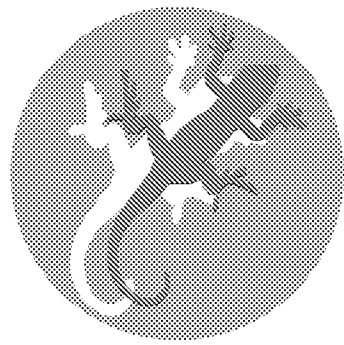




LIZARD

Landscape Design and Ecology

JOHN HALL CONSULTING LTD

LAND AT LOWER FARM, YAPTON LANE, WALBERTON, ARUNDEL

Landscape and Visual Impact Assessment

Planning Issue

Project Reference	LLD2125-LPL-REP-001
Prepared by:	JP
Revision	00
Date:	03.11.2020

EXECUTIVE SUMMARY

i Introduction and Background

Lizard Landscape Design and Ecology has been commissioned by John Hall Consulting Ltd to undertake a Landscape and Visual Impact Assessment for land at Lower Farm, Yapton Lane, Walberton, Arundel, BN18 0AS, (NGR SU 98030 04919).

ii Impact Assessment

Landscape Character

The Site is substantively enclosed, (*other than to the north / north east*) with existing horticultural sites west of Yapton Lane and the Binsted Solar Array to the east / south east. Beyond the southern part of the field, within which the southern part of the Site is located rises a low embankment along which the Western Railway Line runs, beyond and about which a dense tree belt extends. A dense tree belt extends along Yapton Lane between Walberton and the north western corner of the Site, whilst more dispersed hedgerows with trees occur across the intervening landscape towards Binsted.

Through reference to the visual amenity assessment, long public views across substantially open land of moderate value across LCA 26, (*and which might be observed through reference to **Viewpoints No. 01-04** within **Appendix B***) would be substantively retained. It is considered that the substantively enclosed setting and separation from the built fabric of Yapton to the south, Walberton to the north west and Binsted to the north east, would respect the respective setting and historic character of these settlements.

It is considered that the height of the glasshouse at 6.8m AGL and extent, (*which is small in comparison to the extensive area of horticultural sites beyond Yapton Lane to the west*) would not significantly damage the character or appearance of the Binsted Upper Coastal Plain LCA, (LCA 26, 2006), with a **potential Minor adverse effect** anticipated on the contribution of the field to the north of the Site to the relatively large-scale, open arable fields on elevated ground, which form rural character between Yapton and Walberton; whilst relating sympathetically to the natural, built and historic character within the surrounding landscape, further to the recommendations provided within **Section 6.0**.

This would be in line with Policy HOR DM1: Horticulture, (*July 2018*) and Policy VE2: Horticultural Development, (*November 2016*). Further to the recommended enhancement to landscape character and ecological networks outlined within **Section 6.0**, including establishment of wildflower areas, new hedgelines and reinforcement of existing vegetation along Yapton Lane, it is considered that the Scheme would both protect and enhance the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003) and the Binsted Upper Coastal Plain LCA, (LCA 26, 2006) in line with Policy LAN DM1: Protection of Landscape Character, (*July 2018*). This is considered likely to limit the anticipated Minor adverse effect in the short-mid term, with a **residual mid-long term Negligible effect** on balance in the as proposed hedgerows and trees within these reached maturity

Through reference to the visual amenity assessment, the recommended native species hedgerow along the southern edge of the southern Site area, would both structurally and visually integrate the embankment, whilst maintaining glimpsed views towards the South Downs from the gappy hedgeline in places along Yapton Lane to the south of Flint Cottage. LLD consider that there would be no impact on the special qualities of the South Downs National Park, (SDNP) located within and beyond the northern part of the Study Area. As described within **Section 5.0**, visibility towards the Site is generally constrained due to the flat landform and density of surrounding vegetation, which continues about the lower slopes further to the north within the SDNP.

The allocation by HDA, (2006) of a Low landscape capacity to accommodate change within LCA 26, (*see **Section 4.0***) identified due to the characteristic of being a: '*Rural landscape at the foot of the Downs, remote and detached from settlement.*', (*Ibid*, p13) would not be impacted by the Scheme. This would recommend that the broad brush allocation of Sensitivity and Value to LCA 26 by HDA, should not be considered to be deterministic for the Site location and Scheme under consideration. The existing enclosure and association with industrial / horticultural uses presents a compatibility of use, which would suggest a Medium capacity or susceptibility to accommodate the proposal in keeping with that identified by HDA to the west of Yapton Lane, where Local Landscape Character Area LCA 22 is located.

It is additionally worth noting that the reversibility of the proposal is high, with no foundation to the glasshouse, other than the vertical, structural supports, with an overlaid mytex sheet otherwise covering the ground, whilst the cut for the reservoir would be retained as the embankment, allowing subsequent reinstatement where required.

Visual Amenity

For local, recreational users of Public Footpath No. 355-1, south of Oakley Cottages, (*represented by **Viewpoint No.01***) there would be a perceptible glimpse of the 6.8m Glasshouse elevation viewed under the far treeline, through the broken hedgerow in the foreground. The far treeline would function visually to integrate the shape of the Glasshouse, but the consistent mass and colour of the greenhouse would introduce a perceptible, albeit minor element, with a **potential Minor adverse effect** on the pleasantness of the view anticipated. As the recommended hedgerow with dispersed trees matured along the ditch to the east of the Site, the element would be visually broken and softened, reducing the form to a barely perceptible element, with a **short to mid term Negligible effect** anticipated on the pleasantness of the view.

For local, recreational users of Public Footpath No. 350-1, east of Yapton Lane, off Blacksmiths Corner, (*represented by **Viewpoint No.04***) a perceptible, albeit minor element, with a **potential Minor adverse effect** on the pleasantness of the view is anticipated. As the recommended hedgerow with dispersed trees matured to the north of the Site, the element would be visually broken and softened, reducing the form to a barely perceptible element, with a **short to mid term Negligible effect** anticipated on the pleasantness of the view.

For primarily vehicular users moving at speed along Yapton Lane, (*see **Viewpoints No.07-08***) where the hedgeline alone provides a filtering element between the roadside and the proposed glasshouse, the roof and roofline would form a new noticeable element within the view, albeit that this would be offset, with the roofline sloping away from the hedge. This is considered to result in a **potential Minor adverse effect** for these users, which would be reduced to a **residual mid-long term Minor beneficial effect** on the pleasantness of the view, as recommended trees matured along a reinforced hedgeline, establishing a green and leafy character within the view, more in keeping with that to the north.

CONTENTS

1.0	INTRODUCTION	9
2.0	PLANNING POLICY CONTEXT	11
3.0	METHODOLOGY.....	16
4.0	EXISTING CONDITIONS - PUBLISHED EVIDENCE	20
5.0	EXISTING CONDITIONS - FIELD SURVEY AND REVIEW	28
6.0	LANDSCAPE CONSTRAINTS AND OPPORTUNITIES	30
7.0	ASSESSMENT OF IMPACTS.....	31
	APPENDIX A - HISTORIC MAP AND AERIAL PHOTOGRAPHY EXTRACTS	A1
	APPENDIX B - VIEWPOINT PHOTOGRAPHS.....	B1
	APPENDIX C - NO VISIBILITY SCHEDULE	C1

FIGURES

FIGURE 1.1.	DEVELOPMENT SITE LOCATION.....	4
FIGURE 1.2	STUDY AREA	5
FIGURE 1.3.	SITE AND SURROUNDS.....	6
FIGURE 2.1.	PLANNING DESIGNATIONS	13
FIGURE 4.1.	LANDSCAPE CHARACTER AREAS, (HDA, 2006 / LUC, 2011)	22
FIGURE 4.2.	SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2010)	25
FIGURE 4.3.	VIEWPOINTS AND ZONES OF VISUAL INFLUENCE.	27
FIGURE 6.1.	CONSTRAINTS AND OPPORTUNITIES.	29



Legend

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

Development Site Location.

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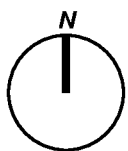
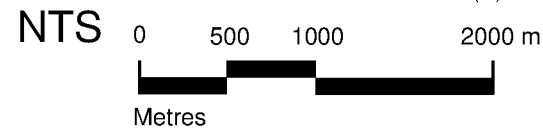
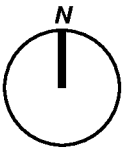


Figure 1.1. Development Site Location



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Legend

 Development Site Boundary.

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

Figure 1.2 Study Area



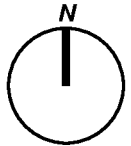
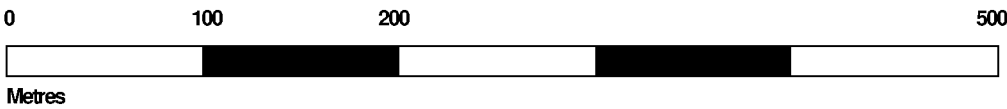
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- Development Site Boundary.
- Site Photograph Location and Direction.
- Biodiversity Opportunity Area / Floodplain Grazing Marsh UK Priority Habitat.
- Tree Preservation Order.

Figure 1.3. Site and Surrounds

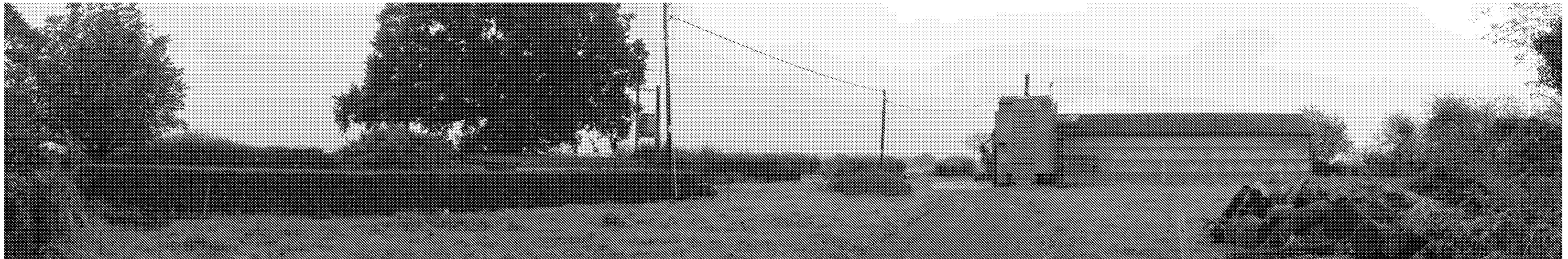
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NTS





Photograph A. Eastern view within the private driveway to Lower Farm, adjacent to Lower Farm Cottages.



Photograph B. Eastern view within the western end of Lower Farm, east of Lower Farm Cottages.



Photograph C. South eastern view adjacent to a series of poor condition and quality agricultural buildings including a grain store, adjacent to the earlier farmstead, *(to left of view)*.



Photograph D. South easterly view across the southern field towards the West Coast Railway line, with Flint Cottage and the hedgeline along Yapton Lane to the right of view.



Photograph E. North westerly view across the northern field towards the treeline beyond Yapton Lane, more consistent to the north either side of Yapton Lane to the south west of Walberton. The ditch along the eastern boundary of the Site can be seen to the right of view, with Walberton Farm visible beyond.



Photograph F. South westerly view from the eastern boundary of the Site towards Lower Farm, with agricultural buildings to centre left and white rendered Lower Farm Cottages to centre right. Various profile of trees extend beyond Yapton Lane to the right of view, whilst a green control box associated with the Binsted Solar array is apparent to the far left of view.

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology, (LLD) has been commissioned by John Hall Consulting Ltd to undertake a Landscape and Visual Impact Assessment, (LVIA) for land at Lower Farm, Yapton Lane, Walberton, Arundel, BN18 0AS, (NGR SU 98030 04919).
- 1.2 The LVIA has been undertaken by Joshua Peacock, an Associate Landscape Planner at LLD and a Chartered Landscape Architect with over 19 years professional experience in LVIA.

The Site and Surrounding Area

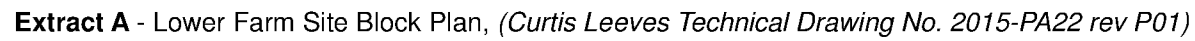
- 1.3 The proposed development site, (the Site) is some 9.2 hectare, (23 acres) of land in arable use, located east of the hedge lined Yapton Lane, (B2132) and accessed through the existing private farm entrance off Yapton Lane. A field drain extends along the eastern Site boundary. The Site is located at some 10m above Ordnance Datum, (aOD) rising to some 11m aOD in the north western corner.
- 1.4 The Site is latitudinally divided by the Lower Farm grain store, buildings and cottages, (see **Photograph's A-C**) with the main Site area to the north of some 7.6 hectare, (19 acres) (see **Photograph's E-F**) and a smaller area to the south of some 1.6 hectare, (4 acres) (see **Photograph D**).
- 1.5 To the west of the Site beyond Yapton Lane are a number of substantial horticultural sites. To the east of the smaller area is a Solar Farm, whilst the West Coastway railway line runs at an offset to the south of the southern field boundary, along which a tree belt extends. Flint Cottage is located between the smaller area and Yapton Lane, (see **Photograph D**).
- 1.6 The Binsted Brook flows some 500m to the east of the Site, with the Avisford Park Golf Course about its northern edge to the north of the Study Area, beyond Walberton Farm. The South Downs National Park is located to the north east of the Study Area on rising, albeit generally well wooded ground to some 40m aOD. The villages of Yapton and Walberton, which are part designated as Conservation Areas are respectively located to the north western and southern edges of the Study Area, (see **Figure 1.1**).

The Scheme

- 1.7 The Scheme is understood through reference to John Hall Consulting Ltd Design and Access Statement, and Plans and Elevations produced by Curtis Leeves Technical, (see **Extract A**) and Andrew Hawes Associates – Reservoir Designers.
- 1.8 The Scheme comprises a new horticultural nursery to grow long season strawberries, within a single glass house of some 5.46 hectares, (some 280m x 195m) in area located within the main Site area. An above ground reservoir for irrigating the strawberry crops within a closed system, of some 1.77 hectares, (some 110m x 60m) in area would be located within the smaller Site area to the south.
- 1.9 The main structure to the glasshouse would be built using galvanised steel lattice beams supported by galvanised posts and clad in horticultural glass, supported within aluminium glazing bars and gutters. The height to the roof gutters would be 6.0m above ground level, (AGL) and to the ridges 6.8m. A metalled yard would be provided to the south east of the glasshouse, which would include a parking area for 21 cars, 3 minibuses and 3 LGVs. An adjacent covered shelter would be provided for cycle and motorbike parking. A grass track 4m in width would extend about the perimeter of the glasshouse otherwise. Three storage tanks would be located along the eastern edge of the southern boundary and six along the southern end of the eastern boundary, which would be some 2-3metres in elevation.
- 1.10 The glasshouse would be technologically advanced, with the use of an environmental control computer which would control growing variables for the vertical farming system, such as temperature, humidity and CO2 levels. It is understood that if crop lighting is required in the future, automatic black out screens would be used to prevent artificial light spilling out into the night sky. Rain water falling on the glasshouse roof would be harvested and stored in the reservoir, (located to the south) and used for irrigating the strawberry crops within a closed system, with no water or fertilisers run to waste.
- 1.11 The raised reservoir embankment would be constructed to some 3m AGL, with a 3m wide crest, rounded to the edges and falls of 1:3 to the outer and 1:2.5 to the inner slopes. A water depth of some 4 metres would be retained, through an excavation of some 2m into the ground, with the reservoir lined with clay arisings.

Report Structure

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



2.0 PLANNING POLICY CONTEXT

General

2.1 The following relevant policy has been taken into account by the assessment:

- *National Planning Policy Framework, (February 2019);*
- *Adopted Arun Local Plan 2011 - 2031, (July 2018);*
- *Walberton Neighbourhood Development Plan 2015-2035 (November 2016).*

2.2 The Statutory development plan for this location consists of the Arun Local Plan 2011-2031, (2018) and the Walberton Neighbourhood Development Plan 2015-2035, (2016).

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

Planning Policy

Arun Local Plan 2011-2031 (July 2018)

2.4 Policy C SP1: Countryside - Identifies that: *'Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:*

a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; [...] The Council will take into account cumulative impact of development in the consideration of planning applications.[...]

2.5 Policy GI SP1: Green Infrastructure and development - Identifies that: *'The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.*

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

'Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.'

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

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

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

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

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

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

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

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

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

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

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

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

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

2.8 Policy HER SP1: The Historic Environment - Identifies that:

'The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance;

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority. [...]

2.9 Policy HER DM3: Conservation Areas - Identifies that: *'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 the setting of 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.'

2.10 Policy ENV DM4: Protection of trees - Identifies that:

'Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, [...]

2.11 Policy QE SP1: Quality of the environment - Identifies that:

'The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.'

Walberton Neighbourhood Development Plan 2015-2035 (November 2016)

2.12 Policy VE2: Horticultural Development - Identifies that: *'1. New glasshouse, polytunnel and associated packhouse development will be supported provided that:*

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

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

d. Long public views across substantially open land are retained;

e. Adequate water resources are available or can be provided (ie. above ground reservoirs); f. Adequate surface water drainage capacity exists or can be provided as part of the development;

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

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

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

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

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

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

2.13 Policy VE3: Protection of Trees and Hedgerows - Identifies that:

'Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed. [...]

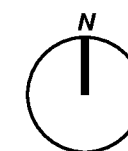
2.14 Policy VE4: Conservation Areas and Areas of Special Character - Identifies that:

'Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting and sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the Conservation Area.'



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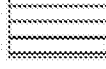
-  Development Site Boundary.
-  South Downs National Park, (SDNP), (north of the line).
-  Listed Buildings.
-  Conservation Areas.
-  Ancient Woodland.
-  Deciduous Woodland UK Priority Habitat.
-  Traditional Orchard UK Priority Habitat.
-  Wood-pasture and Parkland UK Priority Habitat.
-  Biodiversity Opportunity Area / Floodplain Grazing Marsh UK Priority Habitat.

Figure 2.1. Planning Designations

Landscape Planning Designations

2.15 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**, where appropriate.

National Parks

2.16 National Parks alongside Areas of Outstanding Natural Beauty (AONB) have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 1995. The South Downs National Park is located within the north eastern part of the Study Area.

2.17 The statutory purposes and duty of the South Downs National Park (SDNP) are described within the The South Downs Partnership Management Plan (December 2013) as follows:

- *'Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.*
- *Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*
- *Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes'*

2.18 The Special Qualities (SQ) of the SDNP comprise:

- *SQ1 - 'Diverse, inspirational landscapes and breath-taking views;*
- *SQ2 - 'A rich variety of wildlife and habitats including rare and internationally important species';*
- *SQ3 - 'Tranquil and unspoilt places';*
- *SQ4 - 'An environment shaped by centuries of farming and embracing new enterprise';*
- *SQ5 - 'Great opportunities for recreational activities and learning experiences';*
- *SQ6 - 'Well-conserved historical features and a rich cultural heritage';*
- *SQ7 - 'Distinctive towns and villages, and communities with real pride in their area.' (Ibid)*

Listed Buildings and Conservation Areas

2.19 Listed buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are two Conservation Areas, (CA) within the Study Area, (at Walberton to the north west and Yapton to the south) within each of which a (Grade I Listed) Church is located. In closer proximity to the Site are a number of (Grade II Listed) Buildings, which are otherwise dispersed across the Study Area.

Listed Buildings

2.20 The Thatched Cottage, (Grade II Listed) which is located some 500m to the south of the Site. The National Heritage List for England, (NHLE) description provides the following details: 'C18. Two storeys. Two windows. Faced with knapped flints with red brick dressings and quoins. Thatched roof. Casement windows.'

2.21 The Marsh Farmhouse, (Grade II Listed) is located some 900m to the east of the Site. The NHLE description provides the following details: 'C16. Two storeys. Three windows. Chequered work of knapped flints and stone with red brick dressings. Stepped brick chimney breast on base of stone and flints at both ends. [...]. Tiled roof. C19 wing of flints to south east. Modern addition to west.'

2.22 The Church of St Mary, (Grade II Listed) is located some 900m to the north east of the Site off Binsted Lane. The NHLE description provides the following details: '[...] shingled bell-turret at west end of nave, south porch and balancing vestry to north the size of a porch. Mainly Norman, restored by Sir Thomas Jackson in 1867, the porch and vestry added in 1867. Wall-painting of 1180 circa in the splay of a window in north wall. Open timbered roof without ceiling below it. Very attractive small church, little restored.'

2.23 Some 1.05km to the north west of the Site, is the Parish Church of St Mary, (Grade I Listed), which serves the residents of Walberton. The NHLE description provides the following details: '[...] Chancel, nave with aisles, and weather-boarded bell-turret at west end with shingled spire. Medieval church, much restored by Richard Greed in 1903. Nave C12, chancel C13.'

2.24 Adjacent to the Church is the (Grade II* Listed) Walberton House. The NHLE description provides the following details: *'Built by Robert Prime about 1817. Architect Robert Smirke. One of the best Regency country houses in Sussex. Two storeys. Seven windows. Stuccoed. Cornice and parapet. The end window-bays project slightly. Glazing bars intact. Portico of eight fluted Doric columns the whole length of the house [...].'*

2.25 Some 1.3km to the south of the Site, is the Parish Church of St Mary, (Grade I Listed), which serves the residents of Yapton. The NHLE description provides the following details: *'[...] Nave and tower C12. The nave has lean-to roofs with later dormer windows inserted. The tower has red brick buttresses and a hipped shingled roof. Chancel C13. Very attractive unrestored medieval church.'*

Conservation Areas

2.26 The Church Lane part of the Yapton Main Road and Church Lane CA is located some 1.3km to the south of the Site. The Arun District Council Supplementary Planning Guidance document – 'Conservation Areas', adopted in October 2000 provides the following description for the Church Lane area:

'The first Conservation Area is based on St Mary's Church, the adjoining Church Farmhouse and three substantial houses, including Church House and Park Lodge, both Listed Buildings to the west.[...]

2.27 The south eastern end of the Walberton Village and Walberton Green CA is located some 750m to the north west. The October 2000 provides the following description:

'It is an attractive village with no distinct centre, [...] at the eastern end based around The Street, Church and Walberton House. There are impressive individual buildings and groups, of a mixture and age and type, and the two areas are further enhanced by attractive boundary walling, (including long sections in flint) and hedges'

Tree Preservation Orders

- 2.28 Tree Preservation Orders, (TPO) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 2.29 Through reference to the Arun District online Geographical Information System, (accessed 22/10/2020) an area of trees which border the western edge of Yapton Road, (B213) are protected under Tree Protection Order ref: NO.2/68, (see **Figure 1.3**). A further smaller area are located to the south of this under ref: TPO/Y/1/99. There are further areas to the north west about Walberton and to the south about Yapton.

Biodiversity Opportunity Areas

- 2.30 Biodiversity Opportunity Areas (BOA's) are extensive areas where improved habitat management, as well as efforts to restore and re-create Priority Habitats are likely to be most effective in enabling recovery of Priority Species and Priority Habitats.
- 2.31 The site is located some 500m to the west of an upper reach of the Climping to Houghton BOA, which extends along the Binsted Brook. The BOA is described as follows:
- 'This extensive stretch of the River Arun floodplain provides key opportunities for wetland and river restoration and the enhancement of floodplain grazing marsh. The area is also strategically important for water voles following a recent reintroduction at the Arundel Wildfowl and Wetland Trust.'*
- 2.32 Invasive non native species within this area are identified including: Himalayan Balsam and Japanese Knotweed.

Protected Habitats

Ancient Woodland

- 2.33 Ancient Woodlands are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. Ancient Woodland is defined within the NPPF (2019) as: *'an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)'*.
- 2.34 There are small patches of Ancient Woodland about the fringes of the Study Area, including a larger block to the north east about Tortington Common and Binsted Wood.

UK Priority Habitat

- 2.35 Habitats of Principal Importance are included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006. UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection. The potential presence of Priority Habitat is identified through reference to Natural England's Provisional inventories, accessed through the Defra Magic.
- 2.36 There are small patches of Woodland about the fringes of the Study Area, including a larger block to the north east about Tortington Common and Binsted Wood, which is identified within Natural England's Priority Habitats Inventory v2.1 as UK Priority Habitat Deciduous Woodland.

- 2.37 Floodplain Grazing Marsh UK Priority Habitat extends along the Binsted Brook, located some 500m to the east of the Site. There is a small patches of Traditional Orchard UK Priority Habitat, some 1km to the north east. To the south of Walberton to the north west of the Site is a large area of Wood-pasture and Parkland UK Priority Habitat of medium reliability of interpretation, based within the on the underlying presence of: *'Walberton Park - a medieval park recorded in 1086 owned by Earl Rodger - Walburgetone, [...]'*

Arun District Council Green Infrastructure Study (2012, LUC)

- 2.38 Arun District Council Green Infrastructure Study presents a Green Infrastructure Framework to be used as a basis for preparing policies within the Local Plan and to enable areas of 'highest' environmental value to be identified, *(based on the identification of areas where there is potential to create high value environments that provide multiple functions)*.
- 2.39 It is a requirement under Draft Policy Policy GI SP1 that: *'The existing Green Infrastructure Network, as shown on the Green Network Maps must be considered at an early stage of the design process for all major development proposals.'*
- 2.40 The Green Infrastructure Map for the Walberton Parish Area, (2019) shows a river offset to the east of the field, east of that within which the Site is located. East of this is a Biodiversity Opportunity Area. To the north west of the Study Area is the eastern end of a Type A Green Infrastructure Corridor.

3.0 METHODOLOGY

General

3.1 This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019.*

3.2 In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:

- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...’;*
- *Assessment of visual amenity effects – assessing effects of the proposal on views available to people and their general visual amenity through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

The Study Area

3.3 The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

3.4 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

3.5 Viewpoints not considered to comprise any visibility towards the Site are scheduled within **Appendix C**, without any further assessment of impact.

3.6 The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Field Survey

3.7 The field survey work was carried out in clear weather conditions on the 30th October 2020, when vegetation was partly out of leaf.

Landscape Character

3.8 Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

3.9 Within this Study the term ‘landscape’ is synonymous with its definition within the European Landscape Convention as: ‘*An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’. The Convention is very wide in scope and covers: ‘*natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.*’

Visual Amenity

3.10 Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).

3.11 Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

3.12 The photographs have been taken using a Canon EOS 650D Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (approximately 31mm at 1.6x conversion) at each shot.

3.13 The viewpoint images, (see **Appendix B**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

3.14 A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

3.15 The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

Assessment Criteria

General

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

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

- 3.17 Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects. Note that the respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect.
- 3.18 The following **Tables 2** and **3** are used to respectively inform consideration of value, and susceptibility:

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

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

Landscape Impact Assessment

Nature of Landscape Receptors (Sensitivity)

- 3.19 Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: 'A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor', (p158). It is recommended within GLVIA3, that the 'nature of receptor' should be used as shorthand in place of the term 'sensitivity', (p37).
- 3.20 Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by LLD through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.
- 3.21 Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:
- **'Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
 - **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
 - **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;

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

- 3.22 Regarding susceptibility of landscape receptors, GLVIA3 identifies that: 'Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.' (p89). Susceptibility is defined as: 'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences', (GLVIA, p158).
- 3.23 This definition is understood by LLD to comprise a consideration of the resilience, (or capacity) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (low susceptibility / high resilience) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (high susceptibility / low resilience to the Scenario / Scheme).

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

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

Magnitude of Landscape Impact

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

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

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

Landscape Effect

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

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

Visual Impact Assessment

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

Nature of Visual Amenity Receptor

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

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

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

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

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

Magnitude of Visual Impact

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

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

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

Visual Amenity Effect

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

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

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

4.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

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

- *National Character Areas (September 2014);*
- *Landscape Character Assessment of West Sussex (November, 2003);*
- *Arun Landscape Study: Capacity of Strategic Sites in Arun District (February 2017, HDA);*
- *Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA);*
- *Walberton Neighbourhood Development Plan 2015-2035 (November 2016);*
- *Walberton, Binsted and Fontwell Neighbourhood Development Plan Views and Vistas Assessment (February, 2020);*
- *South Downs National Park Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, Updated 2011);*
- *The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015);*
- *Sussex Historic Landscape Characterisation (Bannister, August, 2010).*

National Character Areas (September 2014)

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

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

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

- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.'*

4.4 Landscape attributes of NCA 126 are identified to include:

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

4.5 Opportunities identified for NCA 126 include:

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

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

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

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

- *'As a low-lying coastal area in south-east England, this NCA is vulnerable to the effects of climate change, particularly sea level rise, increased severity and frequency of storm events and drought;*

- *[...] hotter, drier summers could lead to summer drought, exacerbated by increased demand for irrigation with a resulting deterioration of semi-natural wetland habitats along the flood plain, including species-rich meadows and field ponds, as well as remnant areas of heath along the coast;*
- *A longer growing season with increasing temperatures may encourage the introduction of novel crops such as sunflowers, navy beans and soya and different crop timings into the arable-dominated landscape, altering its character.[...] (Ibid, p33)*

Landscape Character Assessment of West Sussex (November, 2003)

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

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

4.8 Key characteristics are described to include:

- *Low lying flat open landscape;*
- *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds;*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts;*

- *Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos;*
- *Clusters of glasshouses;*
- *Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone;*
- *Large farmsteads along roads, and on dead-end tracks;*
- *Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral;*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views;*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads;*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate;*
- *Large gravel pit lakes around the edge of Chichester;*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features; [...]*

4.9 Key Landscape and Visual Sensitivities include:

- *'Key views to the South Downs, Chichester Cathedral and Arundel;*
- *Fragmentation and loss of hedgerows and connections between hedgerow and woodland*
- *Replacement of mature treescape;*
- *Changes in drainage patterns;*
- *Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings;*
- *[...] Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate;*
- *Loss of distinction between different settlements due to urban expansion; [...]*

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

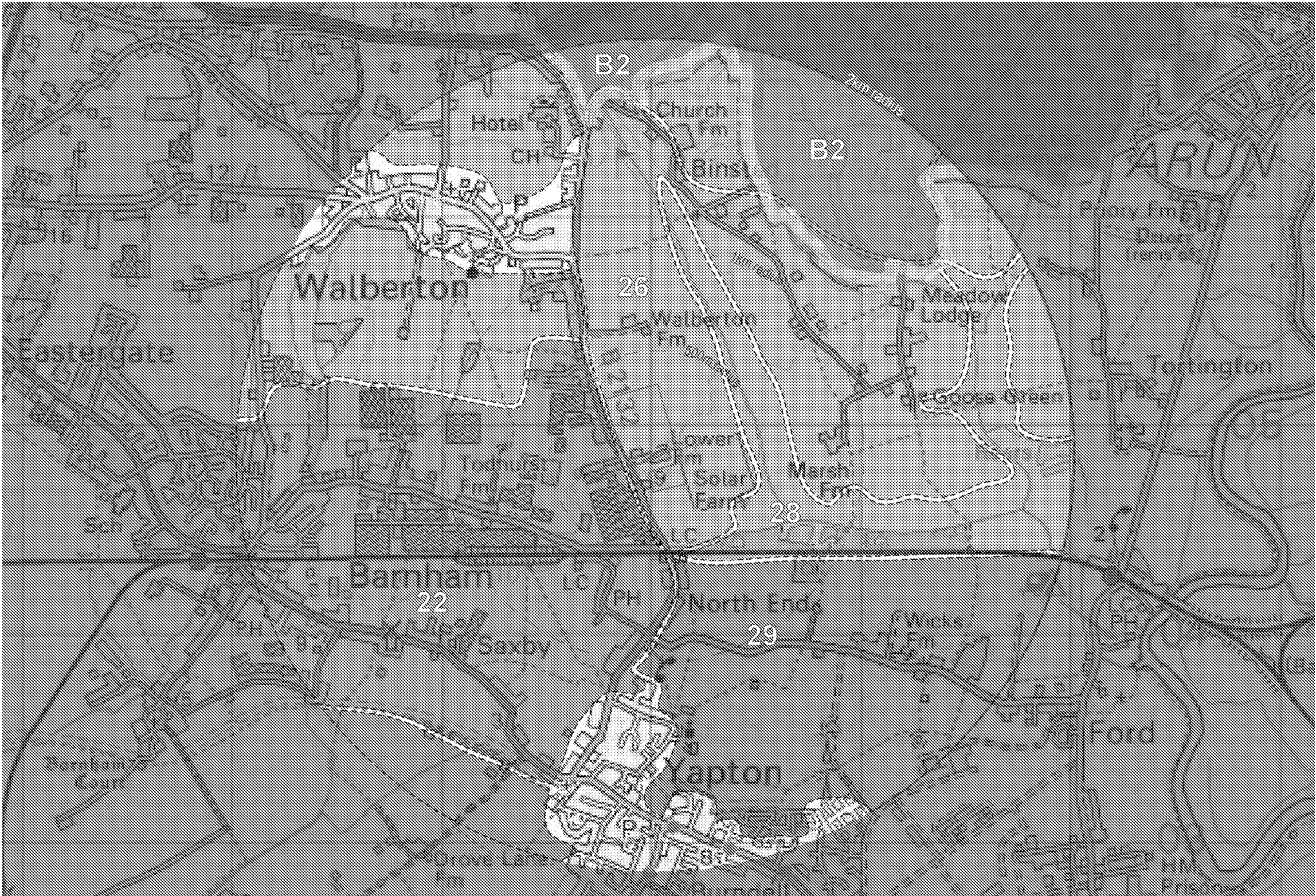
- *'Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features;*
- *Maintain and strengthen field boundaries such as hedgerows and shelterbelts;*
- *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors;*
- *[...] Encourage and promote land management schemes to increase species rich grassland areas;*
- *Promote management and establishment of grassland regimes of grazing, hay cutting and silage;*
- *Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape;*
- *Restore and strengthen the landscape of the gaps between settlements;*
- *Encourage landscape enhancements around villages and on their approaches;*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements;*
- *[...] Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily;*
- *Restrict extensive areas of tree planting to poorer quality agricultural land;*
- *[...] Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles;*
- *Enhance the visual prominence of rifes through the establishment of waterside vegetation features;*
- *Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.'*

Arun Landscape Study: Capacity of Strategic Sites in Arun District (February 2017, HDA)

- 4.11 The 2017 Study was undertaken to focus on the strategic sites for housing considered for inclusion in the local plan. The northern edge of the Yapton Assessment Analysis Mapping Area H extends to just north of the Railway Line, to the south of the Study Area. Due to the focus of the 2017 Study on housing capacity, with consideration of the area to the south of the Study Area only, this is not considered further within this report.

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

- 4.12 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development, including new housing and employment development. The Study provides both an identification of a number of Local Landscape Types, (LLT) and some 45 broader Local Landscape Character Areas, (LCA).
- 4.13 The 2006 Study takes into account the intactness and condition of the landscape, (*inherent landscape quality*) the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements.
- 4.14 From this and a consideration of landscape value, (*based on presence of designations*) the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified. However, a scenario against which employment development might be considered is not defined, with an emphasis on housing.
- 4.15 In addition four Zones were defined across the District, within which a landscape structural analysis was undertaken to identify the main elements which contribute to the structure, character and setting of the settlements, the Strategic and Local Gaps, and the AONB.



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Legend

- Development Site Boundary.
- South Downs National Park, (SDNP), (north of the line).

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

- LCA22 - Barnham - Yapton Coastal Plain
- LCA26 - Binstead Upper Coastal Plain
- LCA28 - Withy Rife
- LCA29 - North of Yapton Coastal Plain

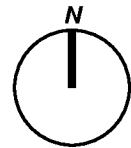
Arun Landscape Study Local Landscape Capacity Level (HDA, 2006)

- Low
- Low - Medium
- Medium - High

South Downs Integrated Landscape Character Areas (LUC, 2011).

- B2 - Queen Elizabeth Forest to East Dean Wooded Estate Downland

Figure 4.1. Landscape Character Areas, (HDA, 2006 / LUC, 2011)



- 4.16 The Study Area falls within Zone 2: Five Villages, which is defined as follows:

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

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

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

- 4.17 Relevant Landscape Character Areas identified by the Study are labelled on **Figure 4.1**, extracted from the HDA 2006 Study, alongside of the South Downs Integrated Landscape Character Areas, (LUC, 2011).

- 4.18 The area within which the Site falls is characterised as the Binsted Upper Coastal Plain LCA, (LCA 26). Landscape character across the LCA26 is described within the summary appendices as follows:

- *Undulating agrarian landscape at the foot of the downs;*
- *Relatively large-scale, open arable fields on elevated ground, separated by 'hidden' valleys. Valley-sides typically pasture, golf course at north-west corner of LCA, abutts Avisford Park;*
- *Rising ground to north substantially wooded, and contains views. Long views south and east towards Arun Valley;*
- *Single track lane (Binsted Lane) with scattered development along it.'*

- 4.19 LCA 26 is allocated a Low landscape capacity to accommodate change, due to being a: *'Rural landscape at the foot of the Downs, remote and detached from settlement.'*, (Ibid, p13).

- 4.20 Within the Landscape Sensitivity Table 1, HDA identify Substantial Sensitivity for LCA 26 Overall due to:

- *Major Sensitivity: 'Rural landscape at foot of Downs';*
- *Substantial Sensitivity: 'A hedged and enclosed landscape. Intact, with ecological value. Largely divorced from settlement bisected by flood plain and rife landscape';*
- *Slight Sensitivity: 'Minor contribution to eastern setting to Walberton. Limited Contribution to Walberton/Yapton gap.'*

- 4.21 Within the Landscape Value Table 2, HDA identify Moderate Value for LCA 26 Overall due to Slight Value occurring other than more Substantial Value associated with: *'LB and historic parkscape, abuts CA, RSI, PSI; Remote and moderate scenic beauty'.*

- 4.22 A thin finger of landscape to the east of the Study Area extends into this LCA, described as the Withy Rife LCA, (LCA 28) which is allocated Low capacity, due to being a: *'Rural enclosed agricultural rife landscape within floodplain and detached from settlement, with ecological value.'* (Ibid, p13). Landscape character across the LCA 28 is described within the summary appendices as follows:

- *Prominent narrow valleys leading down from Downs to subtler, wider valley feature;*
- *Heavily vegetated with trees and scrub;*
- *Visibility within character area is very limited.'*

- 4.23 The LLT identified for the Site area is: *'Large-scale enclosed arable farmland' (LLT L1a)*, whilst that to the west beyond Yapton Lane is defined as: *'Glass houses', (LLT L10a)*.

- 4.24 To the west of LCA 26, beyond Yapton Lane is an area characterised as the Barnham-Yapton Coastal Plain, (LCA 22). Landscape character across the LCA22 is described within the summary appendices as follows:

- *'Small-scale patchwork of paddocks, pasture, horticulture (including glass houses, poly tunnels) and small-holdings associated with linear post-war low density development;*
- *Occurrence of arable land towards the east leads to more open character;*
- *Character area extends between built edges of Barnham in the west and Yapton/North End in the east, and includes cluster of Listed Buildings in Conservation Area south of Barnham;*
- *Relatively flat landscape.'*

- 4.25 LCA 22 is allocated a Medium / High landscape capacity to accommodate change, due to being: *'Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.'* (Ibid, p14). Within the Landscape Sensitivity Table 1, HDA identify Moderate Sensitivity Overall due to:

- *Major Sensitivity: 'Provides separation between Barnham and Yapton';*
- *Moderate Sensitivity: 'Sits along edge of upper coastal plain, low density mosaic noticeably different from Barnham and Eastergate settlement pattern';*
- *Slight Sensitivity: 'Small scale enclosure in poor to moderate condition; Mosaic, not distinctive. Open fields to east consistent with setting around Yapton; Low density development and horticultural uses reduce rurality. More open aspect to eastern approaches to Yapton.'*

- 4.26 Within the Landscape Value Table 2, HDA identify Slight Value for LCA 22 Overall due to Slight Value associated with Limited Scenic Beauty and Substantial Value associated with: *'CAs, LBs, and setting to LBs, partially in floodzone'*.

4.27 To the south of the LCA 26, bounded by the railway line, is an area characterised as the North of Yapton Coastal Plain, (LCA 29) which is allocated a Low / Medium landscape capacity to accommodate change. Landscape character across the LCA 29 is described within the summary appendices as follows:

- 'Predominately arable fields of varying size and enclosure, with parkland and recreation adjacent to Yapton;
- Bounded by woodland and railway line to the north;
- Abuts Ford to the east; Urban influence along Ford Lane which runs through the middle of the character area.'

Walberton Neighbourhood Development Plan 2015-2035 (November 2016)

4.28 The Development Plan described the Walberton Parish Landscape character as follows:

'Located on the West Sussex Coastal Plain, the productive top soils consist of brick earth over gravel; Binsted is crossed by two streams which carry surface water from The Downs towards the sea via a tributary of the River Arun. The Parish landscape is of four types:

Woodland - most of this is in the northern part of Binsted on both sides of the A27. Much is ancient semi - natural woodland;

Pasture - this supports dairy farming, sheep grazing and a number of small equestrian units;

Open arable land - high quality land produces cereals, oilseed rape, field peas, maize for silage etc;

Horticulture - a significant number of glasshouse holdings and more extensive enterprises produce flowers, hardy plants, and salad crops and provide much employment for locals and for immigrant labour.

Most of the landscape is quite open in aspect within a network of hedges and small copses and tree belts. In past years the former Walberton Action Group (WAG) surveyed the principal habitats of the Parish and took part in the Sussex- wide hedge survey. A survey was also conducted of breeding birds. Based on this information, WAG completed a landscape improvement scheme...

...which resulted in considerable replanting of derelict or missing hedgerows, tree planting, pond conservation and new public paths.

Outside the villages there is much open farmland and in addition to the hedges, coppices, spinneys, and woodland there is some open water. Binsted Wood provides an extensive area of land which is generally accessible to all. Much of the open farmland is also accessible, through a network of public rights of way and permissive paths. Land in the northeast of the Parish falls within the SDNP and of course its amenities are easily accessible to residents, including by horse, bicycle or on foot, including dog walkers, through Fontwell village by way of a pathway under the A27.' (Ibid, p12-13)

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

4.29 The purpose of this document is included within the evidence base for the Neighbourhood Plan. It is described as seeking to: 'set out the rationale for protecting certain views and vistas, and then to identify the important and significant views around and within Walberton Parish, to which a protective Neighbourhood Development Plan policy would apply.' However, there is no coinciding Policy within the adopted Neighbourhood Plan to reinforce this.

4.30 A number of Viewpoints are identified, which are identified below due to their proximity to the Site: View 2 - Looking east from Yapton Lane and views from Yapton Lane across open fields and the golf course; View 6 – View from Binsted Lane across the golf course and Binsted Valley;

4.31 View 2 - 'Looking east from Yapton Lane and views from Yapton Lane across open fields and the golf course', is described as follows:

- 'a) Yapton Lane forms a natural boundary to Walberton's village settlement. It is a clear end to housing and the view looks across the open fields and Avisford Park Golf Course towards the neighbouring village of Binsted and the South Downs National Park. The view is available all the way from Hedgers Hill to the southern parish boundary. At Blacksmith's Corner a public footpath across to Binsted Church draws you into the break between the villages;

- b) It is important to maintain the space between villages and to retain the connection between the village and the farmland. Set within the golf course is Jubilee Copse –an attractive picnic site amongst a young tree plantation created by the community. The fields bear important archaeological remains including a Roman Villa; [...]

South Downs National Park Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, Updated 2011)

4.32 The South Downs National Park Integrated Landscape Character Assessment (SDILCA) identifies eighteen general Landscape Character Types (LCT), and fifty-one LCA.

4.33 The Character Assessment identifies the character and qualities that create the outstanding landscape and special sense of place of the South Downs National Park through seven key integrating themes as follows:

'VARIETY AND CONTRAST: An extremely diverse and complex landscape, even within the uniformity of the chalk – resulting in considerable local variation reflecting physical influences combined with historic and economic processes...

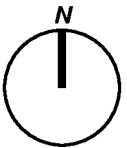
A landscape of contrast and juxtaposition - contrast of spectacular white chalk cliffs with the seascape, perception of remoteness in close proximity to urban areas, openness and enclosure, expansiveness and intimacy. These are overlaid with a contrast of colours and texture –created by the land cover mix of crops, grassland, woodland and heath;

DISTINCTIVE FORM: Dominated and unified by the central spine of chalk, but including adjacent distinctive Greensand and Wealden landscapes which contrast with, and complement the chalk. The dramatic northern escarpment 'wall' is a dominant backdrop in views from the low lying Weald, with the sequence of ridges across the chalk creating a strong sculptural landform and dramatic skylines and skyscapes. The complex landform is indented with dry valleys and coombes, incised by chalk rivers in the west, and distinctive wide U shaped valleys, to the east;



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

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Legend

- Development Site Boundary.
- South Downs National Park, (SDNP), (north of the line).
- Sussex Historic Landscape Character (*Broad Type / HLC Type (summary)*)**
 - Informal Fieldscapes (Modern field amalgamation / Regular piece meal enclosure)
 - Fieldscapes / Formal Enclosure (Planned / private).
 - Fieldscapes / Cohesive assarts
 - Woodland / Ancient Woodland (assarted edges)
 - Horticulture (Nursery(s) with greenhouse(s))
 - Designed Landscape (Informal parkland)
 - Recreation / Golf Course.
 - Modern Pond
 - Horticulture (Orchard)
 - Settlement / Historic Core / Historic Dispersed)
 - Settlement / Expansion - Other; (Ribbon development / Small Cottage/Farmstead / Planned estate)

Figure 4.2. Sussex Historic Landscape Character Types (2010)

TIME-DEPTH: A strongly historic landscape with visible links to the past and sense of time-depth...;

BIODIVERSITY: An outstanding biodiversity resource, reflecting the varied geology and history of use and management; supporting a wide-range of habitat types...;

SPECIAL PERCEPTUAL QUALITIES: A strong sense of space, remoteness and quietness – a special quality in the South East of England. Perceived as an isolated 'island' set apart from the busier surrounding landscape; yet conversely a tamed and managed landscape in which farming, notably grazing, is integral to character. An inspiring landscape – long a source of artistic and literary inspiration... Today, the area is perceived as an accessible landscape – but retains an experience of wilderness;

BUILDINGS AND SETTLEMENTS: A distinctive pattern of settlement with isolated farmsteads set within a medieval wooded landscape in the Weald; medieval villages on the Greensand, springline villages along the scarp foot and a concentration of settlement in the dipslope valleys of the downs. Geological diversity reflected in the building types, which are closely linked to the local landscape - flint on chalk, and sandstone/timber on the Greensand and the Weald. Local distinctiveness within this general pattern such as the mathematical tiles of Lewes and the distinct livery and style of estate villages.

VIEWS: Expansive with big open skies, strong skylines and sense of elevation, with views down into and across the surrounding landscape and seascape, contrasting with areas of enclosure, seclusion and intimacy. A distinct weather/microclimate; special qualities of shadow and light – picked out on the open chalk downland and scarps, with contrast of dappled light and shade in the more wooded areas to the west.'

- 4.34 Through reference to **Figure 4.1**, the north eastern part of the Study Area falls within the south western part of the Goodwood to Arundel Wooded Estate Downland Landscape Character Area, (LCA B1).

4.35 The southern boundary of LCA B1 is described as defined by: *'the edge of South Downs, coincident with the transition to the coastal plain. There are some views from this area northwards across the Lavant Valley, eastwards into the Arun Valley, and southwards across the Coastal Plain'*. Integrated Key Characteristics of LCA B1 considered to be relevant to the study area include: [...] *Panoramic views across the coastal plain from high, open ridges.'*

4.36 Key landscape sensitivities of LCT B, including those specific to LCA B1 are described as including: *'...The strong sense of remoteness arising from the extensive woodlands, relatively limited access by car, and low density of dispersed settlement; The historic parkland landscapes at [...] Binsted Park; The panoramic views across the coastal plain e.g. from The Trundle.'*

4.37 Development considerations for LCT B, including those specific to LCA B1 are described as including: *'Pay particular attention to panoramic views, for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary; Conserve historic deer parks and designed landscapes, and their settings, encouraging the management/ restoration of permanent pasture, parkland trees, avenues and clumps of trees.'*

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

4.38 The 2015 study also referred to as the 'SDNP Viewshed Study', identifies the following relevant view types that reflect the special qualities of the National Park: *'Views towards the strongly sculptural chalk landform;[...]*

Views towards the strongly sculptural landform

4.39 For 'Views towards the strongly sculptural landform', the strongly sculptural chalk ridge is the key feature and the South Downs is perceived as an undeveloped 'island' within a busier surrounding landscape.' Special qualities of this view type are: *'the undeveloped and unspoilt nature of the South Downs National Park (the third of the Park's special qualities).'* The aim and management guidance for this view type is to: *'...Maintain the ability to access and appreciate long distance views of the skyline of the South Downs...'*

Sussex Historic Landscape Characterisation (August 2010)

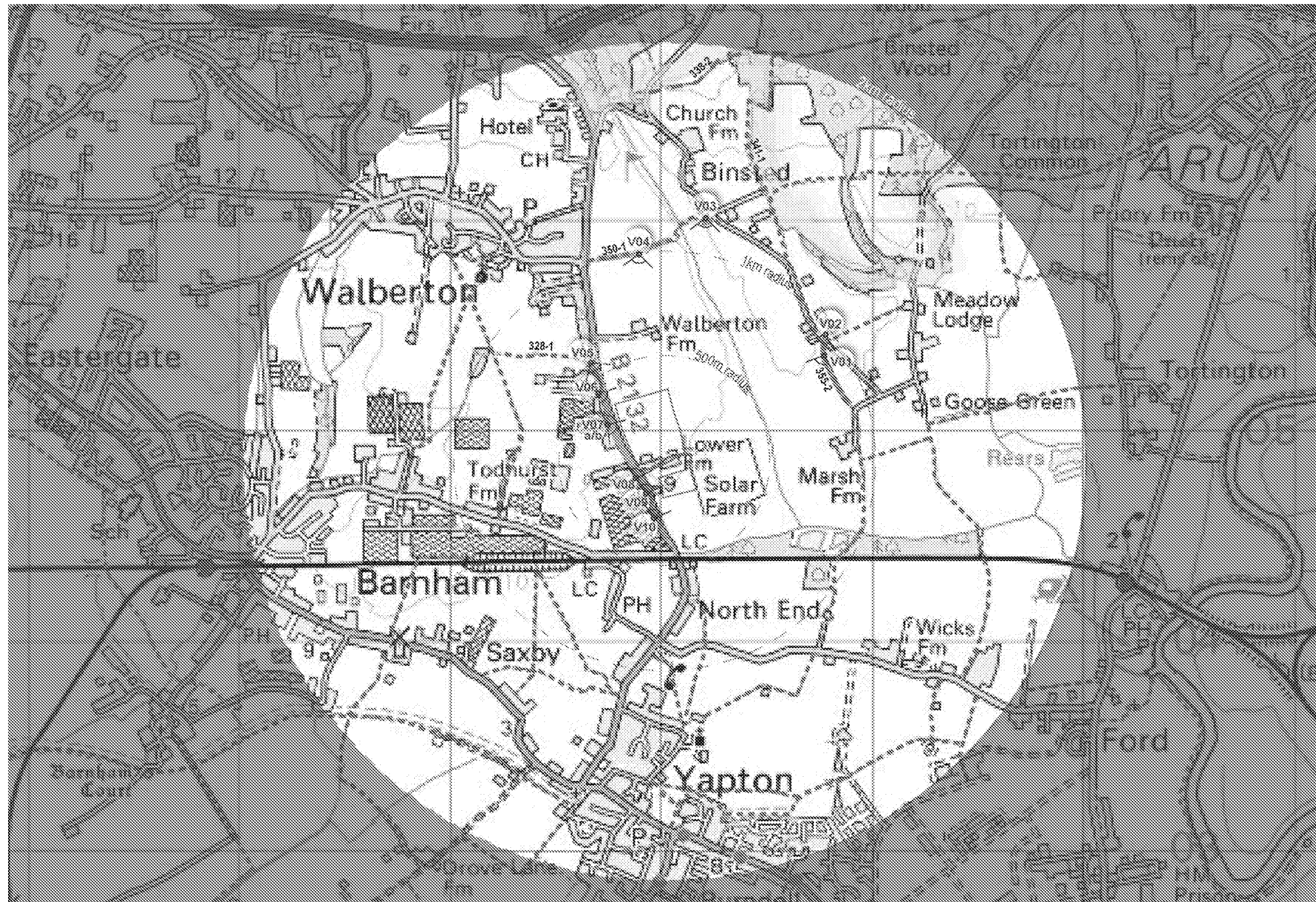
4.40 The Sussex Historic Landscape Characterisation comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 4.2**.

4.41 The 2010 Study identifies that the Site forms part of a longitudinal field characterised as an Informal Fieldscape, resulting from Modern Field Amalgamation, with further areas of this type occurring across the Study Area, other than along the Binsted Brook, to the east which results from the earlier regular piecemeal enclosure.

4.42 More dispersed Fieldscapes resulting from formal enclosure occur across the Study Area generally resulting from planned private enclosure, other than an area to the north east resulting from consolidated strip fields. Further to the north east about the fringe of the Study Area are Fieldscapes resulting from cohesive assarts, which are enclosed within Ancient Woodland with assarted edges.

4.43 Areas of Nurseries with Greenhouses occur to the west of Yapton Lane, with more dispersed areas to the north east and south. Whilst a Designed Landscape resulting from Informal Parkland is located south of the Historic core of the Hamlet / Manor Site of Walberton. East of Walberton is an area in use as Recreation as a Golf Course. A Modern Pond is located to the north of the railway line to the south east, whilst an Orchard is identified to the north east.

4.44 Settlement, characterised as forming a Historic Core is dispersed about Binsted to the north and Yapton to the south, whilst Historic Dispersed, resulting from Large / Small Farmstead occur, such as Lower Farm and Walberton Farm. Settlement resulting from expansion as Ribbon Development or Small Cottage / Farmsteads are otherwise dispersed, with Planned Estates within Yapton to the south and Walberton to the north west.



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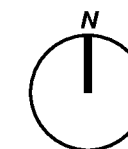


Figure 4.3. Viewpoints and Zones of Visual Influence.

Historic Map Regression

- 4.45 The following analysis is undertaken through reference to Ordnance Survey, (OS) map extracts, centred on the Site, provided within **Appendix A**.
- Yeakell and Gardner's Sussex (1778-1783) Map
- 4.46 Through reference to the 1783 map, the Binsted Brook and surrounding marsh can be clearly seen to the east and south, with Marsh Farm beyond to the east. Fields are subject to lateral strip division in the location of the Site, consistent with that to the west of Yapton Lane and east of the Binsted Brook. Field sizes are larger to the north. An animal shelter is situated to the east of the Site alongside of a longitudinal field boundary. Settlement at North End can be seen to the head of a tributary of the Binsted Brook, whilst dispersed settlement associated with Yapton can be seen further to the south. Parkland about the south of Walberton can be seen to the north.
- 1880 - 2000 Ordnance Survey Maps
- 4.47 Through reference to the 1880 OS (6 inch) Map, the previous field division has been lost to a more open field system, other than to the south west, where the latitudinal division remains. The longitudinal field boundary to the east of the Site remains, with a track alongside. Lower Farm, an associated cottage and a further cottage, (Flint Cottage) offset along Yapton Lane. The field boundaries look to be unvegetated, or distinct from Yapton Lane, further to the north about Walberton, where the road is shown lined with trees. The West Coast Railway Line can be seen to the south.
- 4.48 The 1951 OS shows some ribbon development and the introduction of nursery use to the west of Yapton Lane, about Todhurst Barn to the north west and a smaller area to the south west. The 1980 and 1992 OS show an intensification of this use effecting a change in character. The aerial photograph from April 2000, shows a further consolidation of this use to the west of Yapton Lane and the use of land to the east of the Site for a solar array. Yapton Lane is hedge lined, with the trees noted further to the north leading to Walberton remaining in place.

5.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW**Nature of Landscape Receptors**

- 5.1 The application Site in general is not considered to comprise a valued landscape in relation to Paragraph 170 of the National Planning Policy Framework. The Site is not considered to comprise particularly rare or representative features or characteristics of the Binsted Upper Coastal Plain LCA, (LCA 26, HDA 2006), or the Chichester to Yapton Coastal Plain LCA, (LCA SC9, 2003), nor have any notable associations.
- 5.2 Landscape components, against which the susceptibility of the Site to the proposed development might be appraised, are identified by LLD through reference to planning policy, designations, and landscape characterisation, (with some weighting, relative to the value criteria provided within the methodology) to comprise the following:
- **Low** - Contribution of the field to the north of the Site to the relatively large-scale, open arable fields on elevated ground, which form rural character between Yapton and Walberton, with connectivity to those further to the north about Binsted which form part of a rural landscape at the foot of the Downs;
 - **Low** - Contribution of the native species hedgerow in varying height and condition to rural character, with glimpses through this in places to the agricultural field, for primarily vehicular users travelling at speed along the busy minor road of Yapton Lane;
 - **Low** - Contribution to sense of place provided within glimpsed visibility towards the distant dip slope of the South Downs, where there are breaks in the hedgeline along Yapton Lane to the south of Flint Cottage;
 - **Low** - Contribution of treelines viewed over the Site and glimpsed, southerly views of the arable field to rural character and moderate levels of relative tranquillity experienced by users of Public Footpath No. 350-1 - east of Yapton Lane, off Blacksmiths Corner;
 - **Low** - Presence of a drainage ditch apparent from at least 1783, offset from along the eastern boundary of the Site, which drains to the Binsted Brook.

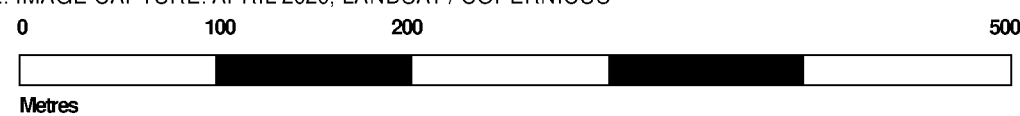
Visual Amenity

- 5.3 The description of visual receptors across the Study Area with some visibility towards the Site is provided through reference to the Viewpoint photographs within **Appendix B**. Viewpoint locations are shown on **Figure 4.3**.
- Nature of Visual Receptors**
- 5.4 Local, recreational users of Public Footpath No. 355-1, south of Oakley Cottages are represented by **Viewpoint No.01**. Local residential users of Binsted Lane, east of Oakley Cottages are illustrated by **Viewpoint No.02**. These users are anticipated to be local, with an anticipation of views of **Low-Medium value**, relative to an appreciation of rural character within the view. Visitors to St Marys Church, Binsted, further to the north east, with an anticipated visual amenity of **Medium value** are illustrated by **Viewpoint No.03**. Local, recreational users of Public Footpath No. 350-1, east of Yapton Lane, off Blacksmiths Corner, with an anticipated visual amenity of **Medium value** are represented by **Viewpoint No.04**.
- 5.5 Primarily vehicular users moving at speed along Yapton Lane are variously illustrated and represented from east of Public Footpath No. 328-1 to the north, south towards the West Coast Railway Line, by **Viewpoints No.05-10**. These users are anticipated to have visual amenity of **Low value**, with glimpsed visibility towards the dip slope of the South Downs provided in a few locations, where there are breaks in the hedgeline, where value is anticipated to be **Medium**, as recognised within the Walberton, Binsted and Fontwell Neighbourhood Development Plan Views and Vistas Assessment, (February, 2020) - 'View 2 - Looking east from Yapton Lane'.
- Zone of Visual Influence**
- 5.6 The Zone of Visual Influence (ZVI) for the Site, (see **Figure 4.3**) was derived from a Zone of Theoretical Visibility and determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs. Visibility towards the Site is otherwise constrained due to the flat landform, density of surrounding vegetation which continues about the lower slopes further to the north within the SDNP.

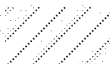
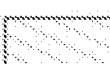


MAP DATA ©2020 GOOGLE. IMAGE CAPTURE: APRIL 2020, LANDSAT / COPERNICUS

NTS



Legend

-  Development Site Boundary.
-  Site Photograph Location and Direction.
-  Biodiversity Opportunity Area / Floodplain Grazing Marsh UK Priority Habitat.
-  Tree Preservation Order.

Constraints and Opportunities.

-  Constraints.
-  Opportunities.

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

Figure 6.1. Constraints and Opportunities.

6.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

Landscape Constraints

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

- 1 **Low - Medium** - Contribution of the field to the north of the Site to the relatively large-scale, open arable fields on elevated ground, which form rural character between Yapton and Walberton, with connectivity to those further to the north about Binsted which form part of a rural landscape at the foot of the Downs;
- 2 **Low** - Contribution of the native species hedgerow in varying height and condition to rural character, with glimpses through this in places to the agricultural field, for primarily vehicular users travelling at speed along the busy minor road of Yapton Lane;
- 3 **Low** - Contribution to sense of place provided within glimpsed visibility towards the distant dip slope of the South Downs, where there are breaks in the hedgeline along Yapton Lane to the south of Flint Cottage;
- 4 **Low** - Contribution of treelines viewed over the Site and glimpsed, southerly views of the arable field to rural character and moderate levels of relative tranquillity experienced by users of Public Footpath No. 350-1 - east of Yapton Lane, off Blacksmiths Corner;
- 5 **Low** - Presence of a drainage ditch apparent from at least 1783, offset from along the eastern boundary of the Site, which drains to the Binsted Brook.

Landscape Opportunities

6.2 Landscape opportunities are defined to both recommend mitigation measures which would avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures. Landscape opportunities which have been integrated into the Scheme approach are identified as primary mitigation, *(and enhancement)*. The residual effects from both time dependent primary mitigation, *(and enhancement)* and secondary mitigation *(and enhancement)* recommended by this report, are considered within the assessment of landscape and visual effects where applicable.

Primary Mitigation and Enhancement Measures:

- 1 **Avoid and Reduce** - Substantially enclosed location adjacent to existing horticultural sites west of Yapton Lane and the Binsted Solar Array to the east / south east;
- 2 **Avoid and Reduce** - Level ground within the Site will remain in situ, without need for levelling for the purposes of the glasshouse construction with high reversibility to a field resulting. Localised landforming anticipated for the reservoir;
- 3 **Enhance** - Excavation for the reservoir is understood to be located in an area where natural deposits of clay are present, enabling the arisings to be used to line the reservoir and provide a natural substrate, with benefit to invertebrates and water birds using the open water and banks;
- 4 **Avoid** - It is understood that if crop lighting is required in the future, automatic black out screens would be used to prevent artificial light spilling out into the night sky; Reversibility of the proposal is high, with no foundation to the glasshouse, other than the vertical, structural supports, with an overlaid mytex sheet otherwise covering the ground.

Secondary Mitigation and Enhancement Measures recommended by LLD:

- 5 **Reduce and Enhance** - Reinforcement of hedgerow along Yapton Lane to the north of Lower Farm with native species, including dispersed native trees to reinforce landscape structure and filter glimpsed views of glasshouse roofline made in passing for vehicular users along Yapton Lane; This would reinforce the rural character and sense of separation this contributes to between Yapton and Walberton;
- 6 **Enhance** - Reinstatement of lost, native species hedgerow, (with trees to the northern Site area) along the edge of the drainage ditch to the east of the Site, and latitudinally to the north and south of the Site, which would reinstate pre 1880 lateral strip division of fields apparent through reference to Yeakell and Gardner's Sussex (1778-1783) Map within **Appendix A**, as identified within **Section 4.0**;
- 7 **Enhance** - The recommended native species hedgerow along the southern edge of the southern Site area, could be extended about the south western corner, to break the landform for residents at Flint Cottage, whilst both integrating the embankment, whilst maintaining glimpsed views towards the South Downs from the gappy hedgeline in places along Yapton Lane to the south of Flint Cottage;
- 8 **Enhance** - Subsoil to be turned over the topsoil and broken to a tilth, (or in the case of the embankment topsoiled with 150mm) to result in a lower nutrient substrate about the perimeter of the Site and about the embankment, seeded with a native wildflower grassland mix, mown in late summer to enhance the grassland in these areas, providing opportunities for wildlife;
- 9 **Enhance** - The reservoir could be marginally increased in area to enable a more shallow marginal edge to be accommodated along the southerly aligned profile, with some 200mm of a looser material overlying the clay capping layer; A general slope of 1:10 would be recommended in this area to allow a draw-down zone with a depth of 10-30 cm, (Through reference to the Amphibian Habitat Management Handbook (ARC, 2011) this is the optimal depth for amphibians and invertebrates);

Enhance - The overspill pipe for excess greywater collected within the reservoir could be accommodated within a swale rather than a pipe towards the existing drainage ditch east of the Site, to providing an extended ditch network which would contribute to ecological edges and habitat for invertebrates and amphibians.

7.0 ASSESSMENT OF IMPACTS

General

- 7.1 This section assesses the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 7.2 The assessment considers the likely effects both during infill/excavation operations and once restored, through a consideration of receptor susceptibility and magnitude of impact, using the methodology provided in **Section 3.0**.
- 7.3 Further opportunities are otherwise identified through reference to **Section 7.0**, as recommendations which are likely to further limit or avoid any impact identified, or which might result in enhancement. Where identified, the subsequent anticipated residual effects are identified within this section.
- 7.4 The assessment is undertaken descriptively to maintain the narrative and present the logic as clearly as possible. The assessment is however supported by **Table 7.1**, which iteratively presents the assessment process through the short, mid and long term, both as proposed and subject to recommended mitigation and enhancement.

Anticipated Natural and Managed Change

- 7.5 Natural change about the field within which the Site is located is likely to be limited due to the relative maturity of much of the perimeter vegetation to the south and west and the anticipated ongoing management of the hedgerow to the west. This is however, likely to result in small gaps within the hedgeline to the north of Lower Farm being gapped up or infilled with scrub.
- 7.6 Regarding drivers of change resulting from climate projections within the South Coast Plain National Character Area, (NCA 126) as reported within **Section 4.0**, there is likely to be an increased severity and frequency of storm events and drought.

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

Landscape Character

- 7.8 The Site is substantively enclosed, (other than to the north / north east) with existing horticultural sites west of Yapton Lane and the Binsted Solar Array to the east / south east. Beyond the southern part of the field, within which the southern part of the Site is located rises a low embankment along which the Western Railway Line runs, beyond and about which a dense tree belt extends. A dense tree belt extends along Yapton Lane between Walberton and the north western corner of the Site, whilst more dispersed hedgerows with trees occur across the intervening landscape towards Binsted.
- 7.9 Through reference to the visual amenity assessment, long public views across substantially open land of moderate value across LCA 26, (and which might be observed through reference to **Viewpoints No. 01-04 within Appendix B**) would be substantively retained. It is considered that the substantively enclosed setting and separation from the built fabric of Yapton to the south, Walberton to the north west and Binsted to the north east, would respect the respective setting and historic character of these settlements.
- 7.10 It is considered that the height of the glasshouse at 6.8m AGL and extent, (which is small in comparison to the extensive area of horticultural sites beyond Yapton Lane to the west) would not significantly damage the character or appearance of the Binsted Upper Coastal Plain LCA, (LCA 26, 2006), with a **potential Minor adverse effect** anticipated on the contribution of the field to the north of the Site to the relatively large-scale, open arable fields on elevated ground, which form rural character between Yapton and Walberton; whilst relating sympathetically to the natural, built and historic character within the surrounding landscape, further to the recommendations provided within **Section 6.0**.

- 7.11 This would be in line with Policy HOR DM1: Horticulture, (July 2018) and Policy VE2: Horticultural Development, (November 2016). Further to the recommended enhancement to landscape character and ecological networks outlined within **Section 6.0**, including establishment of wildflower areas, new hedgelines and reinforcement of existing vegetation along Yapton Lane, it is considered that the Scheme would both protect and enhance the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9, 2003) and the Binsted Upper Coastal Plain LCA, (LCA 26, 2006) in line with Policy LAN DM1: Protection of Landscape Character, (July 2018). This is considered likely to limit the anticipated Minor adverse effect in the short-mid term, with a **residual mid-long term Negligible effect** on balance in the as proposed hedgerows and trees within these reached maturity
- 7.12 Through reference to the visual amenity assessment, the recommended native species hedgerow along the southern edge of the southern Site area, would both structurally and visually integrate the embankment, whilst maintaining glimpsed views towards the South Downs from the gappy hedgeline in places along Yapton Lane to the south of Flint Cottage. LLD consider that there would be no impact on the special qualities of the South Downs National Park, (SDNP) located within and beyond the northern part of the Study Area. As described within **Section 5.0**, visibility towards the Site is generally constrained due to the flat landform and density of surrounding vegetation, which continues about the lower slopes further to the north within the SDNP.
- 7.13 The allocation by HDA, (2006) of a Low landscape capacity to accommodate change within LCA 26, (see **Section 4.0**) identified due to the characteristic of being a: 'Rural landscape at the foot of the Downs, remote and detached from settlement.', (Ibid, p13) would not be impacted by the Scheme. This would recommend that the broad brush allocation of Sensitivity and Value to LCA 26 by HDA, should not be considered to be deterministic for the Site location and Scheme under consideration. The existing enclosure and association with industrial / horticultural uses presents a compatibility of use, which would suggest a Medium capacity or susceptibility to accommodate the proposal in keeping with that identified by HDA to the west of Yapton Lane, where Local Landscape Character Area LCA 22 is located.

7.14 It is additionally worth noting that the reversibility of the proposal is high, with no foundation to the glasshouse, other than the vertical, structural supports, with an overlaid mytex sheet otherwise covering the ground, whilst the cut for the reservoir would be retained as the embankment, allowing subsequent reinstatement where required.

Visual Amenity

7.15 For local, recreational users of Public Footpath No. 355-1, south of Oakley Cottages, (*represented by Viewpoint No.01*) there would be a perceptible glimpse of the 6.8m Glasshouse elevation viewed under the far treeline, through the broken hedgerow in the foreground. The far treeline would function visually to integrate the shape of the Glasshouse, but the consistent mass and colour of the greenhouse would introduce a perceptible, albeit minor element, with a **potential Minor adverse effect** on the pleasantness of the view anticipated. As the recommended hedgerow with dispersed trees matured along the ditch to the east of the Site, the element would be visually broken and softened, reducing the form to a barely perceptible element, with a **short to mid term Negligible effect** anticipated on the pleasantness of the view. A comparable, albeit more limited effect is considered to result for those located at the junction of the footpath with Binsted Lane, (*illustrated by Viewpoint No.02*).

7.16 For visitors to the south of the Church of St Mary, (*illustrated by Viewpoint No.03*) a very small part of the northern part of the Site, within which the upper part of the 6.8m high proposed Glasshouse would extend is anticipated to be visible. This is considered to be barely perceptible and likely missed, with a **Negligible effect** anticipated on the pleasantness of the view, further limited by the maturing of the proposed hedgerow with trees about the Site perimeter.

7.17 For local, recreational users of Public Footpath No. 350-1, east of Yapton Lane, off Blacksmiths Corner, (*represented by Viewpoint No.04*) there would be a perceptible glimpse of the 6.8m Glasshouse elevation viewed under the far treeline and over the intervening broken hedgerow. The lower elevation of the Site is considered to reduce the overall magnitude of change, with the latitudinal element of the existing intervening hedgerow functioning to integrate the upper roofline glimpsed beyond.

7.18 In keeping with **Viewpoint No.01**, a perceptible, albeit minor element, with a **potential Minor adverse effect** on the pleasantness of the view is anticipated. As the recommended hedgerow with dispersed trees matured to the north of the Site, the element would be visually broken and softened, reducing the form to a barely perceptible element, with a **short to mid term Negligible effect** anticipated on the pleasantness of the view.

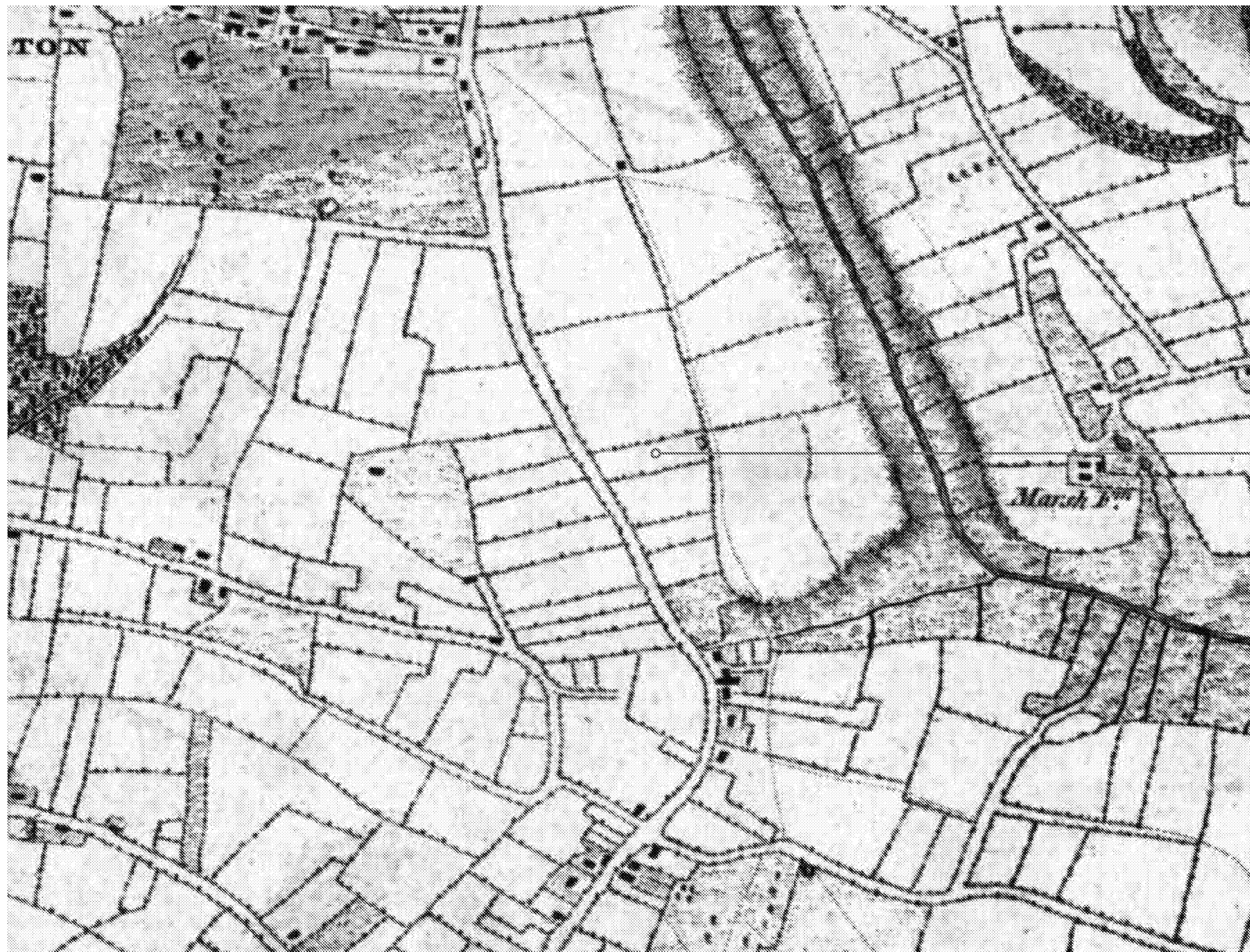
7.19 For primarily vehicular users moving at speed along Yapton Lane, to the north of Lower Farm, where trees dominate along the eastern roadside to the north, (*see Viewpoints No.05-06*) there is anticipated to be a barely perceptible glimpse of the upper part of the glasshouse, through and underlying intervening woody vegetation, primarily when vegetation is out of leaf. This is considered to result in a **Negligible effect** on the pleasantness of the view.

7.20 For those further to the south, (*see Viewpoints No.07-08*) where the hedgeline alone provides a filtering element between the roadside and the proposed glasshouse, the roof and roofline would form a new noticeable element within the view, albeit that this would be offset, with the roofline sloping away from the hedge. This is considered to result in a **potential Minor adverse effect** for these users, which would be reduced to a **residual mid-long term Minor beneficial effect** on the pleasantness of the view, as recommended trees matured along a reinforced hedgeline, establishing a green and leafy character within the view, more in keeping with that to the north.

7.21 The glimpsed views towards the South Downs from the gappy hedgeline are not considered to be perceptible for moving receptors. Indeed, these are barely perceptible when captured within a static view, such as that shown within **Viewpoint No. 07a**. Subject to managed / natural change these are anticipated to be likely gapped up.

7.22 For those to the south of Lower Farm, where there are glimpsed views through a more dense hedgerow, towards the southern field, there is considered to be a barely perceptible change from the proposed embankment, resulting in a **Negligible effect**. The recommended approach to reinforcement of landscape structure about the proposed reservoir would maintain the more sustained glimpsed view towards the distant South Downs dip slope which is presently afforded in one or two locations, (*illustrated by Viewpoint No.10*)

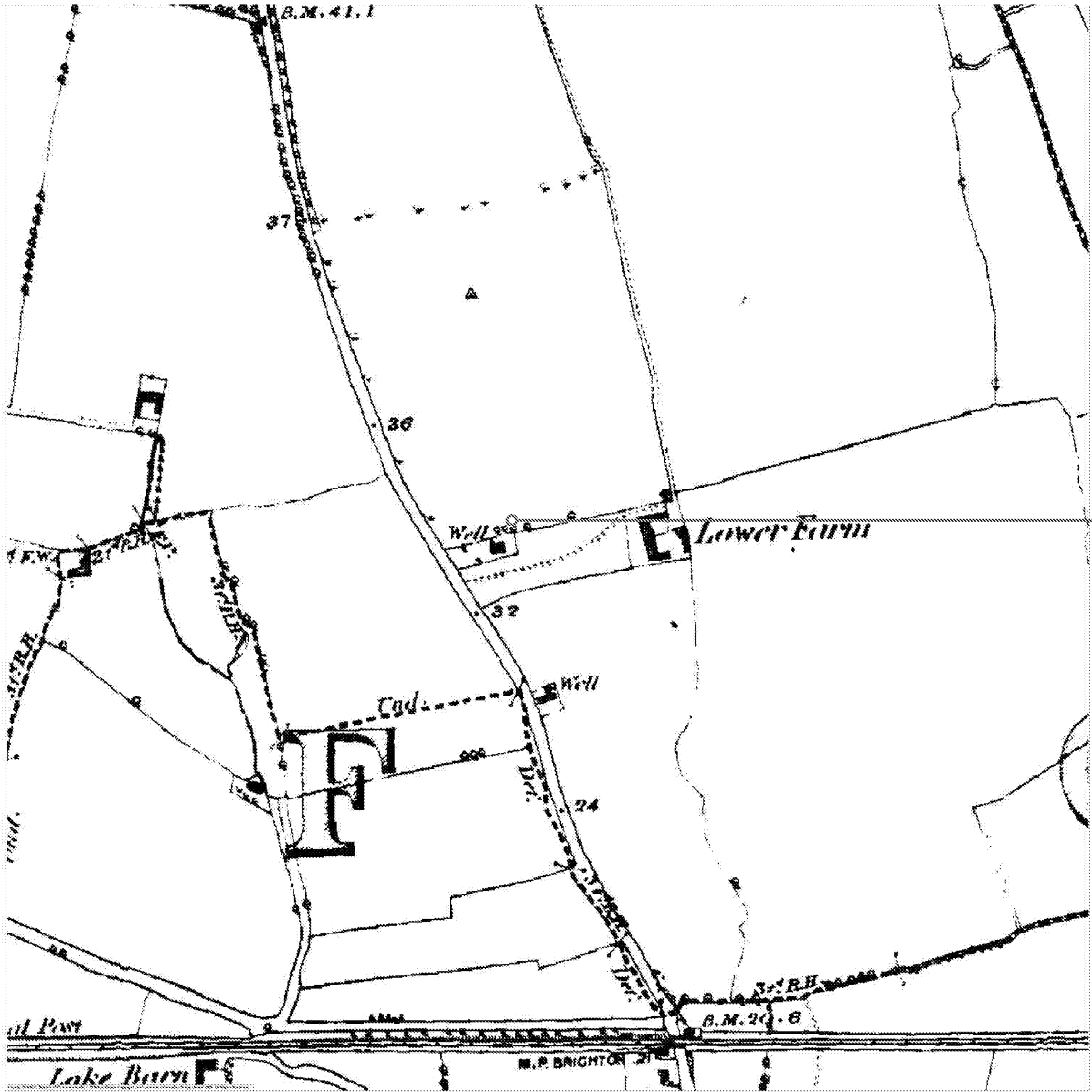
APPENDIX A - HISTORIC MAP AND AERIAL PHOTOGRAPHY EXTRACTS



The Site

Published Date: 1783

Yeakell and Gardner's Sussex (1778-1783), 2inch to 1 mile (Extract) Original publication: 1778-1783
Source accessed 29/10/2020 at: <http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm>



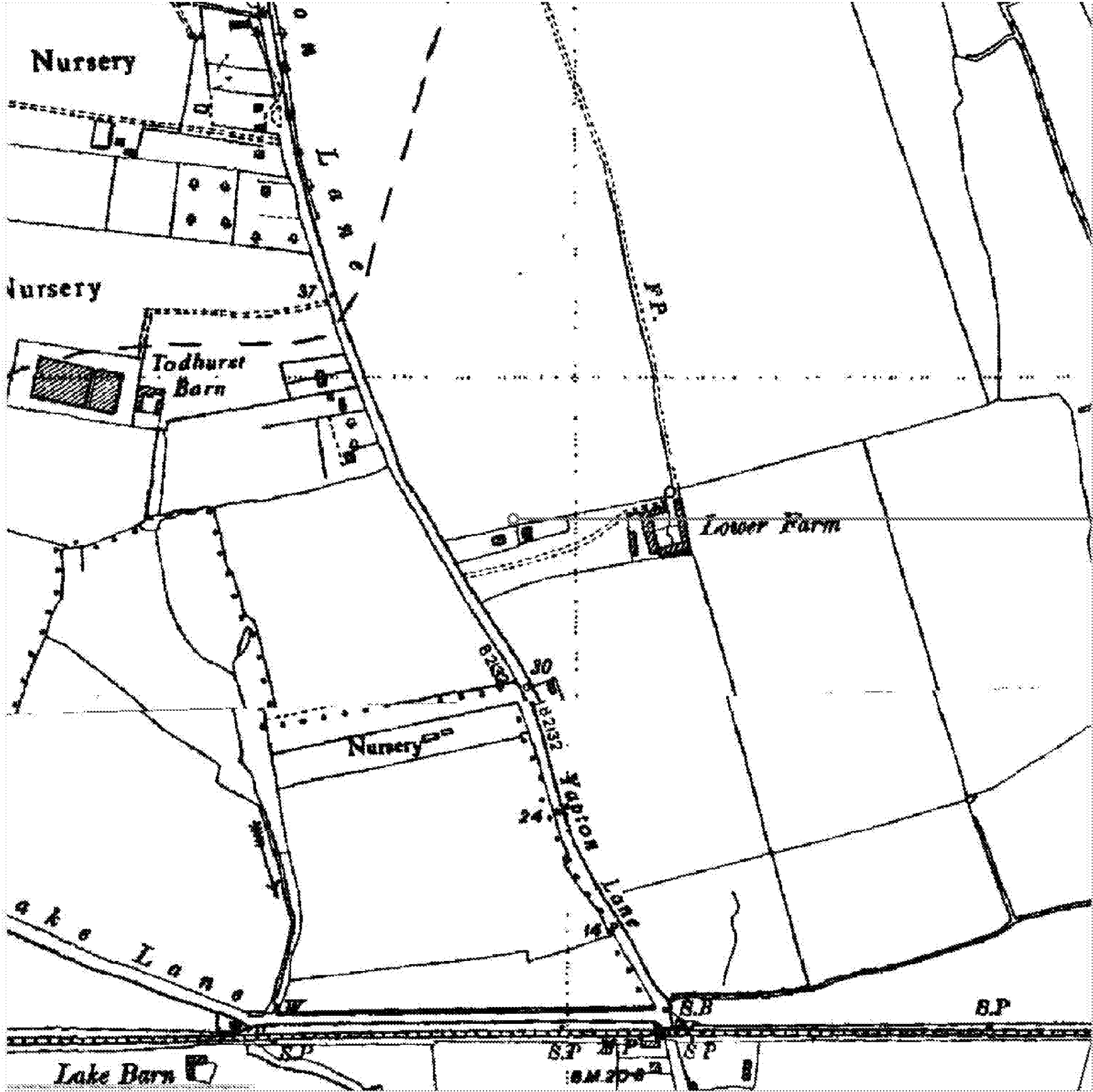
NTS

The Site

Landmark

■■■ INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1880
Originally plotted at: 1:10,560

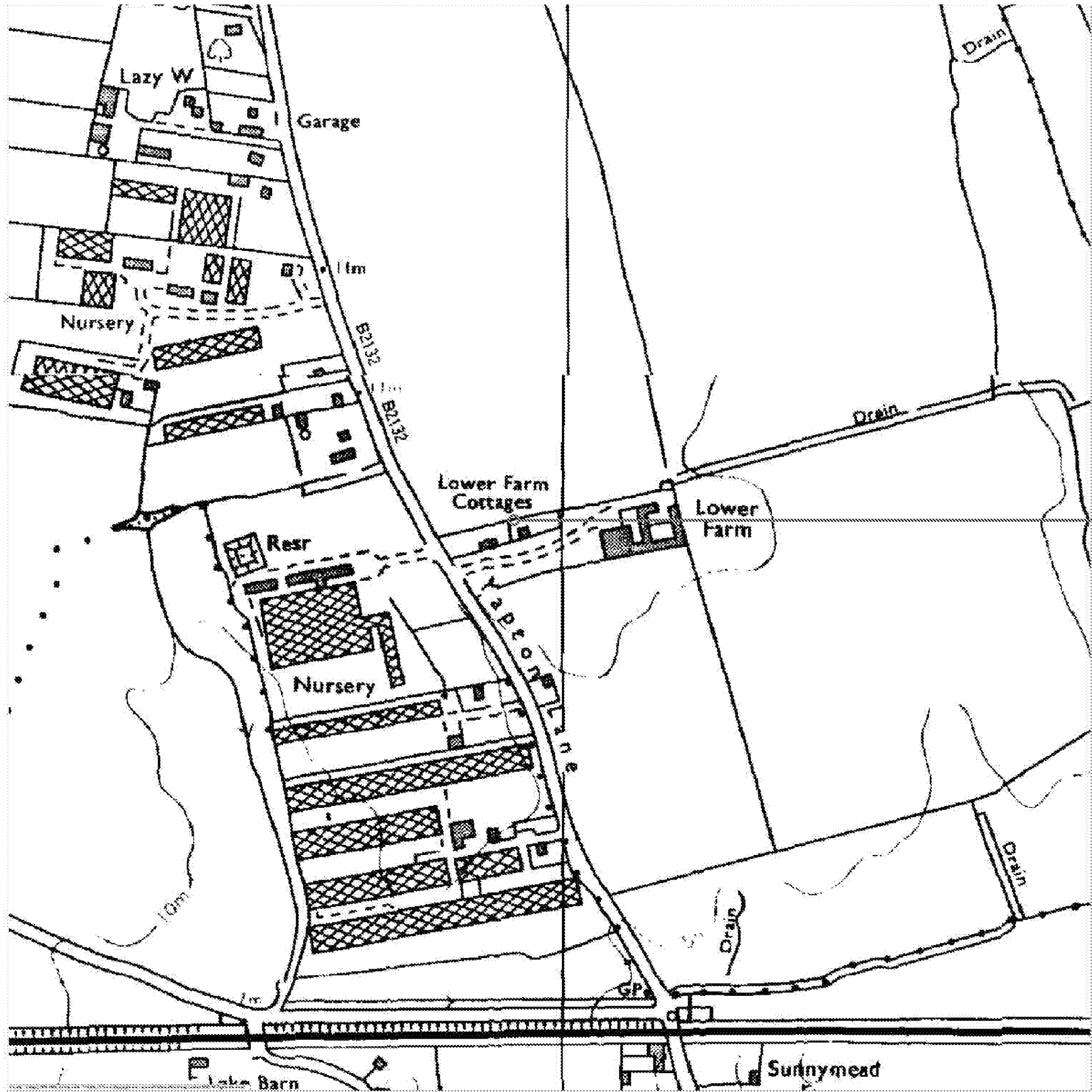


NTS

The Site

Landmark
■■■■ INFORMATION GROUP

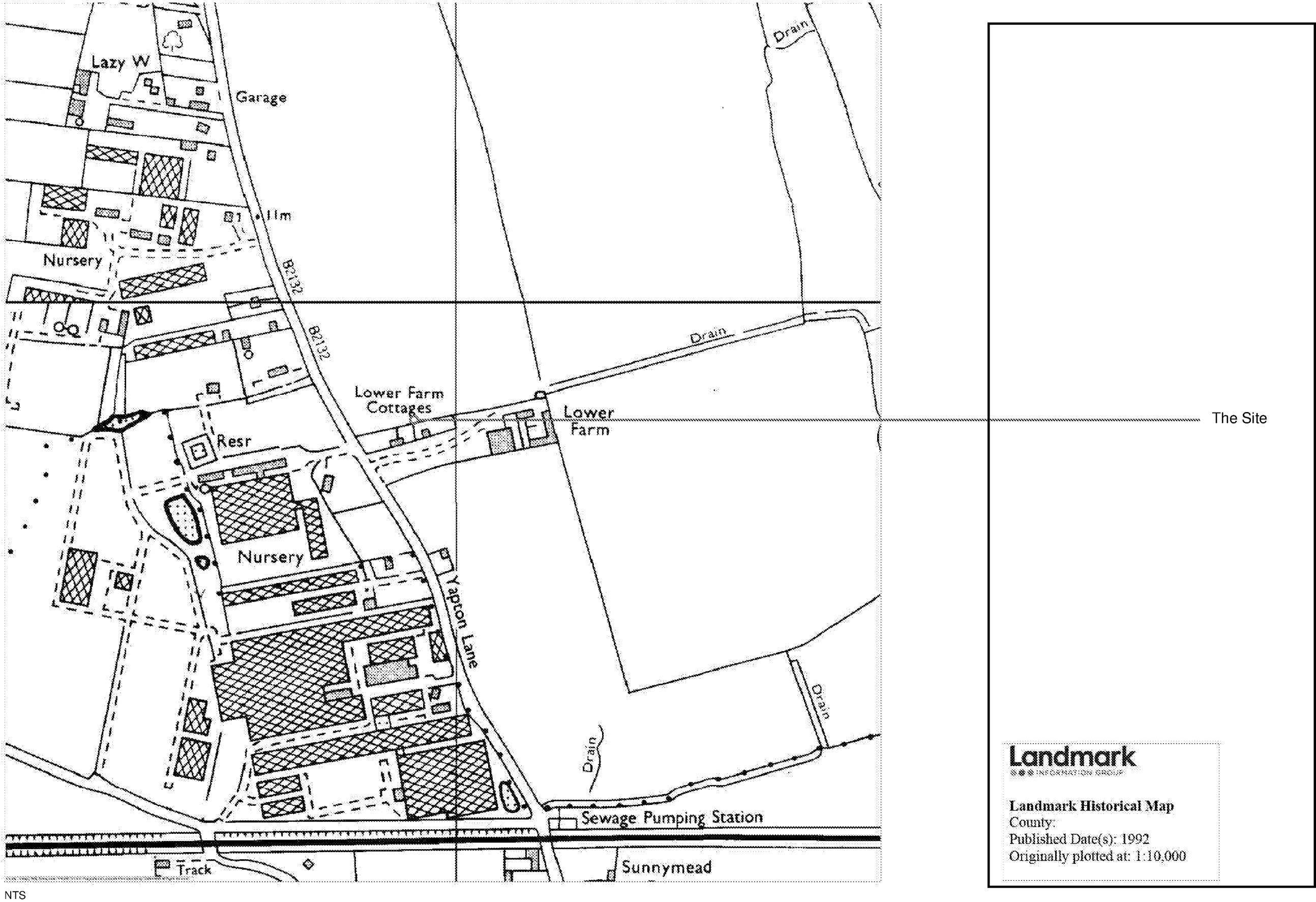
Landmark Historical Map
County: SUSSEX
Published Date(s): 1951
Originally plotted at: 1:10,560



NTS

Landmark
■■■■ INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1979-1980
Originally plotted at: 1:10,000





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

The Site

2020

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No. 01

Location: Public Footpath No. 355-1, south of Oakley Cottages.

Direction of View: South west.

Date: 30 October 2020
Time: 11:12 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 10 metres aOD
Ordnance Survey Grid Coordinates: SU 98767 05390

Description - This representative view for local recreational users to the north of the footpath shows a gappy hedgeline along the edge of the narrow field, to the west of Binsted Lane, with the eye drawn along the tree lined hedgerow to bult form associated with Marsh Farm to the south. Field oaks are located to the right of view and otherwise draw attention to their form and elevation. Under the canopy of the oaks the distant tree'd boundary along Yapton Lane can be glimpsed. The Binsted Solar Array is perceptible at a comparable distance, visually underlying the tree line beyond along the West Coast Railway Line. Part of the area above the northern part of the Site, within which the 6.8m Glasshouse would extend is anticipated to be visible within small areas of the view.



Viewpoint No. 02

Location: Binsted Lane adjacent to Public Footpath No. 355-1, east of Oakley Cottages.

Direction of View: South west.

Date: 07 October 2019
Time: 11:13 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 10 metres aOD
Ordnance Survey Grid Coordinates: SU 98784 05443

Description - This illustrative view for local recreational and vehicular users shows various gappy hedgelines and brick walls to the south of Oakley Cottage, which presents a broken foreground, beyond a glimpse of pasture in the mid distance the distant tree'd boundary along Yapton Lane can be glimpsed. The eye is drawn along the curving route of Binsted Lane to the left of view. Part of the area above the northern part of the Site, within which the 6.8m high proposed Glasshouse would extend is anticipated to be visible within small areas of the view.



Viewpoint No. 03

Location: Churchyard, to the south of (Grade II Listed) Church of St Mary, Binsted.

Direction of View: South west.

Date: 30 October 2020
Time: 11:39 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 15 metres aOD
Ordnance Survey Grid Coordinates: SU 98240 06013

Description - This illustrative view for visitors to the south of the Church of St Mary, Binsted shows the landform dropping into the Binsted Brook, surrounded with a mixture of coniferous and deciduous vegetation. The eye is drawn along the flint wall, which extends about the churchyard, with parallels to the treed ridgelines beyond. The eye is otherwise drawn along the recessed landform within the Brook towards the pasture and tree line beyond, with the Binsted Solar Array underlying with the upper part of the panel at some 2.5m above ground level. It is anticipated that a very small part of the northern part of the Site, within which the upper part of the 6.8m high proposed Glasshouse would extend is anticipated to be visible.



Viewpoint No. 04

Location: Public Footpath No. 350-1, east of Yapton Lane, off Blacksmiths Corner.

Direction of View: South

Date: 07 October 2019
Time: 11:47 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 15 metres aOD
Ordnance Survey Grid Coordinates: SU 97842 05830

Description - This representative view for local recreational users of the footpath, shows an area of open fields, enclosed by the dense tree line along either side of Yapton Lane to the south of Walberton to the right of view, (which extends to further tree belts and areas to the west of Yapton Lane further to the south) and trees about the edge of the Binsted Brook to the left of view. The eye is drawn towards the features of built form at Walberton Farm, with a latitudinal boundary drawn to east and west of this by a native hedgeline, which is broken in places. Part of the northern part of the Site can be glimpsed in the far distance between the breaks in the hedgerow, within which the glasshouse would be perceptible against a backdrop of trees at Lower Farm and beyond. It is anticipated that the upper part of the roofline to the proposed Glasshouse would be glimpsed over the hedge.



Viewpoint No. 05

Location: Yapton Lane, adjacent to Public Footpath No. 328-1.

Direction of View: South east.

Date: 30 October 2020
Time: 11:58 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 12 metres aOD
Ordnance Survey Grid Coordinates: SU 97716 05333

Description - This illustrative view for south bound, primarily vehicular users along Yapton Lane is focused on the leafy, tree lined boundaries of Yapton Lane, which draws the eye along Yapton Lane. Secondary glimpses occur to the variously domesticated use to the right of view, with a glimpse through the scrubby vegetation which forms ground cover under the treeline to the left of view, in the absence of a hedgerow in this location. This allows a filtered view across the arable land outside of the northern edge of the Site and towards the area above the Site, into which the proposed Glasshouse is anticipated to extend further to the south.



Viewpoint No. 06

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

Direction of View: South east.

Date: 07 October 2019
Time: 11:59 am
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 11.5 metres aOD
Ordnance Survey Grid Coordinates: SU 97731 05242

Description - This representative view for south bound, primarily vehicular users along Yapton Lane from within the southern end of the tree line which extends south from Walberton and along the north western edge of the Site shows the leafy, tree lined boundaries of Yapton Lane, which draws the eye along Yapton Lane. Secondary glimpses occur to the variously domesticated use to the right of view, whilst glimpses through the vegetation to the left of view are limited to areas above the intervening roadside hedgerow and the dense canopies of the offset treeline. This allows a heavily filtered view towards the area above the Site, into part of which the upper part of the proposed Glasshouse is anticipated to extend.



Viewpoint No. 07a

Location: Yapton Lane, adjacent to Walberton Nursery.

Direction of View: North east.

Date: 30 October 2020
Time: 12:03 pm
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 11 metres aOD
Ordnance Survey Grid Coordinates: SU 97778 05067

Description - This representative view for north bound, primarily vehicular users along Yapton Lane from south of the tree line which extends south from Walberton and along the north western edge of the Site shows the hedge lined boundary of Yapton Lane, which draws the eye along Yapton Lane, within which there is a small break through which the South Downs can momentarily be glimpsed. The area above the Site, into which the upper part of the proposed Glasshouse roof is anticipated to extend would be visible beyond the hedgerow, sloping away from the hedgerow.



Viewpoint No. 07b

Location: Yapton Lane, adjacent to Walberton Nursery.

Direction of View: South east.

Date: 07 October 2019
Time: 12:03 pm
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 11 metres aOD
Ordnance Survey Grid Coordinates: SU 97778 05067

Description - This representative view for south bound, primarily vehicular users along Yapton Lane from south of the tree line which extends south from Walberton and along the north western edge of the Site shows the hedge lined boundary of Yapton Lane, which draws the eye along Yapton Lane. The area above the Site, into which the upper part of the proposed Glasshouse is anticipated to extend with the rooflines sloping away, would be visible beyond the hedgerow. Comparable glasshouses can be seen to the right of view in this location.



Viewpoint No. 08

Location: Yapton Lane, adjacent to Lower Farm access.

Direction of View: North east.

Date: 30 October 2020
Time: 13:20 pm
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 10 metres aOD
Ordnance Survey Grid Coordinates: SU 97917 04778

Description - This illustrative view for north bound, primarily vehicular users to the south of the northern site area along Yapton Lane shows the hedge lined boundary to the east of Yapton Lane, otherwise framed within tree belts and blocks, including a mixed block to the west of Lower Farm, which present a relatively incoherent mix of vegetation including ornamentals such as stags horn sumach and eucalyptus trees, which otherwise collectively function to draw the eye along Yapton Lane. The area above the Site, into which the upper part of the proposed Glasshouse roof is anticipated to extend would be visible above the hedgerow, sloping away from the hedgerow.



Viewpoint No. 09

Location: Yapton Lane, adjacent to Flint Cottage.

Direction of View: North east.

Date: 07 October 2019
Time: 13:22 pm
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 10 metres aOD
Ordnance Survey Grid Coordinates: SU 97954 04712

Description - This illustrative, glimpsed view for north bound, primarily vehicular users of Yapton Lane provides a glimpse to the north of Flint Cottage, between a dense hedgerow to the north and more gappy dispersed trees with understorey about Flint Cottage. Over an area of ground cover, perhaps overlying a wall, some of the agricultural buildings at Lower Farm can be glimpsed. It may be that the very upper part of the proposed grassed reservoir embankment would be glimpsed over the ground cover/wall.



Viewpoint No. 10

Location: Yapton Lane, south of Flint Cottage.

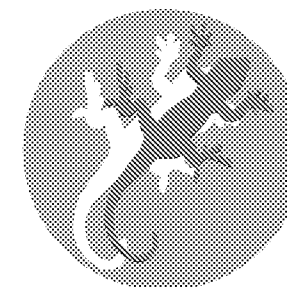
Direction of View: North east.

Date: 30 October 2020
Time: 13:22 pm
Weather: Clear weather conditions. Mist at distance.
Lighting Conditions: Good-moderate visibility
Approximate Ground Level: 9 metres aOD
Ordnance Survey Grid Coordinates: SU 97986 04630

Description - This illustrative, glimpsed view for north bound, primarily vehicular users of Yapton Lane provides a glimpse within a sustained break in the hedgeline to the south of Flint Cottage, between a dense and taller hedgerow over an area of ground cover rising up a bank, within which some of the agricultural buildings at Lower Farm can be glimpsed, with the distant, low horizon line presented by the South Downs to the east of this. Part of the proposed grassed reservoir embankment would be glimpsed over the ground cover/bank. The western edge of the Binsted Solar Array can be glimpsed to the right of this area, with the upper part of the panel at some 2.5m above ground level.

APPENDIX C - NO VISIBILITY SCHEDULE

Ref	Location and Direction of View	View Details	Reasons for exclusion	Image taken
A	Location: Public Footpath No. 341-1, south of Pedler's Croft within the South Downs National Park Direction of View: South west.	<i>Date: 30 October 2020</i> <i>Time: 11:29 am</i> <i>Weather: Clear weather conditions</i> <i>Lighting Conditions: Good visibility</i> <i>Approximate Ground Level: 25 metres aOD</i> <i>Ordnance Survey Grid Coordinates: SU 98540 06523</i>	Density of intervening vegetation obscures visibility of the Site.	



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