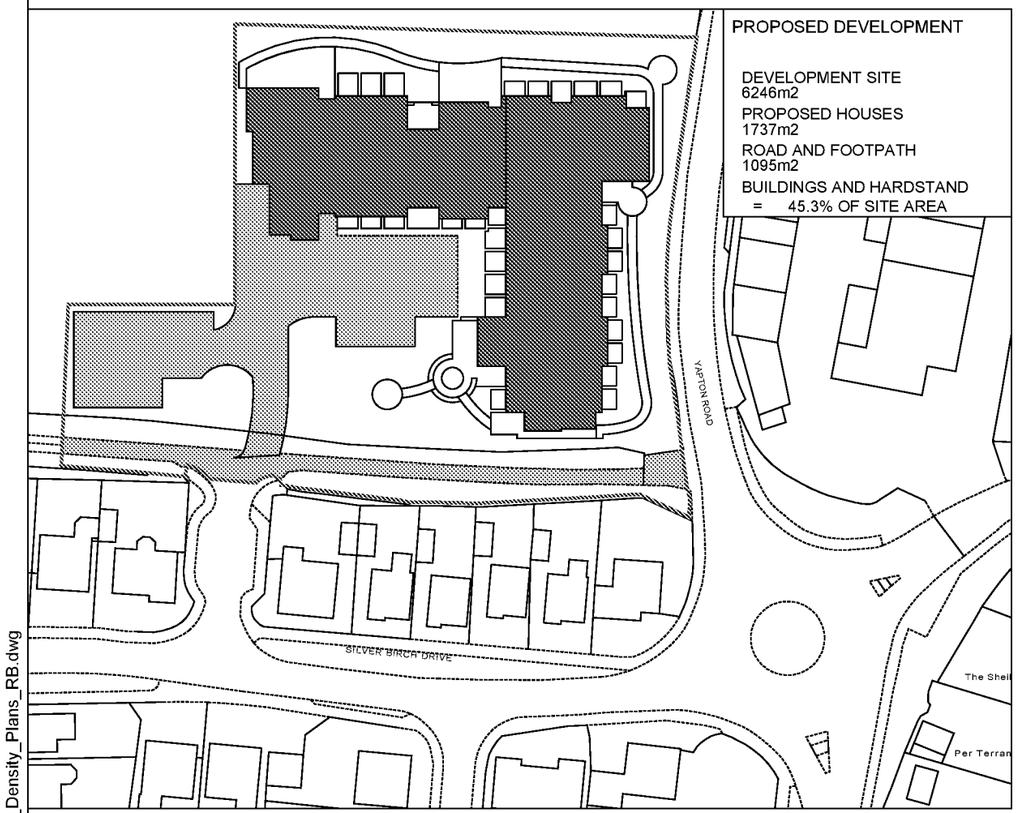

CONSENTED DEVELOPMENT

DEVELOPMENT SITE
6246m2
PROPOSED HOUSES
940m2
ROAD AND FOOTPATH
1462m2
BUILDINGS AND HARDSTAND
= 38.5% OF SITE AREA



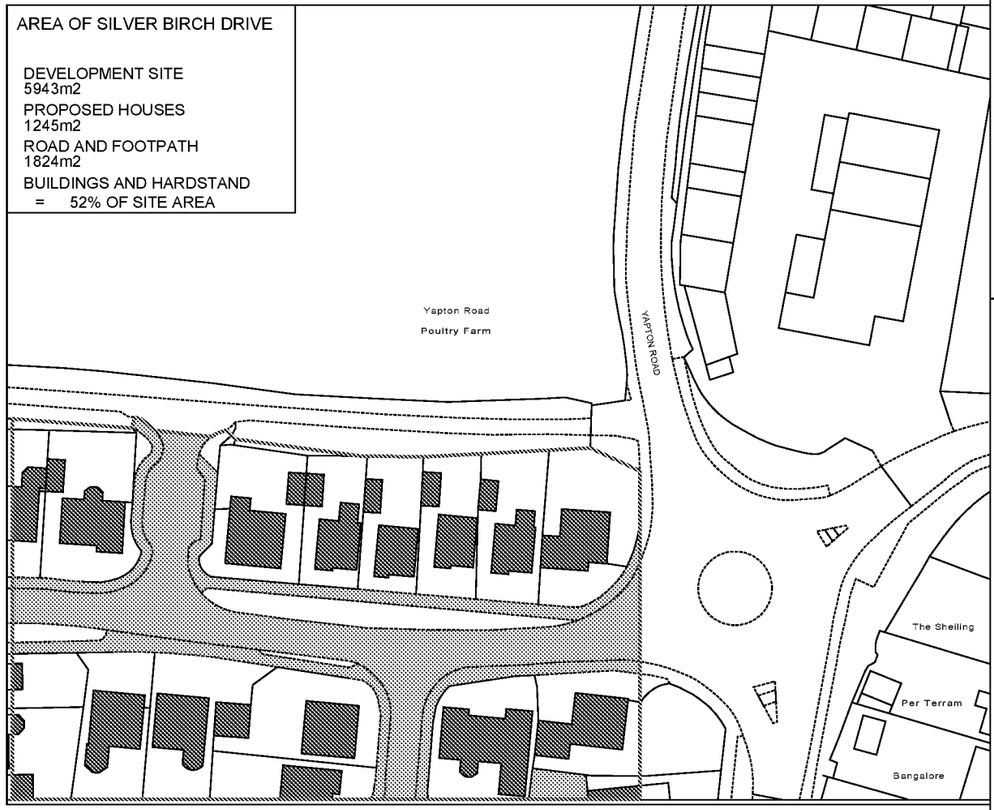

AREA OF MIDDLETON BUSINESS PARK AND SURROUNDINGS

DEVELOPMENT SITE
6024m2
PROPOSED HOUSES
1442m2
ROAD AND FOOTPATH
2710m2
BUILDINGS AND HARDSTAND
= 69% OF SITE AREA




PROPOSED DEVELOPMENT

DEVELOPMENT SITE
6246m2
PROPOSED HOUSES
1737m2
ROAD AND FOOTPATH
1095m2
BUILDINGS AND HARDSTAND
= 45.3% OF SITE AREA




AREA OF SILVER BIRCH DRIVE

DEVELOPMENT SITE
5943m2
PROPOSED HOUSES
1245m2
ROAD AND FOOTPATH
1824m2
BUILDINGS AND HARDSTAND
= 52% OF SITE AREA

0 10 20 30 40m 60 80 100

Metres 1:1000

LEGEND

ASSESSED AREA

BUILDINGS

HARD STANDINGS

SLR global environmental solutions
2ND AND 3RD FLOORS,
15 MIDDLE PAVEMENT,
NOTTINGHAM. NG1 7DX
T: 01159 647280
www.slrconsulting.com

MIDDLETON-ON-SEA

LANDSCAPE AND VISUAL APPRAISAL

**BUILDING DENSITY ANALYSIS**

**MOS-16**

Scale 1:1,000 @ A3

Date AUGUST 2020

200526_Density_Plans_RB.dwg

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