

Landscape and Visual Impact Appraisal

Proposed Residential Scheme

Land West of Tye Lane, Walberton, West Sussex

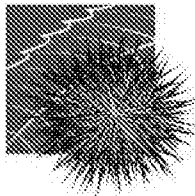


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Thrive Architects / BARR190813 / CMP-01 / Concept Masterplan.

1.0 EXECUTIVE SUMMARY

1.1 Proposed Residential Scheme

- 1.1.1 The proposed residential scheme would seek to construct up to 155 new residential dwellings (of which 46 would be classed as affordable) to fields which lie west of Tye Lane and north of Walberton. The site would be considered semi-rural in character however residential dwellings to the southern and south-western edges and an equestrian land use to the north-east and east mean there is also a distinct suburban quality.
- 1.1.2 The indicative scheme layout incorporates substantial green buffers to the south-western, southern and eastern boundaries, offering extensive opportunities for new planting and habitats which would enhance biodiversity and green infrastructure. Where feasible, all the existing boundary trees and hedgerows would be retained, thereby maintaining the existing constrained and enclosed landscape character. In addition, the proposed massing of single and two storey dwellings would be arranged so as to limit impact with regard to the gradual rise in topography to the north.
- 1.1.3 As a 'green field' site, it is accepted there would be substantial adverse landscape character impacts as a result of the proposed scheme as new residential dwellings and associated access roads would permanently change the character of the fields west of Tye Lane. However, it is considered adverse impacts would be largely constrained to the proposed development site area due to the enclosed character which would be maintained by the retention of boundary vegetation. Likewise, the perceptibility of the proposed scheme from locations out-with of the proposed development site would be limited by retained vegetation and existing residential dwellings.
- 1.1.4 It is also considered the proposed scheme would offer substantial scope to improve the existing ecological condition from the current intensive arable / equestrian land-use which offers limited opportunities for biodiversity.

2.0 INTRODUCTION

2.1 The Brief and Background

- 2.1.1 Ramsay & Co has been commissioned by David Wilson Homes to undertake a Landscape and Visual Impact Appraisal (LVIA) for a proposed residential development to a site west of Tye Lane and north of Walberton, West Sussex.

- 2.1.2 The proposed scheme would seek outline planning permission for up to 155 housing units of which 46 would be classed as affordable, a new vehicular access would be created off Tye Lane to the eastern edge. Landscape buffer areas have been incorporated within the indicative layout plan to the south-western, southern and eastern site boundaries and a central, landscaped corridor would bisect the proposed development site.
- 2.1.3 The proposed development site area comprises a large arable field to the west with several smaller grassland fields / paddocks to the north-east and east which are given over to equestrian grazing. A residential dwelling lies to the north-east corner: *Harvest House* (adjacent to Tye Lane) and a residential garden area cuts in on the southern boundary: *Elm Cottage*. To the southern edge is the Walberton urban edge - Tye Lane lies to the eastern boundary.
- 2.1.4 The requirement for a Landscape and Visual Impact Appraisal has been identified by the lead planning consultant: Henry Adams Planning. This report will assess and identify the potential landscape and visual effects of the proposed residential scheme on the landscape character and visual amenity of the fields west of Tye Lane and surrounding area. This report has been prepared by Andrew Ramsay (BA Hons) MALA who is a Landscape Architect and a Chartered Member of the Landscape Institute (CMLI).
- 2.1.5 All the relevant photographs and figures are included with this report.
- 2.1.6 This report considers the potential effects of the proposed development on:
- *Landscape character;*
 - *Visual amenity and the people who view the landscape.*

2.2 The Purpose of the Report

- 2.2.1 Within the *Guidelines for landscape and Visual Impact Assessment (Third Edition)* it makes clear there is a difference between *Landscape and Visual Impact Assessments* which are conducted as part of the Environmental Impact Assessment procedure and a standalone 'Appraisal'. GLVIA 03 states: *as a standalone appraisal the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies.*
- 2.2.2 The main objectives of this report are to:
- *evaluate and describe the baseline conditions of the proposed development site;*

- *identify the relevant landscape character of the proposed development site and surrounding area as well as any notable landscape features within the site;*
- *identify the key views and visual receptors in relation to the proposed development site;*
- *assess the sensitivity of the existing landscape character and visual receptors;*
- *assess the size and scale of the landscape and visual effects - magnitude of change;*
- *describe any proposed mitigation measures;*
- *predict and evaluate the overall degree of landscape and visual effects.*

2.2.3 The assessment and scope of work has been identified in accordance with the relevant guidance (Refer to Section 3.0 - Methodology) and includes:

- *A description of the proposed development scheme;*
- *A desktop study and review of the relevant national and local planning policies together with statutory and non-statutory landscape designations;*
- *An identification and assessment of the study area and Zone of Theoretical Visibility (ZTV);*
- *An identification and assessment of the relevant existing landscape character assessments, landscape components and landscape receptors;*
- *An identification and assessment of the key visual receptors and viewpoints in relation to the proposed development site;*
- *A description and assessment of the likely landscape and visual effects and whether they are adverse, beneficial or neutral.*

3.0 DEVELOPMENT PROPOSALS

3.1 Proposed Residential Scheme: Land West of Tye Lane

3.1.1 The proposed indicative layout would offer up to 155 residential units (with 46 no. classed as affordable) and would feature landscape buffers to the south-western, southern and eastern boundaries which would also accommodate designated LEAP and LAP areas. A landscaped, north-south corridor would extend north from North Pound cul-de-sac, maintaining and framing mid-distance views to the north and associated mature, tree specimens.

3.1.2 A new vehicular access would be created to the eastern edge off Tye Lane with a dedicated pedestrian link providing access to Walberton Village via Field Close to the southern edge. To the south, new swales and ponds would form part of a sustainable urban drainage system. All the existing boundary vegetation would be retained where feasible and new planting would offer the opportunity to enhance green infrastructure and biodiversity.

- 3.1.3 The preliminary sketch layout is illustrated on: *Thrive Architects / BARR190813 / CMP-01 / Concept Masterplan*.

4.0 METHODOLOGY

4.1 Principles and Overview

- 4.1.1 This report has been prepared in accordance with the following guidance:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013;*
 - *An Approach to Landscape Character Assessment published by Natural England 2014;*
 - *Visual Representation of Development Proposals; Technical Guidance Note 06/19 (Sept. 2019) - Published by the Landscape Institute.*
- 4.1.2 This Landscape and Visual Impact Appraisal will follow the guidelines for assessment as contained within GLVIA Third Edition.
- 4.1.3 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:
- *Natural England - National Character Areas Profile: 126-South Coast Plain (2013);*
 - *Regional Landscape Character – West Sussex County Council – SC8: Ashlings, Hailnaker and Fontwell Upper Coastal Plain;*
 - *District Landscape Character – Arun District Council – Arun Landscape Study (2006);*
 - *MAGIC Interactive Map, Defra and Natural England.*
- 4.1.4 The following planning documents were referred to:
- *The National Planning Policy Framework;*
 - *Arun Local Plan (2011-31).*
- 4.1.5 Within the Guidelines for Landscape and Visual Impact Assessment (Third Edition) it states: *Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of, and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity. This report will assess and describe these two elements separately.*
- 4.1.6 *Guidelines for Landscape and Visual Impact Assessment (Third edition)* defines the four essential components which should be included within a Landscape and Visual Impact Appraisal (LVIA):
- *Project Description;*

- *Baseline Studies;*
- *Mitigation;*
- *Identification and Description of Effects.*

- 4.1.7 GLVIA3 recognises that professional judgement is a very important part of LVIA and within the guidelines it states that: *whilst there is some scope for quantitative measurements of some relatively objective matters..... much of the assessment must rely on qualitative judgements.*

4.2 Baseline Studies

- 4.2.1 The initial step in LVIA is to establish the baseline landscape and visual conditions. The landscape baseline aims to provide an understanding of the landscape context of the area that may be affected; its constituent elements, character, condition and value. The visual baseline aims to define the area where the development may be visible, the nature of the views and the types of people who may experience the views. The anticipated landscape and visual effects can then be assessed against the existing baseline conditions.
- 4.2.2 The overall degree of landscape and visual effects can be predicted by making judgements regarding two main components:
- *The value and susceptibility of the visual and landscape receptors to change (sensitivity);*
 - *Nature of the effect likely to occur (magnitude of effect).*
- 4.2.3 Assessment of the above criteria is combined to allow the overall degree of landscape and visual effects to be assessed and predicted.

4.3 Assessment of Landscape Effects

- 4.3.1 GLVIA 03 recommends that: *An assessment of landscape effects deals with the effects of change and development on landscape as a resource.* The baseline landscape is described by referring to existing landscape character assessments and by a description of the proposed development site and the surrounding area: *Landscape is an area as perceived by people, whose character is the result of action and interaction of natural and / or human factors.*
- 4.3.2 Landscape character assessments identify and describe the physical influences (geology, soils etc.), human influences (land use, management, etc.) and aesthetic and perceptual qualities providing an overall character of the landscape. They also classify the overall character, including any distinctive landscape types and the particular combinations of aesthetic and perceptual qualities that make them distinctive.
- 4.3.3 Development can give rise to a variety of landscape effects and can include:

- *Change or loss of features and elements which contribute to the character and distinctiveness of the landscape;*
- *Addition of new features / elements which influence or change the existing landscape character;*
- *A combination of the above.*

4.4 Sensitivity and Susceptibility to Change of Landscape Receptors

- 4.4.1 Predicting the overall degree of landscape effects is based on an assessment of the sensitivity of the landscape receptor combined with the magnitude of the effect.
- 4.4.2 Sensitivity of a landscape receptor is based on its susceptibility to the type of change or development proposed combined with the value attached to the landscape. Within GLVIA 03 it states that sensitivity is: *specific to the particular project or development that is being proposed and to the location in question.* Sensitivity is judged on a scale of *High, Medium or Low.*

Table 01: Criteria for Assessing Landscape Character / Receptor Sensitivity	
High Sensitivity	Landscapes which are: • <i>of national importance and which are particularly distinctive with elements that are likely to be substantially changed by the development proposals;</i> • <i>assessed to be in good condition, intact and particularly vulnerable to disturbance;</i> • <i>valued and have little potential for replacement.</i>
Low Sensitivity	Landscapes which: • <i>either by designation or assessment have no value / importance attached to the landscape area and/or features;</i> • <i>have few features or qualities susceptible to change;</i> • <i>have features which could be improved and enhanced;</i> • <i>have good potential for replacement or substitution.</i>

- 4.4.3 Susceptibility to change is expressed on a scale of High, Medium or Low and is an assessment of the ability of the landscape receptor to accommodate the proposed development or change without undue consequences for the maintenance of the existing baseline conditions. Within GLVIA 03 the guidelines state: *It is possible for an internationally, nationally, or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*

Table 02: Criteria for Assessing Landscape Character / Receptor Susceptibility	
High Susceptibility	• <i>The landscape effects, as a consequence of the development would change the quality or condition of the overall character of a landscape type / area;</i> • <i>As a consequence of the development, the landscape effects would alter or remove landscape elements or components, change aesthetic or perceptual qualities important to that landscape character or introduce new elements which would be inappropriate to the existing landscape character;</i> • <i>The development would be contrary to current landscape planning policies and strategies relating to the landscape.</i>
Low Susceptibility	• <i>The changes as a consequence of the development proposals would not affect the existing character / quality / condition of the existing landscape character;</i> • <i>the aims of existing planning policies / strategies would not be compromised by the proposed development;</i> • <i>The development proposals would not remove or alter landscape components / receptors which are important to the existing landscape character or introduce new elements incongruous to the existing landscape character.</i>

4.4.4 The value of the landscape is expressed on a scale of *High, Medium* or *Low* and is defined by assessing the information which contributes to understanding landscape:

- *Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty etc;*
- *Information about Heritage Coasts, where relevant;*
- *Local planning documents for local landscape designations;*
- *Information on individual or groups of features such as conservation areas, listed buildings, special historic or cultural sites;*
- *Art and literature identifying value attached to particular areas or views;*
- *Material on landscape of local or community interest.*

4.4.5 The following factors can also contribute to understanding the value of landscape:

- *Landscape quality (condition);*
- *Scenic quality;*
- *Rarity;*
- *Representativeness;*
- *Conservation interest;*
- *Recreation value;*
- *Perceptual aspects;*
- *Cultural Associations.*

Table 03: Criteria for Assessing Landscape Value	
High Value	Landscapes which: • <i>have existing, recognised national or local designations;</i> • <i>are judged to have scenic / wildness / tranquil qualities;</i> • <i>have cultural heritage features or cultural / artistic associations;</i> • <i>are not designated but which are assessed as being intact and in good condition;</i> • <i>are particularly representative of a typical landscape character;</i> • <i>have specific landscape components which are identified as being important to the landscape character.</i>
Low Value	Landscapes where: • <i>the character is assessed to be in poor condition;</i> • <i>key characteristics such as scenic quality / cultural heritage features / wildness or tranquillity / rarity are absent;</i> • <i>cultural / artistic associations are not in evidence.</i>

4.5 Magnitude of Landscape Effects

- 4.5.1 GLVIA 03 states: Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility.
- 4.5.2 For the purposes of this report the magnitude of landscape effects in relation to the size or scale of the change is expressed as major, moderate, minor or none. The size or scale of change in the landscape is judged in terms of:
- *The extent of existing landscape components that will be lost;*
 - *The degree to which perceptual or aesthetic aspects of the landscape are changed - either by the removal or the addition of components;*
 - *Whether the effect changes the key characteristics of the landscape character.*
- 4.5.3 The geographical extent over which the landscape would be changed is categorised as:
- *At the site level – within the development site itself;*
 - *At the level of the immediate setting of the site;*
 - *At the scale of the landscape type or character area within which the proposal lies;*
 - *On a larger scale – influencing several landscape types or character areas.*
- 4.5.4 The duration and reversibility of the proposed development are separate but linked. The duration of the proposed development would be considered in relation to the expected life span of the scheme and is expressed as:
- *Short term: zero – five years;*
 - *Medium term: five – ten years;*

- *Long term: ten – thirty years;*
- *Permanent: greater than thirty years.*

4.5.5 The reversibility of the scheme would consider the practicality of the change being reversed within thirty years.

4.6 Assessment of Visual Effects

4.6.1 The assessment of visual effects describes the changes in the character of the available views as a result of the development proposals and the change in visual amenity available to visual receptors. Predicting the overall degree of visual effects is based on an assessment of the sensitivity of the visual receptor combined with the magnitude of effect.

4.6.2 Viewpoint locations are selected as objectively as possible with the aim of providing a range of representational views which will demonstrate long-distance, medium distance and near distance views (where possible and appropriate) of the proposed development site.

4.7 Sensitivity and Susceptibility to Change of Visual Receptors

4.7.1 The sensitivity of visual receptors is dependent on location, importance of view and expectation or activity of viewer. The overall sensitivity of a visual receptor is assessed by combining the susceptibility to change with the value of the view. Overall sensitivity is expressed on a scale of *High*, *Medium* or *Low*.

Table 04: Criteria for Assessing Visual Sensitivity

High Sensitivity	• <i>Visual receptors in residential properties with open views of the proposed development site;</i> • <i>High quality views experienced by many visual receptors;</i> • <i>A view which is valued nationally for its visual / scenic quality.</i>
Low Sensitivity	• <i>A view of low importance or value with little scenic quality;</i> • <i>A view from a landscape which has little value and existing, detracting features;</i> • <i>Glimpsed or intermittent views from highways;</i> • <i>A view available to few visual receptors.</i>

4.7.2 For the purposes of this report the susceptibility to change is expressed as *High*, *Medium* or *Low*. The visual receptors most susceptible to change and therefore with a susceptibility to change likely to be *High* could be:

- *Residents at home;*
- *Views experienced by many viewers;*
- *Recreational walkers whose attention or interest is likely to be focused on landscape and the available views;*

- *Visitors to heritage assets where views form an important part of the experience.*
- 4.7.3 The susceptibility to change of visual receptors travelling on road, rail or other transport routes would tend to fall into the Low / Medium category however if the route were to feature recognised scenic views then High may be more appropriate.
- 4.7.4 Visual receptors likely to be less concerned with change and therefore with a susceptibility to change assessed to be Low could include:
- *People engaged in sport or external activities where views are less likely to be appreciated;*
 - *Intermittent or glimpsed views from transport routes;*
 - *Workers where attention is likely to be focused on an activity not connected with the surroundings.*
- 4.7.5 Judgements on the value of the selected viewpoints are expressed as *High, Medium or Low* and assessing the value attached to a view takes account of:
- *The nature of the view eg a panoramic view of open countryside from an elevated location as opposed to a constrained urban viewpoint;*
 - *Recognition of the value of views eg. scenic viewpoints within Areas Of outstanding Natural Beauty;*
 - *Viewpoints where the views have been noted on maps, guidebooks, websites etc.*

4.8 Magnitude of Visual Effects

- 4.8.1 Each of the visual effects identified is assessed with regard to size or scale, geographical extent and where appropriate duration / reversibility:
- 4.8.2 The magnitude of visual effects in relation to the size or scale of the change is expressed as *major, moderate, minor, or none*. The size or scale of change in the view is judged in terms of:
- *The degree of the loss or addition of features in the view;*
 - *The extent of the changes in the view, including the proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics;*
 - *The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.*
- 4.8.3 The geographical extent of the visual effects is concerned with an assessment of:
- *the angle of the view;*
 - *the distance involved;*
 - *the extent of the area over which the change would be visible.*

4.8.4 The duration and reversibility of the proposed development are separate but linked. The duration of the development would be considered in relation to the expected life span of the development scheme and is expressed as:

- *Short term: zero – five years;*
- *Medium term: five – ten years;*
- *Long term: ten – thirty years;*
- *Permanent: greater than thirty years.*

4.8.5 The reversibility of the scheme would consider the practicality of the change being reversed within thirty years.

4.9 Overall Degree of Landscape and Visual Effects

4.9.1 The overall degree of landscape and visual effects are assessed by combining the separate judgements of sensitivity and the magnitude of effects on landscape and visual receptors. Table 05 defines and describes the range of landscape and visual effects which can be expressed as adverse, beneficial or neutral.

Table 05: Overall Degree of Landscape and Visual Effects: Definitions and Descriptions	
NEUTRAL	
No Change	• <i>No part of the development would be discernible;</i> • <i>There would be no effect within the context of the existing landscape;</i> • <i>The development proposals would be appropriate to the existing landscape scale, character, pattern and quality of the existing landscape resource.</i>
Negligible	• <i>Only a very small part of the development would be discernible;</i> • <i>There would be little effect within the context of existing landscape character.</i>
ADVERSE	
Low / Slight	• <i>The proposals would constitute only a minor component within the existing landscape character;</i> • <i>Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.</i>
Moderate	<i>The Proposals would:</i> • <i>form a visible and recognisable new element within the existing landscape;</i> • <i>negatively affect the existing landscape character.</i>
Substantial	<i>The proposals would:</i> • <i>form a significant part of the existing landscape;</i> • <i>be unable to be fully mitigated;</i> • <i>substantially and negatively affect an existing high-quality landscape.</i>

Severe	<i>The proposals would:</i> • <i>become a dominant feature within a high-quality landscape;</i> • <i>be entirely inappropriate to the existing landscape pattern, scale and landform;</i> • <i>permanently degrade or damage the existing landscape.</i>
BENEFICIAL	
Low / Slight	<i>The proposals would:</i> • <i>improve the landscape quality and character;</i> • <i>be appropriate to the landscape scale, quality and pattern;</i> • <i>provide some restoration of lost or degraded landscape features.</i>
Moderate	<i>The proposals would:</i> • <i>Integrate very well within the existing landscape character;</i> • <i>Improve the overall landscape quality through restoration of missing or degraded landscape features due to other uses or neglect.</i>

4.10 Field Survey Methodology and Viewpoint Images

4.10.1 The on-site survey visits were carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 11th of August 2020 / 06th September 2020 and were conducted from Public Rights of Way and Public Highways surrounding the proposed development site area. Weather conditions were generally sunny with some overcast periods. It should be noted the site surveys were conducted during Summer when deciduous vegetation was in full leaf - views would be more open during late Autumn, Winter and early Spring when deciduous vegetation would generally be out of leaf.

4.10.2 The photographs were all taken with a Canon EOS 70D digital camera with a 30mm lens (providing an equivalent focal length of 48mm) approximately 1.5 - 1.7m above ground level.

Zone of Theoretical Visibility

4.10.3 The ZTV is the area from within which the proposed development is anticipated to be visible. It is mapped by means of desktop research which was then refined and clarified with on-site investigations – refer to: *Section 8.4 Visual Effects* and *RCo232 / Figure 03 / Zone of Theoretical Visibility* for further details.

5.0 PLANNING POLICY CONTEXT

5.1 National Planning Policy Context

5.1.1 Ramsay & Co have undertaken a desk top study assessment of the relevant planning policy designations and existing statutory landscape designations

surrounding the proposed development site area. This desktop study has been undertaken at a national and local planning level.

- 5.1.2 The National Planning Policy Framework (NPPF) was most recently updated in February 2019. The NPPF has introduced a presumption in favour of sustainable development and reaffirmed that: *Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.....*
- 5.1.3 In Section 2, paragraph 7 of the National Planning Policy Framework it states the following: *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*
- 5.1.4 The NPPF promotes sustainable development through:*recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland....*
- 5.1.5 Section 15 of the NPPF deals with conserving and enhancing the natural environment. In paragraph 172 it states: *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 these issues.....*
- National Planning Policy Framework: Public Rights of Way (PROW)**
- 5.1.6 The National Planning Policy Framework states: *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*
- 5.1.7 There are no designated public rights of way within or adjacent to the proposed development site area. A PROW: Bridleway runs north up Copse Lane to the west of Hooe Farm Industrial Estate and a PROW: Footpath runs south off The Street to the west of Mill Lane.
- 5.1.8 Public Rights of Way are shown on RCo232 / Figure 01 / Viewpoint Locations.

5.2 District Planning Policy: Arun District Council – Adopted Arun Local Plan (2011-31)

- 5.2.1 The Arun Local Plan was adopted on 18th of July 2018 and provides: *a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011- 2031. The Arun Local Plan 2018 will be used to guide*

decisions on planning, development and regeneration activity over this period including many other decisions shaping corporate investment plans and strategies, as well as those from external providers, delivering services and infrastructure to the local community.....

- 5.2.2 The planning policies considered relevant to landscape and the proposed development site west of Tye Lane are listed below:

Arun Local Plan: Policy SD SP2 Built Up Area Boundary

- 5.2.3 Policy SP2 states: *Built up area boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted subject to consideration against other policies of this Local Plan.*

Arun Local Plan: Policy C SP1 Countryside

- 5.2.4 Within the Arun Local Plan, Policy C SP1 states: *Outside the Built Up Boundaries (as identified on the Policies Map) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:*
- a) For the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
 - b) For quiet, informal recreation; or*
 - c) For green infrastructure; or*
 - d) For the diversification of the rural economy; or*
 - e) For road and/or cycle schemes; or in accordance with other policies in the plan which refer to a specific use or type of development.*

Arun Local Plan: Policy LAN DM1 – Protection of Landscape Character

- 5.2.5 The boundary of the South Downs National Park lies approximately 700.0m to the east and 400.0m to the north of the proposed development site. Policy DM1 states: *Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park and will not be permitted where there are harmful effects on these considerations. Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas, and seek wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.*

Arun Local Plan: Policy HER DM3 – Conservation Area

- 5.2.6 The proposed development site lies approximately 30.0m from a designated Conservation Area: *In order to preserve or enhance the character or appearance of the conservation area, planning permission or relevant consent will normally be granted for proposals within or affecting a Conservation Area provided that:*

- (a) *New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings.....*
- (f) *It does not harm important views into, out of or within the conservation area.*

5.3 Walberton Parish Neighbourhood Plan 2019-2031

- 5.3.1 The new Walberton Neighbourhood Plan is currently under review as: *The adoption of the Arun District Local Plan 2018 required a review and where appropriate amendment of the Walberton Neighbourhood Plan to ensure the two documents are in alignment and reflect the new policies.* It is currently due for adoption in 2021.

6.0 EXISTING BASELINE CONDITIONS

6.1 Landscape Context

- 6.1.1 The proposed development site comprises an arable field to the west and several smaller, grassland fields to the north-east and east. To the southern boundary are residential dwellings which form the northern edge of Walberton and to the east is Tye Lane. The boundary edge heads north from Field Close (to the south-west) before turning ninety degrees west and then north again – the edge delineating the eastern and northern edges of residential garden areas (*Longacre* and *Mill Cottage*).
- 6.1.2 The western boundary edge is a mix of residential dwellings (east of Longmead) and dense vegetation further north which forms the eastern garden edges of residential properties east of Copse Lane. To the north is a grassland field with several small industrial units (Hooe Farm Industrial Estate) which are accessed by means of a private access road which runs west off Tye Lane.

Wider Landscape Context

- 6.1.3 Further to the north lies the A27 dual carriageway which forms a main arterial route linking Brighton in the east with Chichester. To the east (of Tye Lane) is a golf course and hotel (Avisford Park) – the field immediately south of this area is currently being developed with approximately 175 no. residential dwellings. Further west and south is Walberton village centre.

Historical Context

- 6.1.4 Historical mapping from circa 1875 shows agricultural fields to the west of Tye Lane and north of Walberton with development limited to a cluster of buildings to the south-east corner at the junction between Tye Lane and The Street. This remained largely unchanged until the 1960s when mapping shows development to

the northern edge of The Street and the Hooe Farm Industrial Estate is first featured, suggesting existing development to the northern edge of The Street is a comparatively recent addition to the village of Walberton.

6.2 Proposed Development Site: Baseline Topography

- 6.2.1 The proposed development site is characterised by a distinct and gradual fall in levels from north to south and this is reflected within the wider landscape also. There is also a slight rise along the northern boundary with the north-east corner higher than the north-west corner.
- 6.2.2 Within the proposed site area there are two ditches which run south off the northern boundary before converging to the north of the stable buildings and then running south to the western edge of the Elm Cottage residential garden.

6.3 Existing Vegetation

- 6.3.1 The proposed development site comprises a medium-sized, arable field to the west with several smaller, grassland fields to the north-east and east which are subdivided into smaller paddocks. To the northern edge is a hedgerow which runs west of Harvest House. The hedgerow extends around the curtilage of Harvest House and continues south down the western edge of Tye Lane. A ditch with shrubs and ruderal vegetation extends diagonally south off the northern edge. Further west (south of Hooe Farm Industrial Estate), the northern edge is characterised by a several early-mature, tree specimens and dense shrub understorey.
- 6.3.2 The eastern section of the southern boundary is relatively clear of vegetation however there are several trees including a large and mature Oak to the Elm Cottage residential garden. West of the Elm Cottage curtilage, the boundary is characterised by fairly open views of residential dwellings and lack of vegetation.
- 6.3.3 To the south-western corner, mature trees characterise the edges of the garden areas which cut into the proposed development site. The western boundary features a mix of trees and shrubs with a more wooded character to the northern section of the boundary edge.

6.4 National Landscape Character: Natural England – National Character Areas Profile (126): South Coast Plain

- 6.4.1 The top tier of landscape character assessments is the National Countryside Character assessment comprising of 8 regional areas which are subdivided into 159 distinct, natural areas.

- 6.4.2 The proposed development site lies within the: *South East and London* area and is located to the east of *National Character Area Profile (126): South Coast Plain* which: *...is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.....*
- 6.4.3 It is considered many of the key characteristics of the South Coast Plain character area are more relevant with regard to coastal areas. The National Character Area characteristics are summarised below (those particularly relevant to the proposed development site and surrounding area are highlighted in **bold**):
- ***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;*
 - *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey;*
 - ***There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;***
 - *There are isolated remnants of coastal heath in the west;*
 - *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland;*
 - *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation;*
 - *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;*
 - *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems;*
 - *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.*

6.5 Regional Landscape Character: Landscape Character Assessment of West Sussex (2003) – SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain

6.5.1 In 2003, West Sussex County Council completed a landscape character assessment which identified 42 no separate and unique landscape character areas. Land Management Guidelines were produced for each area intended to provide a resource for landowners, managers, district councils, parish, town and borough councils, other organisations and members of the public.

6.5.2 The proposed development site lies within *LCA: SC8 Ashlings, Halnaker and Fontwell Upper Coastal Plain* and the key characteristics are summarised below with those particularly relevant to the proposed development site and surrounding area in **bold**:

- **A transitional landscape;**
- *Clear views to the higher ground of the Downs to the north;*
- **A good cover of woodland and trees, with a high percentage of ancient woodland;**
- **Mainly gently undulating farmland enclosed by woods with numerous hedgerows;**
- **Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening;**
- *Winterbourne chalk streams emanate from this area;*
- *Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks;*
- *Parkland is concentrated in the southern areas of Goodwood and around the Ashlings;*
- **Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove;**
- *Suburban fringes with high commuter populations and small commercial sites such as at Halnaker;*
- **Leafy or wooded settlements;**
- *Intimate hidden valleys at Binsted;*
- **Winding hedged or wooded lanes;**
- *Large scale gravel workings.*

6.5.3 The LCA description goes on to identify a number of landscape and visual sensitivities which include: *Suburban expansion pressures from the urban fringes.*

6.6 District Landscape Character – Arun Landscape Study 2006

6.6.1 In 2006, Arun District Council commissioned Hankinson Duckett Associates to produce a Landscape Study to: *inform the Local Development Framework process,*

Arun District Council have commissioned this study to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development.

6.6.2 The proposed development site lies within *Landscape Character Area LCA25 Avisford Park* although the key characteristics are considered more relevant to the area immediately east of Tye Lane:

- *Arable fields, parkland and golf course associated with Hotel/Country Club on the north-eastern edge of Walberton;*
- *Enclosed landscape, manicured lawns with mature trees (ornamental species);*

6.6.3 In addition, the Avisford Park LCA was found to have:

- *Parkland with woodland and hedged boundaries to Walberton;*
- *Parkland setting to Walberton;*
- *Transition to Downs landscape;*
- *Arable fields to south;*
- *No separation function.*

6.6.4 The proposed development site lies within the larger landscape character type: L1A and the following characteristics were identified:

- *Intensive arable farmland;*
- *Relatively large fields across relatively flat or gently undulating landform;*
- *Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure;*
- *Typically found on upper coastal plain, at the foot of the downlands.*

6.7 Proposed Development Site: Landscape Character

6.7.1 The proposed development site landscape features and components are illustrated in Appendix A.

6.7.2 The proposed development site lies to the northern edge of Walberton and comprises an arable field to the west with several smaller fields to the north-east and east – a stable block and several associated buildings lies to the northern end of a garden area to the south. At the time of writing this report, the area to the north-east and east was sub-divided with fencing and intensively grazed by horses – creating a monocultural landscape.

6.7.3 The edges of the fields are characterised by a mix of mature trees, dense shrub belts and hedgerows. To the south are open views of residential dwellings which lie north of The Street - to the east lies Tye Lane. A private access road runs west off Tye Lane to the northern edge of the proposed site boundary before turning

ninety degrees and finishing at a small industrial estate (*Hooe Farm Industrial Estate*). To the north-east corner is an isolated residential dwelling: *Harvest House*.

- 6.7.4 Although the proposed development site could be described as semi-rural in character, the open views of the Walberton residential northern edge to the south mean there is also a strong urban character. The fields are small to medium scale and the vegetation to the edges of the development site (and within) creates a strong perception of enclosure. Tranquillity is partially affected by distant traffic noise from the A27 to the north and more intermittently from Tye Lane to the east. The intensively grazed pasture fields to the north-east and east, electric fencing, equestrian paraphernalia and open views of existing residential dwellings detract from the landscape setting creating a distinct suburban character.
- 6.7.5 The main landscape receptors would be summarised by:
- *Mature boundary tree specimens and hedgerows;*
 - *Tye Lane;*
 - *Stable block and associated equestrian buildings;*
 - *Walberton – northern urban edge;*
 - *Harvest House (residential dwelling).*

6.8 Landscape Receptor Value

- 6.8.1 The aspects of the landscape which may be affected by the proposed residential scheme were identified from existing landscape character assessments and the site visit. The characteristics and guidelines within the landscape character assessments were evaluated as indicators of receptors / elements considered important to landscape character.
- 6.8.2 The value of the landscape character and receptors are assessed below:
- *The mature tree specimens and hedgerows to the field edge boundaries are judged to be of High value, important to landscape character and referred to within existing landscape character assessments;*
 - *Tye Lane is assessed as being of Medium value as ‘Winding hedged or wooded lanes’ are mentioned within an existing landscape character assessment;*
 - *The existing stable block and associated equestrian buildings, Harvest House and residential dwellings which form the Walberton urban edge are all assessed as being of Low value. All are relatively modern in appearance and of limited architectural quality;*
 - *The proposed development site area is judged to be of Medium value as the intensively grazed horse paddocks, close proximity to the Walberton urban edge and stable block detract from landscape character.*

6.9 Visual Baseline: Potential Visual Receptors

Residential Receptors

6.9.1 To the southern and south-western edges of the site – a number of residential dwellings have open views of the proposed development site area. A few properties set back from the southern/south-western edges also have views to the proposed development site from north-facing, first storey windows. To the north-eastern corner, there are views of the proposed development site area from first floor windows of Harvest House looking south and west (a hedgerow limits ground floor views).

6.9.2 Further to the north, the open western edge of Hooe Farmhouse garden means there are views to the northern edge of the proposed development site across an arable field.

Recreational Users

6.9.3 Views of the proposed development site area from locations to designated public rights of way are generally constrained by intervening vegetation and residential dwellings. There are however partial views from a limited section of the footpath which runs east-west across Homefield Crescent although intervening trees and residential dwellings limit full visibility.

Agricultural / Hooe Farm Industrial Estate Workers

6.9.4 Views from locations to agricultural fields north of the proposed development site are constrained by the existing hedgerow and tree specimens to the northern boundary. There are long-distance, partial views of the proposed development site from a limited area of an agricultural field immediately north of large, commercial glasshouses to the north-east of Barnham.

Road Users

6.9.5 Views of the proposed development site from locations to Tye Lane are limited by the existing, mature hedgerow which lies to the western edge of the public highway. Likewise, views from The Street are constrained by residential dwellings to the northern edge and would be limited to partial, glimpsed views. There are views from North Pound cul-de-sac and limited areas of the northern part of the proposed development site are partially visible from sections of Pound Road and Homefield Crescent.

6.10 Visual Analysis: Representational Viewpoints

6.10.1 This section of the report provides an analysis of the existing visual condition. A range of key viewpoints has been selected to demonstrate the views available of the proposed development site and also viewpoints which demonstrate a lack of visibility due to the prevailing topography and/or intervening vegetation. Views are

shown in *Appendix B: Viewpoint Photographs* and viewpoint locations in *RCo232 / Figure 01 / Viewpoint Locations*.

Viewpoint 01 – Hooe Farm Industrial Estate Access Road Looking South

- 6.10.2 Viewpoint 01 lies approximately 70.0m from the northern edge of the proposed development site to a location east of Hooe Farm Industrial Estate. The private access road can be seen heading south before turning through ninety degrees and running east to Tye Lane. The view shows the mature and dense hedgerow which lies to the northern edge of the proposed development site, as well as the mature trees which lie west of the access road (to the northern boundary of the proposed development site). To the left of the contextual image, Harvest House is visible to the junction of Tye Lane and the private Hooe Farm Industrial Estate access road.

Viewpoint 02 – Hooe Farm Industrial Estate Access Road Looking South

- 6.10.3 This viewpoint lies just off the northern boundary of the proposed development site area and looks south over a field gate. The intensively grazed, grassland fields which form the north-eastern part of the proposed development site are visible to the south framed by the dense hedgerow to either side of the field opening. There is a partial view of the hedgerow which lies to the edge of Tye Lane. The view demonstrates the gradual fall in the topography south of the Hooe Farm Industrial Estate access road.

Viewpoint 03 – Tye Lane Looking South-West

- 6.10.4 Viewpoint 03 lies on Tye Lane immediately east of Harvest House to the north-east of the proposed development site area. As with *Viewpoint 02*, the view demonstrates the gradual fall to the south – to the right of the image is the mature hedgerow which lies to the eastern edge of the proposed development site. The mature trees to the eastern edge of Tye Lane lie to the western boundary of the Avisford Park / golf course area. There are partial, mid-distance views south of residential dwellings which lie to the northern edge of Walberton.

Viewpoint 04 – Tye Lane Looking North-West

- 6.10.5 Viewpoint 04 is located to the south of Tye Lane and looks north-west up the highway corridor. The location is immediately east of a residential dwelling: *The Orchard* and views north-west are constrained by intervening vegetation. The topography can be seen gradually rising to the north up Tye Lane and the view also demonstrates the wooded character of the highway, constraining views east and west.

Viewpoint 05 – North Pound Looking North

- 6.10.6 This viewpoint lies immediately south of the southern edge of the proposed development site to a residential cul-de-sac (North Pound) which runs north off The Street. The view shows the open arable field which forms the (larger) western part of the proposed development site area – to the right of the image is a mature hedgerow which separates the arable field from the grassland fields to the north-east. To the north are mature trees and shrubs with the northern boundary

beyond the field edge – there is a partial view of Harvest House (in the contextual image) to the north-east corner of the proposed development site area.

Viewpoint 06 – North of Field Close Looking North

- 6.10.7 Viewpoint 06 lies immediately north of another cul-de-sac which runs north off The Street: Field Close and looks north. The view lies adjacent to residential garden areas which are delineated with mature trees (visible to the left of the contextual image) and a hedgerow. The view shows the arable field which lies to the west of the proposed development site. The mature trees and shrubs which lie to the northern boundary are clearly visible to the skyline and the view also demonstrates the gradual rise in topography to the north.

Viewpoint 07 – PROW: Footpath (Homefield Crescent) Looking North

- 6.10.8 To the south of The Street lies Pound Road and Homefield Crescent. Viewpoint 06 lies to a location on a PROW: Footpath and the junction of Homefield Crescent / Pound Road approximately 170.0m to the south of the proposed development site. The trees which lie to the northern edge of the proposed development site and a small area of the arable field are partially perceptible in views north however existing residential dwellings and mature trees constrain perceptibility. The view demonstrates the gradual rise in levels to the north of the proposed development site.

Viewpoint 08 – PROW: Bridleway Looking South-East

- 6.10.9 This viewpoint lies on a PROW: Bridleway immediately south of the A27 dual carriageway approximately 400.0m from the proposed development site. Near continuous traffic noise means there is little sense of tranquillity, the view is included to demonstrate the mature trees and shrubs which constrain views of the proposed development site from locations to the wider landscape and this designated public right of way. Views from further south are similarly constrained by both vegetation to the west of Hooe Farm Industrial Estate and immediately adjacent to the bridleway.

7.0 MITIGATION AND POTENTIAL EFFECTS

7.1 Mitigation

- 7.1.1 The proposed indicative scheme layout features extensive green buffers to the south-western, southern and eastern edges, providing opportunities for a mix of new habitats and structural planting including native tree specimens. In addition, there is provision for new areas of standing water which would form part of a site wide, sustainable urban drainage strategy (SUDS).
- 7.1.2 To the centre of the site, a green corridor would create a landscaped vista from locations to North Pound, providing opportunities for new planting including native

tree specimens and tree/shrub groups. Scope would be included within the scheme for tree planting to residential frontages and access road edges which would soften and filter near-distance views as well as offering seasonal change.

- 7.1.3 The proposed layout would retain existing boundary trees and shrubs wherever feasible and enhance the southern and eastern boundaries with new, structural planting. The proposed swales and ponds to the south would provide further opportunities for native species, marginal / aquatic planting. The scheme would enhance green infrastructure and biodiversity with native planting creating new ecological links across the site area.
- 7.1.4 For details of the proposed outline development layout refer to: *Thrive Architects / BARR190813 / CMP-01 / Concept Masterplan*.

7.2 Potential Effects: Construction Phase

- 7.2.1 The potential construction phase activities would involve the delivery of building materials, ground work activities and general construction works – adverse effects would be temporary in nature:
- *General site enabling and ground works;*
 - *Delivery of construction materials;*
 - *Construction site activities and operations.*

7.3 Post Construction / Operational Phase

- 7.3.1 Post construction, effects would be related to the appearance of the new residential development and the impacts on landscape character – effects would be permanent.

8.0 LANDSCAPE AND VISUAL EFFECTS

8.1 Landscape Effects

- 8.1.1 This section will deal with the potential effects of the proposed residential scheme on the landscape character and fabric of the proposed development site and surrounding landscape.
- 8.1.2 The proposed development would comprise a new residential scheme for up to 155 residential units with a new access off Tye Lane to the eastern edge. A new pedestrian link would be created to the southern edge via Field Close.

Landscape Features: Potential Effects

8.1.3 The existing landscape components which are important to the proposed development site landscape character have been identified as follows:

- *Mature boundary tree specimens and hedgerows;*
- *Tye Lane;*
- *Stable block and associated equestrian buildings;*
- *Walberton – northern urban edge;*
- *Harvest House (Residential Dwelling).*

Landscape Character: Potential Effects

8.1.4 Landscape character is partly derived from the combination and pattern of landscape elements within any view and therefore there is an overlap between visual amenity and landscape character.

8.2 Effects on the Landscape

Sensitivity

8.2.1 The sensitivity of the landscape receptors has been assessed as follows:

- *The **mature boundary trees and shrubs** have been assessed as having a High value. Susceptibility to change would be Low as only a limited section of hedgerow would be lost. Sensitivity is assessed as being **Medium**;*
- ***Tye Lane** is judged to be of Medium value – susceptibility to change would also be Medium as the setting of the highway would be affected by the loss of the hedgerow to create the access. Sensitivity is therefore judged to be **Medium** overall.*
- *The **stable block and associated equestrian buildings** are assessed as having a Low value with a High susceptibility to change as the buildings would be removed. The overall sensitivity is therefore judged to be **Medium**;*
- *The residential dwellings which form the **Walberton northern urban edge** are assessed as being of Low value. Susceptibility to change is judged to be High as the new development would negatively affect the setting of the existing urban edge. Sensitivity is therefore assessed as being **Medium**.*
- ***Harvest House** is assessed as having a Low value - being a relatively recent landscape component and not listed. Susceptibility to change is judged to be High as the proposed residential scheme would negatively affect the setting of property - sensitivity to the type of change proposed is therefore assessed as being **Medium** overall;*
- *The **proposed development site area: Landscape Character** value has been assessed as being medium. Susceptibility to change is judged to be high as the new residential scheme and access would negatively affect an existing green field site. The development site landscape character is*

*judged to have a **high** sensitivity to the type and scale of the change proposed.*

Magnitude of Change: Construction Phase

- 8.2.2 There would be short term, adverse effects in relation to the construction of the proposed residential scheme as a result of ground works, general site activities and construction works.

Magnitude of Change: Proposed Residential Development Scheme

- 8.2.3 Following completion of the proposed residential development scheme, effects would be permanent and related to the impact on the landscape character of the proposed development site north of Walberton and perceptibility of the scheme.

Assessment of Landscape Effects

- 8.2.4 The proposed scheme comprises up to 155 new housing units, a new access off Tye Lane, provision for internal access, open green space, play areas and landscape buffers.

Mature Boundary Tree Specimens and Hedgerows

- 8.2.5 The magnitude of change in relation to the existing field edge vegetation is assessed as being **Minor** as a limited section of hedgerow is proposed to be removed to Tye Lane. The overall degree of landscape effect is anticipated as being **Low / Slight Adverse**.

Tye Lane

- 8.2.6 The magnitude of change to the setting of Tye Lane to the eastern edge of the proposed development site area is assessed as being **Moderate** as the landscape buffer, new planting and existing hedgerow would limit adverse effects. However, the removal of the hedgerow section would mean there would be a **Moderate Adverse** overall degree of landscape effect.

Stable Block and Associated Equestrian Buildings

- 8.2.7 The existing stable block and associated equestrian buildings are not considered to contribute to landscape character and are poor quality. Therefore, there would be a **Minor** magnitude of change and a **Negligible Neutral** overall degree of landscape effect in relation to the proposed development site landscape character as a result of their removal.

Walberton Northern Urban Edge

- 8.2.8 The proposed scheme would result in a **Moderate** magnitude of change to the setting of the existing residential dwellings to the northern edge of Walberton. The landscape buffer to the southern edge of the proposed development site would offer opportunities for planting which would enhance landscape character. The proposed scheme would result in a **Moderate Adverse** overall degree of landscape effect.

Harvest House

- 8.2.9 The proximity of the proposed development to Harvest House means there would be a **Major** magnitude of change to the setting of the existing residential dwelling. The overall degree of landscape effect would be **Substantial Adverse** as a result of the proposed residential scheme.

Proposed Development Site: Landscape Character (Construction Phase)

- 8.2.10 The magnitude of change in relation to landscape effects arising from the proposed residential development scheme during the construction phase would be short-term and **Major**. The overall degree of landscape effect would be short-term and **Substantial Adverse** as site operations, deliveries and construction site activities would negatively impact on the proposed development site landscape character.

Proposed Development Site: Landscape Character (Post Construction)

- 8.2.11 Following completion of the proposed residential development scheme, the magnitude of change is anticipated to be permanent and **Major** but limited to the immediate development site context. It is considered the new residential dwellings and associated access roads would result in a permanent and **Substantial Adverse** overall degree of landscape effect following completion of the scheme.

Conclusion

- 8.2.12 The proposed development site comprises an intensively farmed, arable field to the west with grassland fields to the north-east and east which have been subdivided and are intensively grazed with horses. The monocultural landuse, presence of electrical fencing, equestrian paraphernalia (jumps etc.) and existing residential dwellings to the southern edge combine to create a suburban character. The existing boundary vegetation would be retained and protected (with the exception of a limited section of hedgerow to the eastern boundary) which would maintain the constrained, enclosed character.
- 8.2.13 Proposed landscape buffers to the south-west, south and east would offer new opportunities for native species planting and habitats which would have the potential to enhance biodiversity and green infrastructure. New areas of standing water and swales would introduce a dynamic element to the landscape with opportunities for new habitats which would further enrich the ecological condition.
- 8.2.14 It is acknowledged the proposed residential scheme would negatively affect the existing character of the proposed development site with the introduction of new residential units, associated infrastructure and an access to the eastern boundary. However, it is also considered adverse landscape character impacts would be largely constrained to the proposed development site area.

8.3 Statutory Landscape Designations

South Downs National Park

- 8.3.1 The boundary of the South Downs National Park lies approximately 400.0m to the north and 700.0m to the east of the proposed development site. It is considered intervening landscape features including the Avisford Park golf course, A27 highway corridor and vegetation mean adverse impacts as a result of the proposed scheme on the setting of the National Park would be negligible.

8.4 Visual Effects: Extent of Visibility - Zone of Theoretical Visibility (ZTV)

- 8.4.1 The Zone of Theoretical Visibility (ZTV) illustrating the anticipated perceptibility of the proposed development scheme west of Tye Lane has been mapped by means of desktop research which was then refined and clarified with on-site investigations. It is intended as indicative with judgements constrained by the indicative nature of the proposed layout and the limitations of the mapping. The ZTV is illustrated within: *RCo232 / Figure 03 / Zone of Theoretical Visibility*.
- 8.4.2 The ZTV is constrained to the south by residential dwellings which form the northern edge of Walberton although there are gaps at North Pound cul-de-sac and Field Close. The proposed scheme would be partially visible from a limited area to Pound Road and Homefield Close and in long-distance views from an area of agricultural field north-east of Barnham (immediately north of large scale, commercial glass houses).
- 8.4.3 To the east, the ZTV is constrained by the hedgerow and trees which line Tye Lane however a break in the vegetation (to the eastern edge of the highway - immediately south of Harvest House) means there would be partial views from locations to the new development site area north of Walberton and Binsted School.
- 8.4.4 To the western edge, the Zone of Theoretical Visibility is constrained by the residential dwellings and associated garden edge planting which lie east of Long Mead, further north dense tree cover east of Copse Lane informs the ZTV boundary. To the north, a tree line south of Hooe Farm Industrial Estate would limit views from a field immediately south of the industrial buildings however it is likely the proposed scheme would be perceptible during winter (when views would generally be more open). There are likely to be views of the upper elevations of new residential dwellings over the existing boundary hedgerow (immediately south of the Hooe Farm Industrial Estate access road) from locations to an open arable field immediately south of the A27 and east of Hooe Farm Industrial Estate.

8.5 Visual Effects: Viewpoints and Visual Receptors

- 8.5.1 The viewpoint photographs are shown in *Appendix B: Viewpoint Photographs*.

Viewpoint 01 – Hooe Farm Industrial Estate Looking South

- 8.5.2 This viewpoint is located to a private access road which leads to Hooe Farm Industrial Estate immediately east of the southern-most industrial unit. Value is judged to be low as the concrete access road and electricity power lines are perceptible and the landscape is not designated. This view would be primarily representative of workers and visitors to the Hooe Farm Industrial Estate whose focus would not likely be landscape related - susceptibility to change is judged to be low. The resulting sensitivity is assessed as being **Low**. The magnitude of effect is assessed as being **Moderate** as the existing, retained hedgerow would limit views of the proposed scheme.

- 8.5.3 The overall degree of visual effect is judged to be **Moderate Adverse** as the upper elevations of the new residential dwellings to the north-eastern edge of the proposed development site area would be perceptible in near-distance views.

Viewpoint 02 – Hooe Farm Industrial Estate Access Road Looking South

- 8.5.4 Viewpoint 02 lies to the Hooe Farm Industrial Estate private access road which runs west off Tye Lane and looks south through a gated field entrance. The hedgerow which lies to the northern edge of the north-eastern section of the proposed development site boundary limits views south however there is a partial view through this break in the vegetation. The view shows the intensively grazed fields to the west of Tye Lane and equestrian fencing. Value is low as the view has little scenic quality and the landscape is not designated. The view would be representative of workers and visitors who would be travelling by vehicle along the road and would be likely to have a low susceptibility to change - the resulting sensitivity is judged to be **Low**. The magnitude of effect would be **Minor** as the existing access would be replanted with appropriate native species.

- 8.5.5 Views of the proposed residential scheme would be partially visible in glimpsed views from moving vehicles and new planting would limit perceptibility. It is likely there would be partial views during Winter through the hedgerow and therefore, there would be a **Low / Slight Adverse** overall degree of visual effect following the establishment of the new planting.

Viewpoint 03 – Tye Lane Looking South-West

- 8.5.6 To the eastern edge of the proposed development site lies Tye Lane and *Viewpoint 03* is located immediately east of Harvest House. The view looks down the highway and shows the hedgerow which edges the proposed development site as well as the tree line which lies to the eastern edge of the highway. Value is assessed as medium as the landscape is not designated and there is limited scenic quality. Susceptibility to change would be low as the location would be representational of road users - the resulting sensitivity is judged to be **Medium**. The magnitude of

change is anticipated as being **Moderate** as views of the new dwellings would be limited by existing and proposed intervening vegetation.

- 8.5.7 New residential dwellings would be set back from the boundary edge and the existing hedgerow would be retained. There would also be new tree planting to the landscape buffer to the eastern edge of the proposed development site area which would further soften and filter views. There would be a **Moderate Adverse** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 04 – Tye Lane Looking North-West

- 8.5.8 Viewpoint 04 also lies to Tye Lane and looks north-west from a location east of The Orchard (residential dwelling). The value of this viewpoint is assessed as being low as the view is constrained by dense highway edge vegetation. Susceptibility to change is assessed as being low as the location would be representational of road users - the resulting sensitivity is judged to be **Low**. The magnitude of effect would be **Minor** as little of the proposed scheme would be perceptible in views from this location.

- 8.5.9 Existing and proposed vegetation would limit the perceptibility of the proposed residential scheme - there would be a **Negligible Neutral** overall degree of visual effect as a result of the proposed development.

Viewpoint 05 – North Pound Looking North

- 8.5.10 This viewpoint lies to North Pound and looks north from the edge of the cul-de-sac and shows the arable field which forms the western (larger) part of the proposed development site area. The value is judged to be Medium as there is some scenic quality across the open agricultural field. The view would be representational of North Pound residents and visitors who would be anticipated to have a high susceptibility to change – sensitivity is assessed as also being **High**. The magnitude of effect would be **Major** as the new scheme would be perceptible in near-distance views.
- 8.5.11 New trees and planting together with the proposed north-south landscape buffer would frame views to the retained trees and hedgerow which lie to the north. However, the new residential dwellings would be perceptible in near and mid-distance views, therefore the overall degree of visual effect as a result of the proposed scheme is assessed to be **Substantial Adverse**.

Viewpoint 06 – North of Field Close Looking North

- 8.5.12 Viewpoint 06 is located to a field access which lies north of Field Close and looks north. Field Close provides access for properties including Braemar and Holcombe (which lie to the southern edge of the proposed development site) but turns east south of this location which is considered to be on private land. The view is assessed to be medium as the landscape is not designated and there is some scenic interest. The susceptibility to change is judged to be high as the view would be

representative of residents with the resulting sensitivity judged to be **High** overall. The magnitude of effect would be **Major** as residential dwellings would form a new man-made component in near and mid-distance views.

- 8.5.13 A new pedestrian access to this field access would provide a link to the Walberton village edge. Although the proposed scheme would be set back from the southern edge and new planting would soften and filter views north, the proposed scheme would adversely affect the nature of this view. There would be a **Substantial Adverse** overall degree of visual effect as a result of the proposed residential scheme.

Viewpoint 07 – PROW: Footpath (Homefield Crescent) Looking North

- 8.5.14 Viewpoint 07 lies on a PROW: Footpath to the junction of Pound Road and Homefield Crescent and looks north. The trees which line the western section of the northern boundary of the proposed development site as well as a limited area of the arable field are partially perceptible in views from this location. This location would be representative of recreational walkers and residents – both would be likely to have a **High** susceptibility to change. The magnitude of change would be **Minor** as partial views of new residential dwellings would be within the context of existing near-distance views of properties to Pound Road and the general urban character.

- 8.5.15 Intervening residential dwellings and vegetation would mean there would be a **Low / Slight Adverse** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 08 – PROW: Bridleway Looking South-East

- 8.5.16 This viewpoint lies to a PROW: Bridleway immediately south of the A27 – the close proximity of traffic substantially detracts from perceptions of tranquillity. Value is assessed as being low as the landscape is not designated and the nearby presence of more or less continuous traffic detracts from any experiential quality. *Viewpoint 07* would be representative of recreational walkers/horse riders who would be anticipated as having a high susceptibility to change, sensitivity is therefore assessed to be **Medium**. The magnitude of effect would be **None** as the proposed scheme would not be perceptible in views from this location.

- 8.5.17 Intervening vegetation would mean the proposed scheme would not be visible in views from this location. Therefore, there would be **No Change** in the overall degree of visual effect as a result of the proposed scheme.

8.6 Walberton, Binsted and Fontwell Neighbourhood Development Plan Views and Vistas Assessment (February 2020)

- 8.6.1 The recently published *Walberton, Binsted and Fontwell Neighbourhood Development Plan Views and Vistas Assessment (February 2020)* was published

earlier this year and includes two views which are relevant to the proposed development site west of Tye Lane: *View 8 – View across the fields north of North Pound and west of Tye Lane.*

8.6.2 Within the report View 08 is described as follows:

a) This is usually (sic) arable field close to the heart of Walberton Village with views to the north and west.

b) A core objective of this Plan is to retain the rural characteristics of a village. An important aspect is that the built up area rubs shoulders with farmland and woodland. Open fields adjacent to residential areas provide precisely that rural setting. Open fields there must not be regarded as expendable.

c) The landowner has asked more than once if housing could be acceptable. The residents see this as a key green site which must not be yielded. The land rises sharply from North Pound and development there would dominate the houses along The Street and would drastically change the mood of the village.

8.6.3 Whilst it is accepted the topography rises to the north of North Pound, it is not considered accurate to suggest *the land rises sharply from North Pound* as it is more of a gentle, gradual slope. In addition, View 8 (1) looks north-east whilst the viewpoint shown on the mapping would suggest a view north. The viewpoint also appears to have been taken from a location within the arable field (north of North Pound), as such this would not be considered representative of the view as experienced (and shown on the mapping) from a location to the publicly accessible North Pound cul-de-sac.

8.6.4 Likewise, the two viewpoint images which are included within the report: View 08 (2) are clearly not taken from a location to Tye Lane (as shown on the mapping) which has a hedgerow to the western edge. As the viewpoints are located to private land, they could not be considered representative of the view from the publicly accessible Tye Lane.

8.6.5 Whilst it is accepted the proposed scheme would change the nature of the views from locations to the northern edge of Walberton, the layout includes a substantial 'green' buffer to the south of the proposed development site with opportunities for new planting and habitats which would enhance biodiversity in contrast to the monocultural arable land and intensively grazed paddocks. In addition, the preliminary layout positions single and double-storey dwellings so as to take account of the gradual rise in levels to the north, softening the impact of the proposed scheme in views from locations to the south. The north-south landscape corridor would also partially preserve and frame the view from North Pound to the retained trees and hedgerow to the north.

9.0 SUMMARY AND CONCLUSIONS

9.1 Zone of Theoretical Visibility (ZTV)

- 9.1.1 The ZTV is the area from within which the proposed development is anticipated to be visible. The indicative nature of the proposed scheme and mapping constraints mean it should be regarded as indicative and not definitive.
- 9.1.2 The zone of theoretical visibility is generally constrained to the east by the vegetation to the edges of Tye Lane although a break in the planting would mean there would be partial views from locations to the current development site north of Walberton & Binsted School.
- 9.1.3 To the south, the boundary of the zone of theoretical visibility is generally constrained by the residential dwellings to the Walberton northern edge however there would be isolated locations to Pound Road / Homefield Crescent and the southern edge of an agricultural field north-east of Barnham where there would be partial views north of the proposed scheme. To the west, dense tree lines, shrubs and some residential dwellings (east of Long Mead) inform the ZTV boundary.
- 9.1.4 To the north-west, existing trees and dense shrubs partially limit views from the field immediately south of Hooe Farm Industrial Estate. Further east to the north of the proposed development site, the ZTV extends over an open agricultural field east of the industrial estate area however views of new residential dwellings would be partially constrained by the existing, retained hedgerow to the southern edge of the Hooe Farm Industrial Estate access road.

9.2 Mitigation

- 9.2.1 Existing boundary trees and hedgerows would be retained wherever feasible maintaining the enclosed landscape character of the proposed development site. To the south-western and southern edges, substantial 'green' landscape buffers would incorporate swales and areas for the storage of runoff, offering opportunities for a biodiverse mix of new planting and habitats. In addition, a landscape buffer would be incorporated to the eastern edge - setting new dwellings back from Tye Lane and offering opportunities for intervening tree planting.
- 9.2.2 A landscape corridor would be established to the centre of the site area running north-south, maintaining and framing views to the retained trees to the north from locations to North Pound. A new pedestrian link would be incorporated to the southern edge via Field Close enabling residents to walk to the centre of Walberton. Residential frontages and access routes would be enhanced with tree and hedgerow planting – softening and filtering near and mid-distance views and providing seasonal change.

9.3 Landscape Effects

9.3.1 The overall degree of landscape effects with regard to the proposed residential development scheme are summarised below in Table 06.

Table 06 Anticipated Overall Degree of Landscape Effects (Landscape Character / Landscape Components)			
Landscape Receptors	Sensitivity	Magnitude of Effect	Overall Degree of Landscape Effect
Mature boundary tree specimens and hedgerows	Medium	Minor	Low / Slight Adverse
Tye Lane	Medium	Moderate	Moderate Adverse
Stable block and associated equestrian buildings	Medium	Minor	Negligible Neutral
Walberton – northern urban edge	Medium	Moderate	Moderate Adverse
Harvest House (Residential Dwelling)	Medium	Major	Substantial Adverse
Proposed Development Site: Landscape Character (Construction phase)	High	Major (Short Term)	Substantial Adverse (Short Term)
Proposed Development Site: Landscape Character - Landscape Character (Post construction)	High	Major (Permanent)	Substantial Adverse (Permanent)

- 9.3.2 The proposed scheme would provide up to 155 new housing units of which 46 would be classed as affordable with a new access off Tye Lane to the eastern edge of the proposed development site. A substantial landscape buffer (clear of any development) would be incorporated to the south-western and southern boundaries with an additional landscaped green corridor to the centre of the proposed site area.
- 9.3.3 The proposed scheme would sit immediately north of the existing Walberton northern, residential edge and would be bounded to the east by Tye Lane. To the north and west, residential dwellings and boundary vegetation would constrain the site.
- 9.3.4 The mature boundary trees and hedgerows would be retained wherever possible however a section of hedgerow would be removed to facilitate a new access off Tye Lane resulting in a **Low / Slight Adverse** overall degree of landscape effect.

- 9.3.5 There would be a **Moderate Adverse** overall degree of landscape effect on the setting of Tye Lane due to the new access and proposed development scheme.
- 9.3.6 The removal of the stable block and associated equestrian buildings would have a **Negligible Neutral** overall degree of effect with regard to the proposed development site landscape character as they are considered to be poor quality which do not particularly contribute to landscape character.
- 9.3.7 There would be a **Moderate Adverse** overall degree of landscape effect on the setting of the residential dwellings to the northern edge of Walberton.
- 9.3.8 The proximity of new residential dwellings to Harvest House means there would be a **Substantial Adverse** overall degree of landscape effect on the setting of the existing property.
- 9.3.9 There would be short-term **Substantial Adverse** overall degree of landscape effects in relation to the proposed development site landscape character as a result of general construction site operations. Post construction, there would be also be a permanent **Substantial Adverse** overall degree of landscape effect as the new development would permanently and adversely affect the landscape character of the fields west of Tye Lane and north of Walberton village.

Conclusions

- 9.3.10 The indicative scheme layout proposes a mix of one and two storey residential dwellings to fields which lie north of Walberton village and west of Tye Lane. A new access would be created off Tye Lane (to the eastern edge of the proposed site area) and new pedestrian link via Field Close would enable residents and visitors to access The Street to the south. The layout would feature substantial landscape buffers to the south-western, southern and eastern boundaries, offering extensive opportunities for new habitats and associated native planting which would enhance green infrastructure and biodiversity. The proposed development site would be bisected by a landscaped corridor which as well as offering opportunities for new planting would frame views north to retained trees to the north of the proposed site from locations to North Pound cul-de-sac.
- 9.3.11 Historically pre 1950, the fields immediately north of The Street and west of Tye Lane were agricultural with only a cluster of development to the south-east corner. The existing residential edge immediately north of The Street and Hooe Farm Industrial Estate are considered comparatively recent additions to Walberton village (circa 1950s / 1960s). The proposed scheme provides a sensitive response to the gradual rise in topography (with single and two storey dwellings arranged to limit impacts in views from the lower ground to the south) and extensive opportunities for a diverse range of habitats within the landscape buffers.
- 9.3.12 Whilst it is acknowledged the proposed scheme would result in adverse impacts with regard to landscape character, the enclosed nature of the proposed

development site and retained boundary vegetation mean effects would be largely constrained to the proposed development site area.

9.4 Visual Effects

- 9.4.1 The overall degree of visual effect in relation to the proposed residential development scheme and representational viewpoints is summarised below in Table 07.

Table 07 Anticipated Overall Degree of Visual Effect			
Viewpoint	Sensitivity	Magnitude of Effect	Overall Degree of Visual Effect
Viewpoint 01 – Hooe Farm Industrial Estate Looking South	Low	Moderate	Moderate Adverse
Viewpoint 02 - Hooe Farm Industrial Estate Access Road Looking South	Low	Minor	Low / Slight Adverse
Viewpoint 03 – Tye Lane Looking South-West	Medium	Moderate	Moderate Adverse
Viewpoint 04 – Tye Lane Looking North-West	Low	Minor	Negligible Neutral
Viewpoint 05 – North Pound Looking North	High	Major	Substantial Adverse
Viewpoint 06 – North of Field Close Looking North	High	Major	Substantial Adverse
Viewpoint 07 - PROW: Footpath (Homefield Crescent) Looking North	High	Minor	Low / Slight Adverse
Viewpoint 08 - PROW: Bridleway Looking South	Medium	None	No Change

9.5 Visual Receptors

Hooe Farm Industrial Estate: Workers & Visitors

- 9.5.1 The exiting hedgerow to the northern edge would be retained within the proposed scheme however new residential dwellings would still be partially perceptible in views from the Hooe Farm Industrial Estate access road and agricultural field to the east/north. *Viewpoint 01* lies immediately east of Hooe Farm Industrial Estate and is anticipated to have a **Moderate Adverse** overall degree of visual effect. Further south-east, *Viewpoint 02* lies to the Hooe Farm Industrial Estate access road adjacent to a hedgerow opening which would be infilled with new planting and is anticipated to have a **Low / Slight Adverse** overall degree of visual effect following establishment of the new planting.

Agricultural Workers

- 9.5.2 There would be partial views of new residential dwellings from locations to the open agricultural field to the east of Hooe Farm Industrial Estate and a limited area of a field to the north-east of Barnham – visual receptors are likely to be agricultural workers whose focus would not likely be landscape related.

Road Users

- 9.5.3 The proposed scheme would be partially perceptible in views from locations to Tye Lane. A viewpoint immediately adjacent to Harvest House (*Viewpoint 03*) is judged to have a ***Moderate Adverse*** overall degree of visual effect however further south, *Viewpoint 04* is anticipated to experience a ***Negligible Neutral*** overall degree of visual effect. Views from The Street would be constrained by residential dwellings to the northern edge and limited to partial, glimpsed views through gaps between residential dwellings. Likewise, views from locations to Pound Road and part of Homefield Crescent would be constrained by intervening residential dwellings and mature tree specimens.

Residential Receptors

- 9.5.4 There would be near and mid-distance views of new dwellings from the existing residential properties to the southern and south-western edges of the proposed development site. *Viewpoint 05* and *Viewpoint 06* both lie to the southern edge of the proposed development site and are assessed to have a ***Substantial Adverse*** overall degree of visual effect.
- 9.5.5 There would be near-distance views of proposed residential dwellings from the first storey, west and south facing elevations of Harvest House to the north-east corner of the proposed development site area. The open garden edge of Hooe Farmhouse to the north-east means there would be partial, mid-distance views of the upper elevations of new residential properties to the northern edge of the proposed development site.

Recreational Users

- 9.5.6 There are no designated footpaths or bridleways within or adjacent to the proposed development site area. To the south, existing residential properties and trees constrain views north from a PROW: Footpath which runs east-west across Homefield Crescent however new residential dwellings would be partially perceptible – *Viewpoint 07* is judged as likely to experience a ***Low / Slight Adverse*** overall degree of visual effect. Views east from locations to a PROW: Bridleway which runs north along Copse Lane would be constrained by existing residential dwellings and intervening vegetation. *Viewpoint 08* lies immediately south of the A27 highway corridor, there would be ***No Change*** in the overall degree of visual effect in views from this location.

9.6 Conclusions

- 9.6.1 The proposed indicative scheme would provide up to 155 new housing units with a dedicated new access off Tye Lane to the eastern edge. The proposed layout incorporates substantial landscape buffers offering scope for new planting and habitats which would enhance biodiversity and green infrastructure. The provision of swales and storage areas for surface runoff (SUDS) also offers potential for new habitats in contrast to the current monocultural landuse (intensively farmed arable and grazed paddocks). With the exception of a section of hedgerow to the eastern boundary, existing boundary vegetation (trees and hedgerows) would be retained and enhanced (where feasible) - maintaining the existing enclosed landscape character.
- 9.6.2 Whilst it is acknowledged as a green field site there would inevitably be adverse landscape character impacts as a result of the proposed scheme, the changes would be largely confined to the immediate development site context. Extensive landscape buffers would create new accessible, green space and the proposed layout provides a site specific response to the existing rise in levels to the north and the placement of dwellings to mitigate the impact on existing, residential dwellings to the southern and south-western edges.
- 9.6.3 It is accepted the proposed scheme would change the nature of the views from residential dwellings to the edges of the proposed development site however, views of the proposed scheme with regard to locations within the wider landscape would generally be constrained by intervening vegetation and existing residential dwellings. New planting within the proposed landscape buffers and north-south corridor would offer opportunities to soften and filter near and mid-distance views from existing residential dwellings to the northern edges of Walberton.
- 9.6.4 It is therefore considered the proposed scheme could be accommodated within the fields immediately west of Tye Lane without undue harm to existing landscape character and visual amenity of the wider landscape north of Walberton.

10.0 REFERENCES

- 10.1.1 This report has been prepared in accordance with the following guidance:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013;*
 - *An Approach to Landscape Character Assessment published by Natural England 2014;*
 - *Visual Representation of Development Proposals; Technical Guidance Note 06/19 (Sept. 2019) - Published by the Landscape Institute.*

10.1.2 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:

- *Natural England - National Character Areas Profile: 126-South Coast Plain (2013);*
- *Regional Landscape Character – West Sussex County Council – SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain;*
- *District Landscape Character – Arun District Council – Arun Landscape Study (2006);*
- *MAGIC Interactive Map, Defra and Natural England.*

10.1.3 The following planning documents were referred to:

- The National Planning Policy Framework;
- Arun Local Plan (2011-31).