AAH planning consultants

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND WEST OF YAPTON LANE, WALBERTON

X497796 Y106014

PROPOSED RESIDENTIAL DEVELOPMENT

August 2021

Landscape and Visual Impact Assessment

Quality Assurance – Approval Status

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1.0 Introduction and Methodology

1.1 AAH Planning Consultants (AAH) has been commissioned to prepare a Landscape and Visual Impact Assessment (LVIA) for an outline planning application for residential development at land to the east of Yapton Lane in Walberton, West Sussex (the 'Site'). The development comprises residential development for up to 75 units, including access (the 'Development'). The application is submitted in outline with all matters reserved except access. The LVIA assessment process is therefore based primarily on the principle of development though regard has been given to the indicative plans provided as part of the application and the landscape and visual effects emanating from the proposed access, which is for determination. With regard to the consideration of the illustrative proposals, the LVIA has helped to inform the development of the scheme layout and proposals. Moreover, the LVIA was commenced at the very first opportunity to mark the beginning of an iterative process and primarily to draw out any particular issues prior to the application being submitted.

1.2 AAH comprises a practice of professional and accredited individuals and consultants who are chartered members of the Landscape Institute (CMLI) the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA). AAH is registered with the Landscape Institute and the practice has specific experience in undertaking LVIA in support of planning applications and appeals for both brownfield and greenfield projects. The LVIA has been prepared by Wendy Wright BA (Hons), Dip LA CMLI who is a landscape architect with AAH. Wendy is a chartered member of the LI with competence in undertaking LVIA and holds an Honours degree and Post Graduate Diploma in Landscape Architecture from Manchester Metropolitan University.

1.3 This report presents the findings of a desktop study and field assessment. It describes the relevant landscape planning policy context as well as other designations or environmental constraints relevant to the Site. It then sets out the landscape and visual resource of the surroundings and analyses the key views towards and within the Site and the potential effects which would result as a consequence of the Development. The aim of the Landscape and Visual Impact Assessment is to assess the potential landscape and visual implications of the Development in isolation and in conjunction with other projects in the vicinity.

1.4 Consideration of other significant planned developments and committed developments has not currently been undertaken as part of the assessment in this report.

1.5 The Landscape and Visual Impact Assessment is divided into the following chapters:

- Introduction and Methodology

- Planning Policy Context
- Landscape Assessment
- Visual Assessment
- Evaluation
- Conclusion

1.6 The *LVIA methodology* for the assessment used within this report is attached as **Appendix A** and reflects current best practice and guidance from the following sources:

- 'Guidelines for Landscape and Visual Impact Assessment'[1] (GLVIA3), April 2013 by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA);
- 'An Approach to Landscape Character Assessment'[2], Natural England 2014;
- 'Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals' Landscape Institute (LI), 17th September 2019. [3];
- 'Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

1.7 The Site is located in the West Sussex area of jurisdiction, centred on Ordnance Survey Grid Reference X497796 Y106014 and is located in the Arun District Council administrative boundary.

1.8 The Site is located at the eastern edge of Walberton and consists of approximately 7.6 hectares of arable land situated to the east of Yapton Lane. The location of the Site is shown in **Figure 1A** and the topography & drainage features are shown in **Figure 1B.**

1.9 Walberton is a village which follows an east-west pattern of settlement, and the Site is situated on its eastern edge. The heritage and landscape context of the Site is shown in **Figures 2A and 2B.**

1.10 A desktop study was initially undertaken of published information. Then, to help refine the process, site visits and field survey work were undertaken to verify the landscape context of

[1] Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, Third Edition, Routledge.

[2] Christine Tudor, October 2014, An Approach to Landscape Character Assessment, Natural England.

[3] Landscape Institute, 17 September 2019, Technical Guidance Note 06/19: Visual Representation of Development Proposals, Landscape Institute

the Site as shown in **Figures 2A and 2B** and the character mapping is shown on **Figures 3A and 3B**. To identify potential viewpoints which may be affected by the Development they are shown on **Figure 04**. The potential viewpoints were subsequently assessed through field work on Site and within the surrounding area to inform and refine those considered as being the best locations for representative views of the Development as seen from a key receptor. The *illustrative viewpoint photographs* are found in **Appendix B1**, and they seek to illustrate the full extent of the Development and visibility of the Site within the local landscape that would be experienced at each viewpoint.

1.11 *Accurate visual representations (AVRs)* of the Development could be provided as part of this assessment process to provide a tool and allow a useful understanding of the effects. The *AVRs* would be based on current best practice guidance *Landscape Institute Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals*, published 17th September 2019.

1.12 The findings of the desktop study and field assessment can be found at **chapter 3.0 and 4.0** and within **Appendices C1 and C2** and **Appendix D**.

1.13 The field work was conducted on 9th - 11th September 2020, in optimal conditions, being clear weather and good atmospheric conditions for optimal visibility during early autumn. It is acknowledged that different effects are possible due to seasonality and the conditions that the winter survey season provides.

1.14 This assessment takes into consideration the Delta-Simons Arboricultural Survey (DSAS), March 2021 and the Delta-Simons Preliminary Ecological Appraisal (PEA), March 2021.

1.15 This assessment takes into account mitigation measures, developed through an iterative design process, which have become integrated or embedded into the project design, and these are shown in **Figures 5A and 5B**.

Consultation

1.16 This assessment has taken into consideration the Pre-Application information provided by AAH, dated 14th September 2020. AAH subsequently sought to engage with the Council on 21st October 2020 regarding the *LVIA methodology*, baseline, scope of study area, suggested viewpoint photographs and photomontage requirements for the assessment process.

1.17 The Council responded with Pre-Application Advice (dated 26th January 2021) and in terms of Landscape Impact, the following issues were identified for consideration regarding viewpoints:

"In terms of landscape specifically they have reviewed the LVIA landscape assessment and proposed vantage points and viewpoint locations and would consider these suitable and adequate to cover the site area in question. They do recommend that due to the proximity and scale of the site to the South Downs National Park that they are consulted at the application stage re their consideration and approval of these. They have a better understanding of their position regarding views into the site from their higher vantage point."

1.18 The terms of the selection of viewpoints, this can be refined once the South Downs National Park are consulted at the application stage. At the same time, the Council can specify their own visualisation techniques to represent the development proposals and in that regard, the Landscape Institute have produced guidance to help landscape professionals, planning officers and other stakeholders to select types of visualisations which are appropriate to the circumstances in which they will be used, stating (para 1.5.5) that:

"When regulatory authorities specify their own photographic and photomontage requirements, the landscape professional should follow them unless there is a good reason not to do so. Failure to follow such guidance may risk requests for further information during the planning consultation process. Failure to satisfy stated validation requirements could lead to delays in validating planning applications. Seeking early engagement with the competent authority is recommended."

1.19 The following issues were identified regarding landscape mitigation:

"A robust and wide landscaped strip around the perimeter of the site will be essential to screen the development from outside the site."

1.20 The LVIA has shown there are opportunities for mitigation as part of the design process, and the findings of the assessment can be utilised (along with working alongside the urban design and master planners throughout the design process) in the evolution of the Indicative Site Layout. Furthermore, there is scope to address detailed landscape design matters as part of any reserved matters application.

1.21 The following issues were identified regarding the PRoW:

"PRoW runs along the southern boundary and this will heighten the visual presence of the development to the public."

1.22 The Indicative Site Layout currently looks to pull back the Site boundary to create a buffer and help alleviate any concerns regarding the visual proximity of the Development to the PRoW along the southern boundary.

1.23 Finally, the following issues were identified regarding any submitted application:

"Any submitted application should include a Landscape Impact Assessment as submitted with the enquiry, but it is difficult to understand how the site which is bounded by fields would be successfully screened so that a development of 100 dwellings is not visually apparent in the landscape."

1.24 This LVIA will note the response from the Council once it has been received, and all comments observations are currently contained within **Appendix E**.

2.0 Planning Policy Context

Local Development Framework

Arun Local Plan (2011 to 2031)

2.1 Arun District Council (ADC) have prepared the Arun Local Plan which covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on 18th July 2018. The following policies are considered relevant to landscape & visual matters to any application for residential development on the Site:

2.2 **Policy C SP1: Countryside.** This policy states 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."*

2.3 **Policy GI SP1**: **Green Infrastructure and development.** This policy sets out the Council's aim to build on the existing provision of green infrastructure in order to benefit the wider District. The policy wording states:

"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.

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text."

2.4 Chapter 5.0 of this LVIA sets out the design approach in terms of protecting existing and providing additional green infrastructure.

2.5 **Policy SD SP3: Gaps Between Settlements.** This policy looks to retain the settlement structure of Arun District and recognises the value of gaps between settlements for preventing the coalescence of individual settlements and for retaining the separate identity and amenity of settlements. The gaps are shown on the Policies Map, the most relevant being **Barnham to Walberton.**

2.6 **Policy LAN DM1**: **Protection of landscape character**. This policy sets out the need to protect the special landscape character of the District, and of the National Park. The policy states:

"Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there 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 Chapter 3.0 of this LVIA addresses the effect on the landscape resource and chapter 5.0 explains how effects on the landscape resource have been mitigated through design and sets out the design approach in terms of the response to local character and public realm.

2.8 **Policy D SP1: Design.** This policy notes the importance of good design in securing high quality development and the states that:

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats): and the influence of these objectives have on the form of the development."

2.9 **Policy D DM1: Aspects of form and design quality.** This policy notes that the Arun District is a diverse area rich in architecture of every period and style. As a result of this complex mixture, expectations for quality in design is therefore paramount to achieve a better built environment in the future and states in terms of character to:

"Make the best possible use of the available land by reflecting or improving upon the character of the site and surrounding area, in terms of its scale, massing, aspect, siting, layout, density, buildings materials (colour, texture), landscaping, and design features".

2.10 Chapter 5.0 of this LVIA explains how effects on the landscape resource have been mitigated through design and sets out the design approach in terms of the response to local character and public realm.

2.11 **Policy HER DM1: Listed Buildings.** This policy notes that Listed Buildings form a vital part of the District's character and local distinctiveness. In the assessment of significance the policy wording notes that *"Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment"..*

2.12 **Policy HER DM3: Conservation Areas.** This policy notes that Conservation Areas are defined as *"areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance"* and sets out that there are currently 29 Conservation Areas in the District, the most relevant being the area known as **Walberton Village & Walberton Green.** A description of each of the Conservation Areas is contained within the Council's Conservation Areas Supplementary Planning Guidance (October 2000), which notes of Walberton that:

"It is an attractive village with no distinct centre, although the Conservation Areas are based on two areas with distinct identities, one around the pond and Village Green at the west end and the other at the eastern end based around The Street, Church and Walberton House.

There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges".

2.13 **Policy HER DM6: Sites of Archaeological Interest.** This policy notes that where proposed developments will have either a direct impact on sites requiring Scheduled Monument Consent or where developments will have an indirect impact on the settings of those sites permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of those sites.

2.14 **Policy ENV DM4: Protection of Trees.** This policy notes that trees and woodlands make a valuable contribution to the landscape and visual amenity of Arun and that trees are vital to protecting development from the impacts of climate change. The policy states that *"Development will be permitted where it can be demonstrated that trees protected by a Tree*

Preservation Order (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…".

Supplementary Planning Document

2.15 The following documents and guidance have been referred to and are considered relevant to the application and landscape and visual matters:

- Public Open Space, Playing Pitches and Built Facilities – Adopted January 2020
- Conservation Area – Adopted October 2000
- Arun District Design Guide – Draft 30/06/20

Walberton Neighbourhood Development Plan 2 (2019-2031)

2.16 The Walberton Neighbourhood Development Plan 2 (WNDP 2), was formally 'made' on 14th July 2021 and covers the villages of Walberton, Binsted and Fontwell, replacing the original Walberton Neighbourhood Development Plan (2015 – 2035). The WNDP 2 provides a vision for the future of the Walberton Parish, and sets out policies, principles and objectives for the next 20 years. Section 5.0 of the WNDP 2 provides a series of Neighbourhood Plan Policies to support and deliver the vision and objectives contained within the plan. The following policies are considered relevant to landscape & visual matters to any application for residential development on the Site:

2.17 **Policy VE3: Protection of Trees and Hedgerows.** This policy promotes good land management and habitat management practice, primarily the retention and protection of existing trees and hedgerows where possible.

2.18 **Policy VE13 2020: Distinctive Views and Vistas.** This policy identifies that the views and vistas are integral to the rural character of Walberton Parish and these are respected and enhanced where possible. The policy states:

"Development proposals should respect and, wherever possible, enhance distinctive views and vistas as identified on the map at Schedule 7 by ensuring that the visual impact on these views is carefully and sympathetically controlled."

The map at Schedule 7 of the WNDP 2 identifies five potential views/viewpoints that may include views of the Site. However, chapter 5.0 of this LVIA explains how effects on visual

amenity have been mitigated through design and sets out the design approach in terms of the response to visibility and visual impacts.

Walberton Neighbourhood Plan Site Options Assessment (February 2020)

2.19 The Neighbourhood Plan Site Options Assessment (NPSOA) has been prepared in the context of the adopted Arun Local Plan and the South Downs Local Plan to identify potential sites suitable for allocation for housing in the Neighbourhood Plan. This is to guide development towards locations which will *"preserve and enhance the setting of the neighbourhood area"*. Twenty-six sites have been identified within the NPSOA, and the area of the Site is identified as: *"Site 11 - Land to east of Yapton Lane, Walberton"* and *Table 4-2 Site Assessment Summary Table* concludes the following (AECOM Conclusions), in regards to landscape and visual matters:

"The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. There are fairly long ranging views out of the east of the site to the South Downs National Park. The site is likely to have low landscape and medium visual sensitivity, although there is no specialist landscape report available at the time of writing."

The conclusion goes on to state*:*

"Development in this location would extend the settlement into open countryside and elongate the built up area further. It would compromise the gap between Walberton and Binsted and there are no natural defensible boundaries beyond Yapton Lane to the east and there would be a risk of further encroachment into open countryside. The views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan which may limit the development or the extent of the developable area."

It should be noted that the NPSOA provides an assessment for a development capacity of up to 185 units, which is considerably greater than the number proposed as part of the Development (up to 75).

South Downs Local Plan and Policies Map 2014-2023

2.20 The South Downs National Park Authority (SDNPA) Local Plan has been informed by a range of factors relating to the special qualities of the National Park, including landscape character, biodiversity and cultural heritage of the National Park, Neighbourhood Plans, local housing and economic needs and the impact of climate change. The Partnership Management Plan sets out the overarching five-year strategy and notes that it is important that the qualities of the landscape are conserved and enhanced for future generations to appreciate and enjoy.

2.21 The South Downs Policies Map illustrates how the policies in the adopted Local Plan will apply and provides an independent landscape character assessment that allows the SDNPA to categorise and describe the landscape in terms of distinct patterns and elements that

distinguish them from another. The SDNPA note that the character assessment, known as the South Downs Landscape Character Assessment (SDLCA) 2020, helps to identify features that create local distinctiveness and gives the landscape its unique 'sense of place'. This updated LCA is intended to be more accessible and more useable.

2.22 Chapter 3.0 of this LVIA sets out the key characteristics within the Study Area of relevance to the SDLCA.

National Planning Policy Framework 2021

2.23 The National Planning Policy Framework (NPPF)[4] sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

2.24 NPPF notes in **paragraph 8** that the planning system has three overarching and interdependent objectives of social, economic and environmental importance. **Paragraph 8(c)** relates specifically to the environmental objective, protecting and enhancing the environment, and states that:

> *"c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

2.25 NPPF **paragraph 100** relates to public rights of way, and requires that:

"Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way network including National Trails"

2.26 The NPPF notes the importance of good design in creating successful, vibrant and cherished built environments, stipulating at **paragraph 130** that planning policies and decisions should ensure that developments:

[4] Ministry of Housing. Communities and Local Government, February 2019, National Planning Policy Framework

"a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks: and

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

The National Design Guide (Updated January 2021)

2.27 The National Design Guide (January 2021) supports the NPPF and *"sets out the characteristics of well-designed places and demonstrates what good design means in practice".* Part 2 of the National Design Guide provides 10 characteristics that outline and illustrate the Government's priorities for well-designed places. These are:

- *"Context – enhances the surroundings.*
- *Identity – attractive and distinctive.*
- *Built form – a coherent pattern of development.*
- *Movement – accessible and easy to move forward.*
- *Nature – enhanced and optimised.*
- *Public spaces – safe, social and inclusive.*

- *Uses – mixed and integrated.*
- *Hames and buildings – functional, healthy and sustainable.*
- *Resources – efficient and resilient.*
- *Lifespan – made to last.*

The guidance within the National Design Guide has been considered and informed the indicative site layout, detailed in Chapter 5.0.

3.0 Landscape Assessment

The Landscape Baseline

National Character Area

3.1 The National Character Area (NCA)[5] profiles produced by Natural England divides England into 159 National Character Areas. The Site is located within NCA Profile: 126: South Coast Plain.

3.2 The key characteristics of relevance to the assessment within this **NCA 126: South Coast Plain** include:

- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *There are isolated remnants of coastal heath in the west.*
- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*

[5] Natural England. (2014) *National Character Area Profile 126: South Coast Plain.* Natural England, p.6. Available at http://publications.naturalengland.org.uk/publication/4923911250640896 (Accessed 14/09/20).

- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*

- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.*

- *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."*

3.3 A supporting document on Landscape Change also forms part of NCA 126. Key matters of relevance include:

- *"Dutch elm disease and storm events have also had significant visual impact, with the loss of many characteristic, wind-shaped trees and woodlands.*

- *Many hedgerows are in need of restoration.*

- *The South East Plan originally identified significant areas of growth throughout and surrounding the NCA.*

- *There is likely to be further pressure for solar arrays in this area due to its geographical location."*

3.4 The wider landscape surrounding the Site typically shows several of these characteristics including large scale arable fields, the presence of high-quality soils, streams flowing southward from the South Downs, and suburban villages connected by major road and rail links and extensive recreation use, with a strong network of footpaths and bridleways.

Landscape Character Assessment of West Sussex (2003)

3.5 At a County level, the Site is identified within the West Sussex County Council (WSCC) Landscape Character Assessment (2003) produced by Chris Blandford Associates on behalf of WSCC and which was an update of the Landscape Assessment of West Sussex (1995). The County Character Assessment identifies six LCAs within the entirety of the Study Area, namely:

- SD1: Western Downs

- SD2: Downland Arun Valley

- SC7: Halnaker Upper Coast Plain
- SC8: Ashlings, Halnaker and Fontwell Upper Coast Plain
- SC9: Chichester to Yapton Coastal Plain
- SC10: Lower Arun Valley

3.6 The Site lies within **LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain** This LCA lies between Funtingdon in the west and Arundel in the east and forms a transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The assessment notes that the landform in this LCA is very gently undulating in the west, more intricate in the east, encompassing the distinctive landscapes of Binsted valley. It also notes that over much of the area, strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium-sized fields. Key characteristics of relevance to the Study Area include:

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

- *Intimate hidden valleys at Binsted.*
- *Winding hedged or wooded lanes.*
- *Large scale gravel workings."*

3.7 The assessment identifies a number of key issues and this includes a summary of Landscape and Visual Sensitivities attributed to LCA SC8. Key matters of relevance include:

- *"Suburban expansion pressures from the urban fringes.*
- *Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.*
- *Inappropriate or visually intrusive road improvements.*
- *Views from the higher ground of the Sussex Downs Area of Outstanding Natural Beauty to the north and to Arundel.*
- *Erosion of historic character due to changes in farming practices.*
- *Expansion of horse paddocks."*

3.8 The Site also falls in close proximity to **LCA SC9: Chichester to Yapton Coastal Plain** at its southern boundary. This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Key characteristics of relevance to the Study Area include:

- *"Low lying flat open landscape.*
- *Meandering rifes and straight 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.*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*

- *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."*

3.9 A summary of Landscape and Visual Sensitivities is also provided with LCA SC9. Key matters of relevance 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.*
- *Loss of distinction between different settlements due to urban expansion.*
- *Changes in transport infrastructure due to urban development pressures."*

Arun Landscape Study (2006)

3.10 At a District level, in 2006, as part of a series of studies to inform the Local Development Framework process, Arun District Council commissioned a study to assess the physical and environmental constraints on development of greenfield land in the District with a view to identifying that capacity of the District's landscape to accommodate future development. In the absence of a District-wide Landscape Assessment, the study refined the West Sussex County Council Landscape Assessment for the study area to a level of detail appropriate to the objectives of the study.

3.11 The study places Walberton in Zone 2 which comprises the larger villages of Eastergate, Westergate, Walberton, Barnham and Yapton. It describes (para 4.3.4) Walberton as:

"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 the farmland around Walberton (which is common at the fringe of the other local settlements). Pasture in medium sized fields bound by 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 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."

3.12 The LCA within which the Site is located was defined as LCA 27: Binsted Park/Woods. Key characteristics of relevance to the Study Area include:

- *"Predominantly arable fields and parkland.*
- *Significant vegetation, providing enclosure."*

3.13 The Site itself was defined as part of landscape character type (LCT) L1A Large-scale enclosed arable farmland, which was described as:

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

3.14 This study was used as background information to inform the preparation of the HELAA.

3.15 In February 2017 Arun District Council published a further assessment, "*Landscape Capacity of Strategic Sites in Arun District", which used the 2006 assessment as its baseline to allow more detailed assessments of specific sites within the District. This does not include an assessment of the Site.*

South Downs Landscape Character Assessment (LCA) 2020

3.16 The South Downs Landscape Character Assessment ((SDLCA) 2020 notes that the landscape character of the South Downs is rich and complex and that the area's designation as a National Park recognises that it is a landscape of national importance. The SDLCA identifies two LCAs within the entirety of the Study Area, namely:

- B1: Goodwood to Arundel Wooded Estate Downland
- R1: South Downs Upper Coastal Plain

3.17 Key characteristics of relevance to the Study Area for **B1: Goodwood to Arundel Wooded Estate Downland** include:

- *Folded downland topography masked by large woodland blocks including oak, birch and holly on the thicker soils, and beech dominating on thinner soils.*
- *A landscape transformed in the 18th century with the establishment of great landed estates of Goodwood and Arundel, with much of the downland bought up to create vast holding and planted with woodland for economic and aesthetic reasons.*
- *Woodland is interlocked with straight-sided, irregular open arable fields linked by thick hedgerows.*
- *Large number of designed parkland landscapes and remnant deer parks with important visual influences – estate walls, avenues, follies as at Arundel, Goodwood, West Dean, Halnaker Park, Selhurst Park, and Dale Park.*
- *Panoramic views across the coastal plain from high, open ridges, as well as northwards across the Lavant Valley, and eastwards into the Arun Valley.*

3.18 A summary of specific sensitivities to Area B1 is also set out in the LCA. Key matters of relevance include:

- *The remnants of historic deer parks at East Dean, Selhurst and Arundel.*
- *The historic parkland landscapes of Arundel, Goodwood, West Dean, Halnaker Park, Selhurst Park and Dale Park.*
- *The panoramic views across the coastal plain, including representative views from the Trundle and from Bignor Hill.*

3.19 Key characteristics of relevance to the Study Area for **R1: South Downs Upper Coastal Plain** include:

- *The northern edge of the low lying, undulating, fertile strip of land between the dip slope of the South Downs and the sea.*
- *Mixture of field sizes and shapes supporting a mixture of pasture and arable – vast fields between East Lavant and Halnaker are reminiscent of the medieval open field landscape that formerly existed here.*

- *A strong network of hedgerows, hedgerow oaks and small woodlands create structure – woodlands form important visual and ecological links with the wooded downs to the north. Extensive woodland cover in the east creates a distinctive dark horizon in views from the A27.*

- *Nucleated historic villages e.g. Funtingdon, West Ashling, East Ashling, Mid Lavant, and east Lavant, are located along the foot of the dip slope. Characteristic building materials include flint and brick.*

- *Registered Park and garden at Highdown and other historic parklands at Ashling, Goodwood, Slindon and Binsted, contribute landscape features such as avenues, parkland trees, and woodland.*

- *Crossed by narrow rural roads, many of which continue up the dip slope of the chalk onto the chalk down.*

3.20 A summary of specific sensitivities to Area R1 is also set out in the LCA. Key matters of relevance include:

- *The rural character of the landscape which could be vulnerable to further built development.*

- *The wetland habitats associated with springs and streams.*

- *The strong network of hedgerows, hedgerow oaks and small woodlands which form important visual and ecological links with the wooded downs to the north and could be vulnerable to lack of management.*

- *Former common land remnants of which persist if only in place name.*

- *Early field enclosure patterns which could be vulnerable to field amalgamation or expansion.*

- *Nucleated historic villages exhibiting local building materials including flint and brick whose character and settings are vulnerable to change.*

- *Archaeological features such as the 'Devil's Ditch' which could be vulnerable to intensive farming methods.*

- *The rural character of the unmarked roads which could be vulnerable to 'improvements.*

- *Visibility of the landscape from the adjacent downs.*

The wider landscape surrounding the Site typically shows many of these characteristics, and they are set out within **Appendices C1 and C2** and described in the section below.

Landscape Characteristics of the Site and Study Area

3.21 An independent review of the characteristics of the Site and the Study Area was undertaken, to establish how the baseline reflects the published landscape character traits at the County and District level. This independent review was supported by both field survey work and desk-based research work using various existing landscape character assessments and influenced by factors such as topography, land use and visibility of the Site. The key landscape features of the Site and Study Area, extracted from published landscape character assessments and AAH desktop and field work, can therefore be summarised as:

- The southern fronting 'part field' of the Site that has a farmed character in the context of the immediate countryside and the wider Binsted Valley and Avisford Park;
- The noticeable change in landform beyond the northern boundary of the Site where the land rises towards the South Downs National Park and this is in contrast to the settlement of Walberton that occupies a relatively flatter and more contained area to the west;
- The arable land use of the Site, sown with a winter cereal crop at the time of survey;
- The strongly vegetated boundaries to the west, north and east comprising a robust hedgerow to the west with a number of mature trees and a shelterbelt associated with the northern and eastern boundaries;
- The predominant settlement of Walberton, which follows an east-west alignment and situated immediately to the west of the Site;
- Post and rail fencing to the north and east boundaries;
- PRoW (ref:350) running east to west outside the southern Site boundary; and
- The Site lying north east of the land that forms the 'green gap' that separates the settlements of Walberton and Barnham.

Topography and Drainage

3.22 The topography & drainage of the Site and Study Area is illustrated in **Figure 1B** and the analysis shows how the broader landscape surrounding the Site falls gently to the east towards a (north to south) tributary of the River Arun, and a further (north to south)

tributary, which extends across the Binsted Park estate. Within the wider Study Area the land rises to the north towards the South Downs National Park reaching around 30m AOD at Havenwood Caravan Park (approximately 1.4km to the north east of the Site). In contrast, the settlement of Walberton occupies a broadly flat area to the west where the landform is around 10m AOD. The Site itself is a relatively broadly sloping, arable field that rises from the south at approximately 15m AOD towards the north to a high point at approximately 19m AOD at an approximate gradient of 1 in 90. The slope is mostly consistent along across the extent of the Site and generally falls towards the tributary stream that runs adjacent to the eastern boundary and drains southward, eventually feeding into the River Arun. The Site does not support any standing water. The key topography & drainage features extracted from the published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- A very gently sloping Site that occupies a spur of land extending eastwards from the settlement edge of Walberton;
- The topography of the Site and the settlement of Walberton is relatively flat in contrast to the landscape to the north of the Site, which rises to meet the boundary of the South Downs National Park; and
- To the south and east the topography of the immediate landscape falls towards the tributary stream that flows south from the higher land of the Downs via the River Arun to the sea.

Land Use, Land Cover

3.23 The predominant land use within the Study Area comprises arable agriculture, though it also contains a large area of woodland within its wider northern and eastern part comprising Danes Wood, Binsted Wood, Paines Wood, Gobblestubb's Copse, Brick kiln Copse and Wincher's Copse. A golf course lies in the immediate landscape to the north and east, separated from the Site by a boundary hedgerow. There are also areas of settlement at Walberton and Sindon in the north. The Site is open and comprises a large arable field presently with a winter cereal crop at the time of the survey (and unimproved grassland at its edges) that is located in a similar context of arable land that predominates in the landscape towards the south at Walberton Farm and to the east at Fairmeads Farm. The well-wooded nature of the tributary stream serves to extract the agricultural context of the site from its wider arable landscape, instead giving rise to a settlement edge context to the Site. The land use and land cover features extracted from the published landscape character

assessments and aligned with the AAH desktop study and field work, can therefore be summarised as:

- Although the Site is in arable land use, it is separated from its wider arable context by the woodland cover that follows the tributary stream to the east boundary;
- The tributary stream is aligned with others that form part of the intimate hidden valleys in the area, such as the valley at Binsted;
- The Site comprises a large field that occupies one of the stretches of farmland between developed areas and is typically defined by a combination of hedgerows and ditches;
- The Site forms a large arable field within a wider gently undulating farmland landscape that is enclosed by woods with numerous hedgerows;
- There is a direct, but narrow relationship of the Site with the arable landscape to the south beyond a track/PRoW (ref:350); and
- The Site is closely aligned with the settlement edge/built form land use of Walberton, but is also in the immediate context of a mix of pasture, arable fields, livestock farming and market gardening.

Trees, Woodlands, Hedgerows & Vegetation

3.24 The Site has continuous hedgerows and scattered broadleaved trees to the west, north and east while the southern boundary is open to the adjacent large arable field, but does feature a mature oak tree. The western boundary is formed by a thorn hedgerow of up to 2.5 metres in height which contains a number of mature ash and sycamore trees. The northern and eastern boundaries are formed by a shelterbelt associated with the Avisford Park Golf Course consisting of trees of 7-8m in height. The Delta-Simons Arboriculture Survey (March 2021) notes there are a total of nine individual trees and four tree groups with species (para 4.3.1) that include ash *Fraxinus excelsior* as the dominant species, field maple *Acer campestre,* semi-mature, sycamore *Acer pseudoplatanus,* cherry *Prunus sp.* Hazel *Corylus avellana*, common alder *Alnus glutinosa,* hornbeam *Carpinus betulus,* lime *Tilia sp.* and mature pedunculate oak *Quercus robur*. There are also areas of scrub and shrubs including an area of dense bramble *Rubus fruticosus* and garden privet *Ligustrum ovalifolium* and also holly *Ilex aquifolium*, blackthorn *Prunus spinosa*, hawthorn *Crateagus monogyna*, guelder rose *Viburnum opulus* and dog or field rose *Rosa canina*. Within the Study Area, there are many acres of oak woodland, much of it classified as ancient and there is an ancient tree in the hedgerow bordering the Site just beyond the southern edge with a second tree further

to the south east. Hundredhouse Copse is located approximately 300m to the north of the Site while woodland east of Binsted is located within approximately 680m of the Site. Closer to the Site, Binsted Valley contains mixed woodland which borders the stream valley itself, and this starts within 10-15m of the Site's south-east corner. The tree, woodland, hedgerow and vegetation features extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- Generally, a good cover of woodland and trees exists in the wider landscape, with a high percentage of ancient woodland and this character is reflected on the Site where hedgerows are well-established;
- Continuous hedgerows and scattered broadleaved trees to the south, north and east boundary of the Site help supplement the strong network of hedgerows and small woodlands which form important visual and ecological links with the wooded Downs to the north;
- The Site hedgerows are well established, unlike some hedgerows in the wider landscape where many are in need of restoration;
- An open southern boundary where the Site forms a short, but direct relationship with the immediate arable landscape; and
- The Site forms a strong relationship with the tree cover at the settlement edge of Walberton and within the wider landscape to the south and this fits with the wider pattern where settlements are leafy or wooded.

Settlements

3.25 The predominant settlement is Walberton, which follows an east-west alignment to the west of the Site. Historically the settlement grew up along the main street known as The Street, but 20th century residential developments have expanded the settlement northwards to Avisford House, with the result that the full western boundary of the Site is bordered by the residential area which borders Yapton Lane, extending north of the Site as far as Avisford House. To the south west of the Study Area, there is further settlement extending from Barnham and Eastergate that includes nursery and large-scale horticultural premises, which comprise extensive glasshouses, storage sheds and growing beds that are prominent in the landscape. The settlement features extracted from the published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- The predominant settlement of Walberton forming an east to west alignment to the west of the Site;

- The area is well settled and Walberton is one of a number of suburban towns and villages at the foot of the dip slope of the South Downs and along the coastline is linked by major road and rail systems;

- The suburban fringes of the settlements support high commuter populations and small commercial sites especially the market gardening sector;

- Large scale market gardening and horticultural enterprises (including extensive farms with both traditional and modern farm buildings and silos) towards the south west of the Site. These large clusters of buildings in the countryside contribute to the merging of built form between Barham and Eastergate;

- Scattered, less intense pattern of settlement towards the south east where the River Arun takes a winding course through the landscape;

- The Site forms part of a transitional landscape that forms part of the northern edge of low lying, undulating, fertile tract of land between the dip slope of the C=South Downs and the sea; and

- The transition exhibits a landscape where the pattern of settlement along the coastline merges with the undulating farmland enclosed by woods and numerous hedgerows and is then set within the backdrop of the higher ground of the Downs to the north.

Communications

3.26 The Site is bordered to the west by Yapton Lane, which is a busy B-road. Walberton's main road, known as 'The Street', joins Yapton Lane at the mini roundabout close to the south-west corner of the Site. Further north, Avisford Park Road, Manser Road and the new Linden Homes access road join Yapton Lane and together serve the residential areas to the west of Yapton Lane. To the east of the Site, Binsted Lane runs north-south to the east of Binsted Valley and serves the small village of Binsted. Binsted Lane and Yapton Lane are connected by Hedgers Hill, which forms the southern boundary of the South Downs National Park. The Study Area is served by a network of Public Rights of Way (PRoW), and this is discussed further in the section 'Designations and Landscape Features'. The key communication features extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- Yapton Lane predominantly defines the Site to the west as a key communication route;
- Changes in transport infrastructure are evident due to urban development pressures including the planned expansion of the road network to the immediate north of the Site;
- Potential loss of distinction between settlements of Walberton and Binsted due to changes in transport infrastructure; and
- The Site is bordered to the wider north, east and south by smaller road networks, minor winding hedged or wooded lanes that are typical to the area. Some of these minor roads are busy where support direct connections to the A27.

Designations and Landscape Features

3.27 Designations & Landscape Features are illustrated in **Figure 2B.** There are no statutory or non-statutory designations of landscape relevance within the Site, but the southern boundary of the South Downs National Park (designated 2010) lies approximately 185m to the north at its closest point at the junction of Hedgers Hill and Yapton Lane. The southern boundary of the Sussex Downs Area of Outstanding Natural Beauty lies approximately 680m to the north at its closest point and was designated in 1996, but the designation was revoked in March 2010, together with the neighbouring East Hampshire AONB, upon the establishment of the South Downs national Park. The green gap designation lies outside the Site towards the south west and helps define the separation between Walberton and Barnham. The key designations and landscape features extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- There are no statutory or non-statutory designations of landscape relevance within the Site; and
- The southern boundary of the South Downs National Park (designated 2010) lies approximately 185m to the north with its closest point at the junction with Hedgers Hill and Yapton Lane.

Registered Parks & Gardens

3.28 The Site is not part of, nor does it support any Registered Parks & Gardens within its boundaries. The Study Area does include the Registered Parks & Garden at Arundel Park, which lies 3.55km east of the Site. The key designations and landscape features extracted

from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- The Site is not set in the immediate context of landscape features associated with historic parkland other than Binsted, which is not a Registered asset; and
- Areas of parkland are concentrated away from the Site in the southern areas of Goodwood and around the Ashlings.

Public Right of Way, Cycle Routes and Walking Routes

3.29 There are no public rights of way (PRoW) within the Site, but there are a few in close proximity, the closest one being footpath 350, which runs along the open southern boundary of the Site, running in an east-west direction. Other notable PRoW are illustrated in **Figure 2B**, but include:

- Footpath 333 follows Avisford Park Road, joining Yapton Lane opposite the Site; and
- To the north and east of the Site several footpaths within the South Downs National Park have the potential to be affected by the Development, in particular.

The PRoW, cycle routes and walking routes extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- The closest PRoW (ref:350) being to the east of the Site; and
- To the north and east, several PRoW within the South Downs national Park have the potential to be affected by the Development.

Tree Preservation Orders

3.30 The Site, being arable land, has no tree cover within the central part, but there are trees within its western boundary hedgerow with Yapton Lane as well as a large single oak on the southern boundary and a shelterbelt consisting of younger trees around the northern and eastern boundaries. The Delta-Simons Arboricultural Survey (March 2021) indicates that (para 4.1) *"two trees (T2 and T7) are covered by Arun District Council Preservation Order (TPO) Land East of Yapton Lane, Walberton (Feb 2021) Tree 1 and Tree 2."* The Tree Preservation Order extracts, when aligned with the AAH desktop and field work, can therefore be summarised as:

- Two trees covered by a TPO designation (T2 and T7), which can be found outside the southern boundary and on the western boundary respectively.

Scheduled Monuments

3.31 The Site does not contain any Scheduled Monuments (SM). The closest SM known as 'Madehurst Wood earthworks' is located approximately 1.6km to the north of the Site.

Conservation Areas

3.32 In terms of heritage assets, it is not the purpose of the LVIA to assess the impact on the significance of a particular heritage asset; that would be for a Heritage Assessment to address. Nevertheless, the assessment process does provide the opportunity to improve the understanding of the visual relationship between these protected assets and the Development. The Site is not covered by any conservation area designations and does not support any listed buildings within its boundary, however the Walberton Village and Walberton Village Green Conservation Area (CA) lies to the south west of the Site incorporates a small section of hedgerow just outside the boundary. Subsequently, this assessment has also taken into account some of the more sensitive assets, and these include the closest listed buildings within the Study Area, as seen in **Figure 2A**, which are:

- Forges Cottages, two Grade II listed cottages adjoining the forge dating from the 18th century, located approximately 36m to the south-west of the Site.

- Church of St Mary, a Grade II listed church located approximately 245m to the east of the Site.

- The Glebe House, a Grade II listed 18th century house located approximately 245m to the east of the Site.

- Church Farmhouse, a Grade II listed 18th century house located approximately 350m to the north-east of the Site.

- Beam Ends, a Grade II listed 16th century timber-framed house located approximately 210m to the north of the Site.

- Swiss Cottage, a Grade II listed 19th century house located approximately 200m to the north of the Site.

The key designations and landscape features extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- The Walberton Village and Walberton Village Green Conservation Area (CA) lies to the south west of the Site; and
- Scattered farmsteads, dwellings and churches within the outlying landscape to the north and east that afford listed status and which impart a presence in the landscape.

Nature Conservation

3.33 There are no nature conservation designations within the Site and other nature conservation designations are illustrated in **Figure 2B,** which shows:

- Within the National Park, there are two Local Wildlife Sites (LWS) and one Site of Nature Conservation importance (SINC);
- There is ancient woodland at Little Danes Wood 275m to the north of the Site, Rewell Wood Complex at 0.70km to the north and at Binsted Wood Complex 0.93km to the east; and
- The Site also falls within the SSSI Impact Risk Zone (IRZ) for Fairmile Bottom SSSI, located 2.5km north of the Site boundary.

The key designations and landscape features extracted from published landscape character assessments and aligned with the AAH desktop and field work, can therefore be summarised as:

- there are no international statutory designated sites within 6km of the Site; and
- There is a single statutory designated site within 2km of the Site centre, the South Downs National Park.

National and Regional Protection

3.34 The Site does not lie within a National or Regional Park and does not support any other regional landscape designation.

Landscape Receptors at Varying Levels

3.35 To reflect GLVIA3, the starting point includes a review of the hierarchy of published landscape character assessments at varying levels to see where they offer a suitable degree of detail for appropriate judgements on *value*, *sensitivity* and *susceptibility* and for judgements to be made on the level of impact on these landscapes.

3.36 Following a desk-based document review of published character assessments, as well as additional desktop and field survey work undertaken by AAH, a series of landscape receptors have been identified within the baseline at varying levels. These are as follows:

- **National Level**
  - *National Character Area Profile: 126: South Coast Plain*
- **County Level**
  - *Landscape Character Assessment of West Sussex (2003); and*
  - *The South Downs Landscape Caracter Assessment (LCA) 2020*
- **Local Level**
  - *Local Sub Areas extracted from published character assessments and AAH desktop and field work.*
- **Site Level**
  - *Site Character Areas extracted from published character assessments and AAH desktop and field work.*

Landscape Receptors: Local Level

3.37 An independent local character review was undertaken, which comprised a broader-grained approach to identify a series of landscape receptors applicable to the Site itself and its local context within the Study Area. This broader review was supported by both field survey work and desk-based study, and for the purposes of this assessment, five **Local Sub Areas (LSAs)** have been identified. These areas are distilled using the various existing landscape character assessments and influenced by factors such as topography, land use and visibility of the Site. The key characteristics of the LSAs are described within the tables in **Appendix C1** and illustrated in **Figure 3A**. The LSAs are listed below and the Site is included within LSA 01:

- LSA 01: East Walberton Farmland

- LSA 02: Binsted Valley & Avisford Park
- LSA 03: Binsted Farmland
- LSA 04: Binsted & Slindon Woodland
- LSA 05: Walberton & North End Farmland

Landscape Receptors: Site Level

3.38 An independent local character review was undertaken, which comprised a finer-grained approach to identify a series of landscape receptors applicable to the Site itself and its immediate context. This finer review was supported by both field survey work and desk-based study, and for the purposes of this assessment, three **Site Character Areas (SCAs)** have been identified. These are distilled using various existing landscape character assessments and influenced by factors such as topography, land use and visibility of the Site. The key characteristics features of the SCAs are described within the tables in **Appendix C2** and illustrated in **Figure 3B.** The SCAs are listed below:

- SCA 01: Site North & East
- SCA 02: Site South
- SCA 03: Site West

Value of Landscape Receptors

3.39 This section presents the findings on *landscape value* at each identified landscape receptor level (National, County, Local and Site). The descriptions used reflect GLVIA3 (Box 5.1), the headings used in Natural England guidance and published borough-wide studies and further information as provided in the *Methodology* (**Appendix A**) for this part of the assessment. The findings are summarised below:

3.40 At **National** level for **NCA Profile 126**, in terms of GLVIA3 value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value since an increase in Woodland Grant Schemes suggest that the character of the area's woodlands is probably being maintained. The Plan (SEO 2) for the NCA is for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment. In terms of *scenic quality*, the landscape has been assessed as holding a medium value due to the wider plain that slopes

gently southwards towards the coast and that from the coastal plain edge there are views towards the sea and the Ilse of Wight beyond. In terms of *Rarity,* the landscape has been assessed as holding a medium to low value as 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 roads and rail systems. In terms of *Representativeness* the landscape has been assessed as holding a medium value due to the streams and rivers that flow south from the higher land of the Downs to the sea and the watercourses to the east of the Site forms part of this characteristic. In terms of *Conservation interests,* the landscape has been assessed as holding a low value due to the historic fortifications that are mainly found along the coast and include the Roman fort at Portchester and 19th century defences and later naval installations built to protect the Portsmouth naval dockyard. In terms of *recreation value,* the landscape has been assessed as holding a medium value due to the coastline being extensively used for recreation, including fishing and recreational sailing, boat-building and marina/harbour developments all along the coast. The NCA nots tat three percent of the NCA is classified as being publicly accessible and there are 673km of public rights of way, but there are no National Trails within the South Coast Plain NCA. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium to low value in that tranquillity is a scarce but greatly prized resource within this heavily urbanised NCA and notes that pockets of tranquillity are associated with the central rural areas, the Manhood Peninsula and undeveloped harbours, including Chichester Harbour AONB. Finally, in terms of Associations, the landscape has been assessed as holding a medium value due to views of the sea and maritime and seaside influences that have generally inspired artists from Oscar Wilde to Eric Coates, who was inspired to write 'Sleepy Lagoon' (the theme tune for BBC Radio 4's Desert Island Discs) while watching the sea from Selsey.

3.41 At **County** level for the **Landscape Character Assessment of West Sussex (2003)** for **LCA SC8**, in terms of GLVIA3 value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value due to the LCA being a transitional landscape and that the lack of woodland management is resulting in a decline in the structure and condition of existing woodlands. In terms of *scenic quality*, the landscape has been assessed as holding a medium to high value due to clear views to the higher Downs to the north and to Arundel. In terms of *Rarity,* the landscape has been assessed as holding a medium value since there is a good of woodland and trees, with a high percentage of ancient woodland and that the mainly gently undulating farmland is enclosed by woods with numerous hedgerows. In terms of *Representativeness* the landscape has been assessed as holding a medium value due to the pattern of small to medium sized pastures, arable fields, livestock

farming and market gardening. In terms of *Conservation interests,* the landscape has been assessed as holding a medium value since winterbourne chalk streams emanate from this area and there is a wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks. In terms of *recreation value,* the landscape has been assessed as holding a medium value since there are increased recreational activities, for example associated with horse-riding and golf courses. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium to low value due to the visual intrusion of gravel workings and inappropriate or visually intrusive road improvements. Finally, in terms of Associations, the landscape has been assessed as holding a low value due to the erosion of historic character due to changes in farming practices, but clear evidence remains of Iron Age activity and humanoid existence (Boxgrove Man) at Eartham Quarry near Chichester.

3.42 At **County** level for the **South Downs Landscape Character Assessment (LCA) 2020** for **LCA B1** and **LCA R1**, in terms of GLVIA3 value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value due to the estates of Goodwood and Arundel, with much of the downland bought up to create vast holding and planted with woodland for economic and aesthetic reasons. In terms of *scenic quality*, the landscape has been assessed as holding a medium value due to the large number of designed parkland landscapes and remnant deer parks with important visual influences – estate walls, avenues, follies as at Arundel, Goodwood, West Dean, Halnaker, Selhurst Park, and Dale Park. In terms of *Rarity,* the landscape has been assessed as holding a medium value due to there being remnants of historic deer parks at East Dean, Selhurst and Arundel. The mixture of field sizes and shapes support both pasture and arable with vast fields between East Lavant and Halnaker that are also reminiscent of the medieval open field landscape that formerly existed here. In terms of *Representativeness* the landscape has been assessed as holding a medium to low value due the panoramic views across the coastal plain, including representative views from Trundle and from Bignor Hill *in terms of Conservation interests,* the landscape has been assessed as holding a medium value due to woodland that is interlocked with straight-sided, irregular open arable fields linked by thick hedgerows In terms of *recreation value,* the landscape has been assessed as holding a medium to high value due to this being a deeply rural secluded landscape with large tracts devoid of roads and settlements. However, parking places, signed walks, picnic sites, a good network of public rights of way and Goodwood Country Park provide many opportunities for recreational use of the landscape. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium value due to the area being crossed by narrow, rural roads, many of which continue up the dip slope of the chalk onto the chalk down. Finally, in terms of Associations, the landscape has been assessed as holding a medium value due to there

being a low density of dispersed settlement, characterised by scattered farmsteads – most of 18th – 19th century origin – plus nucleated villages of Anglo Saxon origin at Slindon and Eartham.

3.43 At **Local** level for **LSA 01**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium to low value due to the land use of modern arable farming with very large open fields and relatively few hedgerows and tree cover. In terms of *scenic quality*, the landscape has been assessed as holding a medium value due to the flat open farmland that allows wide long-range views towards the largely wooded southern slopes of the South Downs and some long-range views towards the Sussex Downs with their wooded southern slopes and distant features such as Glatting Beacon. In terms of *Rarity,* the landscape has been assessed as holding a low value due to the landscape that is characterised by open and relatively flat farmland which rises gently to the north. In terms of *Representativeness* the landscape has been assessed as holding a low value since although overall the land use displays a uniform character there are relatively few hedgerows and limited tree cover. In terms of *Conservation interests,* the landscape has been assessed as holding a medium to low value since though largely open arable farmland where there are hedgerows, they comprise a mix of native species and therefore afford some wildlife value as do the mature trees, which consist of ash, oak and sycamore. In terms of *recreation value,* the landscape has been assessed as holding a low value since the LSA is only crossed by PRoW 350, however it forms part of an ancient road linking Walberton to Binsted and beyond. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium to low value due to there being a uniform and homogenous character due to the large agricultural estates mainly under arable production and the open setting to the landscape. Finally, in terms of Associations, the landscape has been assessed as holding a low value since there are no known associations with artists or writers, or events in history other than the presence of the former historic village of Binsted.

3.44 At **Local** level for **LSA 02**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value due to the land scape being formed by an 'intimate hidden valley' that has a distinctly rural character owing to its natural form and woodland blocks. In terms of *scenic quality*, the landscape has been assessed as holding a medium value due to the views towards the expansive areas of dense woodland to the north and east. In terms of *Rarity,* the landscape has been assessed as holding a medium to low value since the LSA is defined by the Binsted Valley which contains areas of woodland and meadow and includes the associated narrow strips either side of it as well as Avisford Park. In terms of *Representativeness* the landscape has been assessed as holding a medium to high value due to the LSA forming part of the upper south coast plain

that is characterised by the valley of the Binsted Brook, a winterbourne chalk stream, which drains southwards into the River Arun . In terms *of Conservation interests,* the landscape has been assessed as holding a medium to high value due to the winterbourne stream of Binsted brook, bordered by both woodland, grassland and meadows that provides an important wildlife habitat for a wide range of species. In terms of *recreation value,* the landscape has been assessed as holding as holding a low value since the LSA is only crossed by PRoW 350, however it forms part of an ancient road linking Walberton to Binsted and beyond. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium value as the LSA includes what may have formed part of the medieval village at Binsted where a platform for a tithe barn and a medieval bellfounding pit have been excavated. Finally, in terms of Associations, the landscape has been assessed as holding a low value due to there being no known associations with artists or writers, or events in history other than the presence of the former historic village of Binsted.

3.45 At **Local** level for **LSA 03**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value due to the land use that largely comprises rural farmland of arable fields that benefits from interconnecting hedgerows and trackways. In terms of *scenic quality*, the landscape has been assessed as holding a medium to low value since outlying farms surrounding the hamlet of Binsted and Binsted Nursery support dense clusters of glasshouses and polytunnels that detract from the rural character of the landscape. In terms of *Rarity,* the landscape has been assessed as holding a low value since the LSA contains some remnant fields patterns and these are connected by strong hedgerows with trees or set within and enclosed by the surrounding woodland areas. In terms of *Representativeness* the landscape has been assessed as holding a medium to low value since the area comprises rural farmland. In terms *of Conservation interests,* the landscape has been assessed as holding a medium value due to the remnant semi-natural broad-leaved woodlands. In terms of *recreation value,* the landscape has been assessed as holding a medium to low value since the LSA is served by a number of PRoW and Binsted lane as a no-through road is distinctly quieter than the relatively busier roads of Yapton Lane and the A27 to the west and north. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium value since this is a tranquil rural landscape largely comprising arable farmland. Finally, in terms of Associations, the landscape has been assessed as holding a holding a low value due to there being no known associations with artists or writers, or events in history other than the presence of the former historic village of Binsted.

3.46 At **Local** level for **LSA 04**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium to high value since the

LSA comprises an area of ancient woodland with areas of coppice and pasture that has provided much for the long-settled area around Binsted. In terms of *scenic quality*, the landscape has been assessed as holding a medium to low value due to this LSA being a substantial area of broad-leaved woodland that consist of mixed deciduous oak and ash with remnants of coppicing. In terms of *Rarity,* the landscape has been assessed as holding a low value due to this being a tract of land that rises to the north, with localised winterbourne chalk streams running north-south across it. In terms of *Representativeness* the landscape has been assessed as holding a medium value since the LSA comprises a part of a large woodland which extends eastward to Arundel and northward into the South Downs. In terms of *Conservation interests,* the landscape has been assessed as holding a medium to high value since much of the woodland is ancient and managed in a non-intensive way so as a result is an extremely rich wildlife habitat. In terms of *recreation value,* the landscape has been assessed as holding a medium value since the area is served by many PRoWs with quiet rural lanes, but the LSA is also crossed by the busy A27 and A29. In terms of *perceptual aspects*, the landscape has been assessed as holding a medium value since this is a tranquil and attractive area of broad-leaved woodland. Finally, in terms of Associations, the landscape has been assessed as holding a low value due to there being no known associations with artists or writers, or events in history other than the presence of the former historic village of Binsted.

3.47 At **Local** level for **LSA 05**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the landscape has been assessed as holding a medium value since this LSA is distinctly more settled than those LSAs to the east and north of it. In terms of *scenic quality*, the landscape has been assessed as holding a medium to low value since while partly rural and relatively tranquil the LSA also contains a dense area of horticultural nurseries and polytunnels and the area is crossed by busy roads. In terms of *Rarity,* the landscape has been assessed as holding a low value since apart from the settlement of Walberton and outlying farms and cottages, the LSA is largely a mixture of arable and pastoral use. In terms of *Representativeness* the landscape has been assessed as holding a medium value since Walberton in itself is an attractive village protected in part by a conservation area within a mixed arable and pastoral landscape. In terms of *Conservation interests,* the landscape has been assessed as holding a medium to low value since there are remnant semi-natural broad-leaved woodlands with connecting hedgerows that form a mosaic across the LSA. In terms of *recreation value,* the landscape has been assessed as holding a medium to low value since although there are a few PRoW that connect north-south across the LSA the distinctly settled nature detracts from the tranquil and rural feel. In terms of *perceptual aspects*, the landscape has been assessed as holding a low value since the LSA is relatively

more settled than the other LSAs to the north and east of the area. Finally, in terms of Associations, the landscape a low value due to there being no known associations with artists or writers, or events in history other than the presence of the former historic village of Binsted.

3.48 At **Site** level for **SCA 01**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the SCA has been assessed as holding a medium value since the northern and eastern boundaries of the Site are defined by a shelterbelt of trees that includes native species. In terms of *scenic quality*, the SCA has been assessed as holding a medium value since the shelterbelt provides a means of enclosure and a soft boundary that screens views to the east. In terms of *Rarity,* the SCA has been assessed as holding a low value due to giving a strong wooded backdrop to the Site in views from PRoW 350 to the south. In terms of *Representativeness* the SCA has been assessed as holding a medium to low value since the shelterbelt combines with the wooded backdrop beyond to give a strong sense of enclosure overall. In terms of *Conservation interests,* the SCA has been assessed as holding a medium value since species include field maple, ash, holly, blackthorn and hawthorn. In terms of *recreation value,* the SCA has been assessed as holding a low value due to there being no public accessibility. In terms of *perceptual aspects*, the SCA has been assessed as holding a low value due to providing a means of enclosure. Finally, in terms of Associations, there are none known.

3.49 At **Site** level for **SCA 02**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the SCA has been assessed as holding a medium to high value due to the PRoW that runs east to west at the boundary with the adjoining field. In terms of *scenic quality*, the SCA has been assessed as holding a medium to high value due to the wide-open views across the open fields at the southern edge of the settlement. In terms of *Rarity,* the SCA has been assessed as holding a low value since there are a limited number of landscape characteristics comprising mainly bramble and scrub cover at the far western end close to Yapton Lane. In terms of *Representativeness* the SCA has been assessed as holding a medium value due to close proximity with the wide-open arable landscape to the south. In terms of *Conservation interests,* the SCA has been assessed as holding a medium value due to the presence of native species within the shelterbelt and the association with the bordering woodland. In terms of *recreation value,* the SCA has been assessed as holding a medium to low value since although the boundary is not publicly accessible it is in close proximity to PRoW 350. In terms of *perceptual aspects*, the SCA has been assessed as holding a medium value since there are wide-open views towards the south. Finally, in terms of Associations, there are none known.

3.50 At **Site** level for **SCA 03**, in terms of GLVIA value factors (Box 5.1) *Landscape quality (condition)*, the SCA has been assessed as holding a medium to low value due to the boundary being defined by Yapton Lane, which although completely enclosed from view by the hedgerow this is a busy route. In terms of *scenic quality*, the SCA has been assessed as holding a medium to low value due to immediate proximity of the built form bordering Yapton Lane. In terms of *Rarity,* the SCA has been assessed as holding a low value due to being in direct proximity to the settlement. In terms of *Representativeness* the SCA has been assessed as holding a low value due to being adjacent to Yapton Lane. In terms of *Conservation interests,* the SCA has been assessed as holding a medium value since the hedgerow supports mature trees along its length and combined with native species this enhance the wildlife and nature conservation value of the hedgerow. In terms of *recreation value,* the SCA has been assessed as holding a low value since it borders residential areas and the busy Yapton Lane. In terms of *perceptual aspects*, the SCA has been assessed as holding a medium to low value since the hedgerow combines with mature trees to give a leafy character to this stretch of Yapton Lane. Finally, in terms of Associations, there are none known.

Susceptibility of Landscape Receptors

3.51 This section presents the findings on *landscape susceptibility* (the degree to which a particular landscape type, area or resource can accommodate change or development of a specific type and the scope for mitigation, which would be in character with the existing landscape) at each identified landscape receptor level (National, County, Local and Site). The descriptions used reflect the guidance used in GLVIA3, those headings used in published borough-wide studies and further information as provided in the *Methodology* (**Appendix A**) for this part of the assessment. The findings are summarised below:

3.52 In terms of *landscape susceptibility* at a **National** level for **NCA Profile 126**, in response to landscape change key matters of relevance note that *"The area has a high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into peri-urban. However, an extent of new development beyond the peri-urban is limited and so overall character has probably been maintained".* The profile also notes that the NCA is densely populated and *"includes what amounts to a linear conurbation which is under constant pressure for further development".* The profile also notes that *"There is likely to be further pressure for solar arrays in this area due to its geographical location".*

3.53 In terms of *landscape susceptibility* at a **County** level for the **Landscape Character Assessment of West Sussex 2003** (LCAWS) for **LCA SC8** sets out that the prevalence of urban

fringe intrudes upon and significantly detracts from the rural character of the area, particularly along the settlement fringes. Gravel workings, non-agricultural land uses such as horse grazing as well as road improvements encroach and impact upon the adjacent rural landscape. As a result, the landscape experiences a range of pressures for change, particularly in the context of views from higher ground of the Sussex Downs AONB, along with the erosion of historic character due to changes in farming practices.

3.54 In terms of *landscape susceptibility*, the following *land management guidelines* are identified within the LCAWS as relevant to the landscape resource of the Study Area:

- *Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.*
- *"Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.*
- *Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.*
- *Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.*
- *Conserve and enhance the character and setting of small villages and hamlets.*
- *Promote good management of important village and roadside trees. Plant new tree features in villages.*
- *Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.*
- *Consider the cumulative impact on landscape character of small developments and land use change.*
- *Avoid the introduction of suburban styles and materials.*
- *Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.*
- *Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.*
- *Encourage good management of existing woodland and tree groups, including planting up edge areas.*
- *Conserve hedgerows and allow for the growth of hedgerow trees.*
- *Conserve and enhance the stream side vegetation along the River Ems in the west.*
- *Conserve the rural character of the Binsted valley to the east. Conserve and enhance historic features of Binsted especially in the vicinity of the golf course. Conserve and manage the streams and their sides in the Binsted valley.*

- *Plant small tree groups on the eastern boundary of Binsted valley to screen glasshouses and traffic movement on its margins."*

3.55 In terms of *landscape susceptibility* at **County** level for the **South Downs Landscape Character Assessment** (SDLCA) with **Area B1 Goodwood to Arundel Wooded Estate Downland** the landscape management and development considerations note that the extensive views across the area are of key importance. The SDLCA also sets out that inappropriate land management practices can affect the historic integrity of the rural landscape.

3.56 In terms of *landscape susceptibility*, the following key guidelines are identified within the SDLCA for B1 as being relevant to the landscape resource of the Study Area:

- *A. Pay particular attention to panoramic views, for example from the popular viewpoints at The Trundle and Bignor Hill, in planning any change in this or adjacent areas, including areas outside the National Park boundary.*

- *B. Conserve historic deer parks and designated landscapes, and their settings, encouraging the management/restoration of permanent pasture, parkland trees, avenues and clumps of trees.*

3.57 In terms of *landscape susceptibility* at **County** level for the **South Downs Landscape Character Assessment** (SDLCA) with **Area R1 South Downs Upper Coastal Plain**, the landscape management and development considerations note that sensitive management and restoration of the historic parklands is a key factor in preserving the rural character of the landscape. The SDLCA also sets out that the landscape experiences pressure for change, typical of many rural landscapes where the edges of villages and the setting of farmsteads make an important contribution to views across the rural areas.

3.58 In terms of *landscape susceptibility*, the following key guidelines are identified within the SDLCA for Area R1 as being relevant to the landscape resource of the Study Area:

- *C. Conserve and enhance the historic parklands and woodlands at Slindon Park, Ashling park, Binsted park and Goodwood Park through woodland management, replacement tree planting and the restoration of parkland pasture…*

- *E. Integrate built development on the edges of villages or farms into the landscape using native planting and conserve the small-scale medieval field patterns and secluded, rural character of landscape setting to villages.*

3.59 In terms of *landscape susceptibility* at a **Local** level for **LSA 01**, the independent findings by AAH within **Appendix C1** describe how the landscape consists mainly of a flat, open, arable farmland which allow wide, long range views towards the largely wooded slopes of the South Downs and also some long-range views towards the Sussex Downs. However, the findings also note that the LSA is largely inaccessible and is crossed by just one PRoW. The findings also note that there are urbanising features and urban fringe activities that influence the western part of the LSA to a stronger degree than the eastern part.

3.60 In terms of *landscape susceptibility* at **a Local** level for **LSA 02**, the independent findings by AAH within **Appendix C1** describe how this LSA is predominantly an 'intimate hidden valley' that is distinctly rural in character owing to its natural form with woodland blocks and views towards expansive woodland areas of dense woodland to the north and east.

3.61 In terms of *landscape susceptibility* at a **Local** level for **LSA 03**, the independent findings by AAH within **Appendix C1** describe how this is a tranquil rural landscape comprising arable farmland extending from the winding Binsted Lane to the broad-leaved woodland that borders the LSA to the east. The findings also note that Binsted Lane is a no-through road and so remains distinctly quieter than the busy routes of Yapton Lane and the A27 to the west and north.

3.62 In terms of *landscape susceptibility* at a **Local** level for **LSA 04**, the independent findings by AAH within **Appendix C1** describe how this comprises a part of the large woodland which extends eastwards to Arundel and northward into the South Downs, and is a tranquil and attractive area of broad-leaved woodland, served by many PRoWs with quiet rural lanes.

3.63 In terms of *landscape susceptibility* at a **Local** level for **LSA 05**, the independent findings by AAH within **Appendix C1** describe how this is distinctly more settled than those LSAs to the east and north of it, and contains the village of Walberton where there are number of farms. Walberton itself is an attractive village that is protected in part by the Walberton Conservation Area. Apart from the settlement and outlying farms and cottages, the LSA is largely a mixture of arable and pastoral use.

3.64 In terms of *landscape susceptibility* at a **Site** level with **SCA 01**, the independent findings by AAH within **Appendix C1** describe how this SCA comprises the shelterbelt to the northern and eastern boundaries of the Site, which includes native trees and shrubs. The shelterbelt provides a sense of enclosure and provides a soft screen and backdrop in views across the area which combines with the woodland beyond, particularly in views from PRoW 350.

3.65 In terms of *landscape susceptibility* at a **Site** level with **SCA 02**, the independent findings by AAH within **Appendix C1** describe how this comprises the southern extent of the Site where PRoW 350 passes between the two large arable fields where there are wide-open views to the north and the east and towards the tree cover at the settlement edge to the west.

3.66 In terms of *landscape susceptibility* at a **Site** level with **SCA 03**, the independent findings by AAH within **Appendix C1** describe how this is the western boundary of the Site that is defined by Yapton Lane where the landscape characteristics include a dense thorn hedgerow along almost the full length of the Site's boundary. The hedgerow almost completely encloses the Site from view and combined with the mature trees this gives a leafy character to Yapton Lane.

Sensitivity of Landscape Receptors

3.67 This section presents the findings on *landscape sensitivity* (the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor) at each identified landscape receptor level (National, County, Local and Site). The descriptions used reflect the guidance used in GLVIA3 (paras 5.39 to 5.47 and 6.31 to 6.37), those headings used in published borough-wide studies and further information as provided in the *Methodology* (**Appendix A**) for this part of the assessment. The findings are summarised below

3.68 At **National** level for **NCA 126: South Coast Plain**, the landscape characteristics are considered to be of ***medium sensitivity*** overall. The primary characteristics identified are the views and the visual amenity of the area, which allows for the long views towards the sea and the Ilse of Wight beyond where the plain slopes down gently towards the coast. Other characteristics include the coastal landscape with its distinctive inlets and harbours, sand dunes and internal marsh areas that are set in the context of the stretches of farmland, which in contrast display more ordinary characteristics.

3.69 At **County** level within the **WSLCA** for **LCA S8: Ashlings, Halnaker and Fontwell Upper Coastal Plain,** the landscape characteristics are considered to be of ***medium sensitivity***. The primary characteristics identified are the strong networks of hedgerows, hedgerow trees and woodlands that enclose the small to medium-sized fields, with a high percentage of ancient woodland. Other characteristics include the clear views to the higher ground of the Downs to the north which comprises a wealth of historic features including historic parklands, many ancient woodlands and earthworks. Winterbourne chalk streams also emanate from the area and flow through intimate hidden valleys including Binsted.

3.70 At **County** level within the **WSLCA** for **LCA SC9: Chichester to Yapton Coastal Plain** the landscape characteristics are considered to be of ***medium to low sensitivity***. The primary characteristics identified are the frequent urban influences and the large-scale arable farming and market gardening.

3.71 At **County** level within the **SDLCA** for **LCA B1: Goodwood to Arundel Wooded Estate Downland** the landscape characteristics are considered to be of ***medium sensitivity***. The primary characteristics identified are the large number of designed parkland landscapes and remnant deer parks with important visual influences. Other characteristics include views across the coastal plain form high, open ridges, as well as northwards across the Lavant Valley, and eastwards into the Arun Valley.

3.72 At **County** level within **SDLCA** for **LCA R1: South Downs Upper Coastal Plain** the landscape characteristics are considered to be of **medium sensitivity**. The primary characteristics identified are the strong network of hedgerows, hedgerow oaks and small woodlands that create structure and form important ecological links across the area. Other characteristics include the narrow rural roads, many of which continue up the dip slope of the chalk onto the chalk down.

3.73 In terms of *landscape sensitivity*, the tables attached as **Appendix C1** provide an overall understanding of the findings for each **Local** level **LSA** in order to assess the potential effects of the Development on the landscape resource. For **LSA 01**, the landscape resource is considered to be of ***medium sensitivity*** overall and have a number of individual positive benefits that contribute to the characteristics of the area. The experience of the LSA is varied since the tract of land is located between Yapton Lane and the Binsted Valley and consists of a mainly a flat open landscape. With negative factors, it is evident in contrast that the landscape supports modern arable farming as the predominant land use resulting in relatively few hedgerows and limited tree cover. Other positive characteristics are that the LSA is crossed by PRoW which forms part of an ancient road linking Walberton to Binsted and beyond.

3.74 For **LSA 02**, the landscape resource is considered to be of ***high sensitivity*** overall and have a number of individual positive benefits including the 'intimate hidden valley' enclosed to either side by field boundaries with trees. With negative factors, the LSA is closely associated with Avisford Park Golf Course, the character of which is closely linked to that of the northern end of the valley. Other positive characteristics include the winterbourne chalk stream, which drains southwards into the River Arun.__

3.75 For **LSA 03**, the landscape resource is considered to be of ***high sensitivity*** overall and have a number of individual positive benefits including the tranquil rural landscape comprising arable farmland that is served by a number of PRoW. Binsted Lane is a no-through road and so remains distinctly quieter than the busy routes of Yapton Lane. With negative factors, the outlying farms surrounding the hamlet of Binsted and Binsted Nursery give rise to dense clusters of glasshouses and polytunnels. Other positive characteristics include the remnant semi-natural broad-leaved woodlands and benefits from the interconnecting hedgerows and trackways which provide important habitats for wildlife.

3.76 For **LSA 04**, the landscape resource is considered to be of ***high sensitivity*** overall and have a number of individual positive benefits including the area of extensive woodland which extends eastwards towards Arundel. This is an attractive and tranquil area of broad-leaved woodland. With negative factors, the busy A27 cuts across the LSA and dissects many PRoW that pass north to south across the area. The A29 also crosses the LSA at the north western extent of the Study Area. Other positive characteristics include the ancient woodland that has provided areas of coppice and pasture in the past for domestic animals as well as hunting and traditional forest products and food.

3.77 For **LSA 05**, the landscape resource is considered to be of ***medium sensitivity*** overall and have a number of individual positive benefits including the settlement of Walberton itself that is an attractive village with buildings from a variety of periods. It is protected by the Walberton Conservation Area, designated in 1990. With negative factors, the horticultural and agricultural diversification uses concentrated to the south of Walberton, but also featuring to the west and north of the settlement create some visual discord across the LSA. Other positive characteristics include the wildlife corridors relating to the remnant semi-natural broad-leaved woodlands (particularly to the north and south of Walberton).

3.78 The *sensitivity* of the landscape to change and the ***susceptibility*** to accommodate Development for each **Local** level **LSA** is therefore drawn from the following characteristics:

- **Recreational links**: The wide network of footpaths and bridleways provide public vantage points along the southern edge of the South Downs National Park including more sensitive views from Scotland Lane. For example, within LSA 01, the land parcel sits between Yapton Lane and the Binsted Valley, which is linked by PRoW 350;

- **Tranquillity**: Much of the area away from the busy A27 and Yapton Lane, such as the Binsted Valley and the area to the east of it, yield a state of calm and quietude associated with the woodland which, although a significant asset of the landscape, this can lead to higher levels of sensitivity. For example, the rural landscape within the Binsted Valley is of

a quiet nature, and is enclosed to either side by filed boundaries with trees, and the northern end contains some attractive mixed deciduous woodland ;

- **Heritage**: The historic assets of the area's settled past such as the isolated farmsteads, the villages and hamlets and their associated cultural traditions which remain sensitive to the process of change. For example, the Conservation Area of Walberton, along with other assets, including listed buildings and scheduled monuments within the Study Area, are sensitive to change. For example, within LSA 04, the Binsted Wood was evidently part of Arundel Forest, which in the early 15th century included Walberton;

- **Woodland**: Although there is good woodland cover across the area some arable areas on the sloping south-facing hillsides to the north allow some long-distance views southward in parts. For example, within LSA 05, the landscape is distinctively more settled than those LSAs to the east and north of it; and

- **Nature Conservation**: Most of the areas ecological richness are associated with the relict species-rich hedgerows, meadows, ancient woodland and parkland and the chalk streams and rivers. For example with LSA 04, the landform gradually rises to the north, with localised winterbourne chalk stream valleys running north-south across it.

3.79 In terms of *landscape sensitivity*, the tables attached as **Appendix C2** provide an overall understanding of the findings for each **Site** level **SCA** in order to assess the potential effects of the Development on landscape resource. For **SCA 01**, the landscape resource is considered to be of ***medium sensitivity*** overall, and there are a number of individual positive benefits that contribute to the landscape resource of the area including the shelterbelt of trees and shrubs comprising mainly native species of field maple, ash, holly, blackthorn, hawthorn and rose. With negative factors, the shelterbelt closes down views across the area and provides a strong sense of enclosure and detachment from the landscape of Binsted and Slindon woodland to the north. Other positive factors include the lack of built form characteristics associated with this boundary, due to the tree cover provided by the shelterbelt and the woodland within the golf course beyond.

3.80 For **SCA 02**,_the landscape resource is considered to be of ***medium sensitivity*** since this includes the southern extent of the Site that forms the boundary with open arable landscape where PRoW 350 passes east to west across the LSA. With negative factors, there are wide open views across the open fields and there is very limited vegetation cover. Other positive factors include the views towards the tree cover at the settlement edge along Yapton Lane. _

3.81 For **SCA 03**,_the landscape resource is considered to be of ***medium sensitivity*** since this includes the western boundary of the Site where it meets with Yapton Lane. The landscape characteristics include a dense thorn hedgerow along almost the full length of the Site boundary which almost encloses it from view. Negative factors include the busy Yapton Lane, which impedes pedestrian connectivity from east to west. Other positive factors include the mature trees growing within the hedgerow which give a leafy frontage and distinctive character to the lane.

3.82 The *landscape sensitivity* of the landscape to change and the *susceptibility* to accommodate Development for each **Site** level **SCA** is therefore drawn from the following characteristics:

- **Recreational links**: footpaths provide public vantage points from the landscape to the north and south in particular. For example, with SCA 01, footpath 350, , runs east-west along the northern boundary of the large arable field to the south of the Site, adding a heightened level of *sensitivity* to this boundary;

- **Tranquillity**: the rural landscape to the north, east and south is of a quiet nature, although the local roads are a source of disturbance. For example, with SCA 05, in contrast, there is strong residential context to the west, and the existing houses are a prominent feature giving a more transient and busy nature to this boundary of the Site.;

- **Heritage**: the Conservation Area of Walberton, along with other assets, including listed buildings and scheduled monuments within the Study Area, are sensitive to change. For example with SCA 05, the Walberton Conservation Area is nearby but detached by Yapton Lane. The main feature of *sensitivity* is therefore associated with the built elements of the settlement;

- **Woodland**: although there is good tree cover along field boundaries with some areas of woodland, there are some very open views in parts. For example with SCA 03, there are some open views to the east across the landscape extends towards the River Arun, where the presence of the intervening woodland cover forms a strong feature on the horizon, and the open fields permit views in all directions adding to the *sensitivity* of this SCA;

- **Nature Conservation**: the ecological richness of the area, in the tributary streams of the River Arun to the north and east,. For example, with SCA 002, the tree cover, including the oak and ash trees contribute as an important wildlife corridor in the context of the surrounding open, arable landscape, giving a heightened *sensitivity* to this boundary.

Summary of Landscape Effects (Local Sub Areas)

3.83 The tables within **Appendix C1** assess the potential effects of the Development on the landscape resource (landscape receptors) to provide an overall understanding of the impacts at a **Local** level on the **LSAs** .

Construction Phase (LSAs)

3.84 The *construction phase* would bring about some changes to local LSAs. With **LSA 01**, the localised traffic resulting from construction activity and the forming of the new access, as well as the potential noise and increased activity levels would result in direct effects. The construction works would occupy the almost two thirds (approximately) of the large arable field at the northern extent of the LSA, and activity would be prominent to views across the northern part of the LSA. A section of hedgerow would also need to be removed to accommodate the new Site access and visibility splay associated with it, and a single tree (T5, which is a category C2 ash) would also have to be removed, thus opening up the Site to Yapton Lane at the lower south western corner of the Site. However, the construction works would be set well back from the PRoW to the south and the northern and eastern boundaries of the Site where they adjoin the golf course would remain largely unaffected. Overall, there would be **moderate adverse** effects on this LSA.

3.85 With **LSA 02**, the *construction phase* would give rise to **moderate adverse** effects, since noise and lighting would be incongruous with the intimate Binsted Valley landscape for the duration of the construction works and be experienced as direct effects due to the direct proximity to the LSA. However, the construction noise and activity would only be experienced from a limited part of the valley at its northern end, with the construction activity, machinery and lighting which while a minor part of the view would potentially be incongruous in this relatively tranquil landscape. On balance the works would draw attention with being out of character with the adjacent landscape, but the works would be temporary and localised within the north western part of this LSA.

3.86 With **LSA 03** and **LSA 04,** the *construction phase* would give rise to **moderate to minor adverse** effects, with floodlighting and construction noise all being incongruous with these rural areas of the Arun Valley. There could potentially be some traffic using the surrounding road network, and the potential noise levels on Site may be experienced in the wider landscape and extend towards these two LSAs. However, the presence of large plant, such as cranes and earthworks would hardly be evident. The construction would involve the loss of (approximately) two thirds of the wider arable field and would be animated by the

construction activity. However, there would be few direct effects on both these LSAs since they are detached from the Site by the intervening presence of LSA 02 that forms a strong wooded buffer along the northern and eastern boundaries of the Site. Instead, the focus of the construction activity would be focussed within the Site and towards the LSA 05 that lies to the immediate east of Yapton Lane.

3.87 With **LSA 05**, the *construction phase* would give rise to **minor adverse** effects, that would be mainly associated with the loss of a section of hedgerow and the single ash tree from which the works would be openly visible for a limited stretch of Yapton Lane. The construction traffic on Yapton Lane and the forming of the new access, as well as the potential noise and increased activity levels on Site would also become a noticeable intervention, albeit temporary, at the eastern edge of the LSA. The construction works would involve the (approximate) loss of two thirds of the larger arable field that makes up part of the agricultural landscape to the east of the settlement of Yapton.

Operation Phase (LSAs)

3.88 The *operation phase* would bring about some changes to local LSAs. With **LSA 01**, the effects would give rise to a **moderate adverse** significance since the new housing would be experienced within the large arable field to the east of Yapton Lane, however the Development would be contained within the north western extent of the LSA and also be experienced as being consistent with the baseline character of Walberton to the west, which is typically a built-up area and largely in residential use. Although the new housing would be evident from PRoW 350 at the western edge of Avisford Park Golf Course looking back towards the settlement edge, it would be perceived as a logical extension. The Development would directly impact upon part of the agricultural landscape replacing an open arable field with a housing development, however the design can be developed such that there are areas in lower elevation that occupy the more sensitive parts of the Site, around its periphery to the south western part for example.

3.89 With **LSA 02** and **LSA 03,** the *operation phase* would give rise to **moderate to minor adverse** effects with new housing introduced to the west of Binsted Valley, extending the settlement pattern to the east of Yapton Lane. This would yield a slight reduction in the rural characteristics of LSA 02 and result in some direct effects since the Site borders the north western extent of this LSA. The Development would be largely screened from LSA 03 by intervening hedgerow trees, woodland and the shelterbelt which borders the golf course, and so the effects on the character of the LSA would be locally contained with much of the wider LSA not being directly affected.

3.90 With **LSA 04**, the *operation phase* would give rise to **minor adverse** effects, since the good tree cover and intervening woodland (and the intervening woodland in the case of LSA 02) would mitigate any direct impacts on this LSA due to the distance and strong presence of the Binsted Valley.

3.91 With **LSA 05**, the *operation phase* would also give rise to **minor adverse** effects since this LSA is distinctly more settled than those LSAs to the east and north of it. Moreover, the new housing would be localised and contained by the existing housing bordering Yapton Lane. On balance, the scale, massing and layout of the Development would reflect the prevailing character of the housing at Yapton Lane, and although the new housing would be evident from Yapton Lane, it would be perceived as a logical extension. Finally, due to the strong vegetation structure along Yapton Lane (bordering the Site to the west) with a number of mature trees and the well-established existing hedgerow which defines the boundary with Yapton Lane at the settlement edge, the effects on the character of the LSA would be mitigated by the presence of this vegetated road frontage. The new housing would be orientated to reflect the relationship with Yapton Lane and the more sensitive sections to the north eastern and southern boundaries would be designed to reflect the wider agricultural context.

Residual Effects (LSAs)

3.92 The *residual phase* would with *landscape mitigation* bring about some changes to local **LSA 01**, where there would be **minor adverse** effects; however, new structure planting within the open space areas would have a positive effect to offset the presence of the housing within the arable area bordering Binsted Valley. On balance, although the presence of the new housing would be out of character with this largely rural LSA (which features currently only outlying farms) it would be set right at the settlement edge and be consistent with the baseline of the Walberton residential area to the west. A substantial landscape buffer would be retained along the north eastern and southern parts of the Site to ensure that the new housing would be less conspicuous in the wider landscape to the south and east and to give an enhanced landscape setting to the immediate residential edge of Walberton. The Development would, with the added mitigation, form a relatively minor part of the view and perceived as a logical extension to the settlement and set as new housing to complement the existing housing to the west side of Yapton Lane.

3.93 With **LSA 02**, the *residual phase* would with *landscape mitigation* give rise to **minor adverse** effects as the mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character area SC8 (October 2007). The

Development could be brought forward with significant area of open space around the full northern, eastern and southern perimeters containing new screen planting with a component of evergreen species and woodland groups comprising native species..

3.94 With **LSA 03**, the *residual phase* would with *landscape mitigation* give rise to **negligible** effects since the intervening Binsted Valley (LSA 02) would provide a strong buffer and mitigate any direct impacts. ,The additional planting along the north eastern boundary of the Site would also enhance the existing woodland and other tree cover such that the presence of the Development would hardly be evident in the context of the wider LSA. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character area SC8 (October 2007), with significant area of open space containing new screen planting and woodland groups, which would screen the new housing from any part of the wider LSA. The new planting would also reinforce the existing woodland which already encloses the Site to a substantial degree at its northern and eastern boundaries with the golf course.

3.95 With **LSA 04**, the *residual phase* would with *landscape mitigation* give rise to **minor beneficial** effects attributed to the large areas of woodland habitat that would be provided around the perimeter of the Site, contributing positively to the local woodland habitats and increasing local biodiversity across the LSA. This LSA already comprises a part of the large woodland which extends eastward to Arundel and northward into the South Downs and the new woodland planting on Site would contribute to this character.

3.96 With **LSA 05,** the *residual phase* would with *landscape mitigation* give rise to **negligible** effects due to the presence of new housing, which while would be noticeable at the settlement edge the screen planting within the open space bordering Yapton Lane would assist with mitigation along this road frontage and improve the connectivity of green space at the settlement edge. Overall, the landscape mitigation would seek to enhance and build upon the existing leafy character of Yapton Lane.

3.97 The summary of the *Landscape Effects* (*Local Level*) are set out in **Table 1.1** below:

Table 1.1: Summary of Landscape Effects (Local Level)

Character Area	Construction Phase	Operation Phase	Residual Phase
LSA 01: East Walberton Farmland	Moderate Adverse	Moderate Adverse	Minor Adverse

LSA 02: Binsted Valley & Avisford Park	Moderate Adverse	Moderate to Minor Adverse	Minor Adverse
LSA 03: Binsted Farmland	Moderate to Minor Adverse	Moderate to Minor Adverse	Negligible
LSA 04: Binsted & Slindon Woodland	Moderate to Minor Adverse	Minor Adverse	Minor Beneficial
LSA 05: Walberton & North End Farmland	Minor Adverse	Minor Adverse	Negligible

Landscape Effects (Site Character Areas)

3.98 The tables within **Appendix C2** assess the potential effects of the Development on the landscape resource (landscape receptors) to provide an overall understanding of the impacts at a **Site** level on the **SCAs**

Construction Phase (SCAs)

3.99 With **SCA 01**, the *construction phase* would give rise to **moderate adverse** effects since the construction operations would be very well set back from the Site boundaries. Moreover, the existing shelterbelt would be retained in full along this boundary and would therefore continue to provide a robust backdrop and strong sense of enclosure to this part of the Site. Some limited effects would arise however from Site activity, noise and lighting, which could have some effects and there may also be some impact from drainage operations which could involve some limited removal of vegetation along this boundary.

3.100 With **SCA 02**, the *construction phase* would give rise to **moderate adverse** effects since would result in some direct effects to include primarily construction works within the south-western part of the Site, between approximately 40m and 80m from the PRoW to the north. Construction noise and activity would be openly perceived, with lighting, pile-driving and other construction activity being incongruous with this tranquil location, and machinery and cranes would feature in the views to the north of the PRoW. However, these effects would

be temporary and contained within a strong framework of vegetation formed by the bordering shelterbelt.

3.101 With **SCA 03**, the *construction phase* would give rise to **moderate adverse** effects, some direct including the removal of a single ash tree (T5) and a section of the existing hedgerow to facilitate the new access point. The vegetation removal would open up views into the Site and construction traffic would be evident at this section of Yapton Lane. Moreover, there could be open views across the wider Site revealing the other construction activity. The Site hoarding would help reduce views to the internal parts of the Site, but it's presence would impact on the character of the highway along with noise and lighting, which would serve to detract from the distinct character of Yapton Lane.

Operation Phase (SCAs)

3.102 With **SCA 01**, the *operation phase* would give rise to **moderate adverse** effects due to the presence of the new housing, however this would comprise only a small parcel of development and it would be well 'set back' from the northern and eastern boundary of the Site to allow a substantial buffer of open space to the Avisford Park Golf Course and to mitigate against the presence of the Binsted Valley beyond..

3.103 With **SCA 02**, the *operation phase* would give rise to **moderate adverse** effects due to the presence of new housing, however it would comprise a small protrusion within this southern part of the Site such that a substantial buffer of open space could be provided to mitigate any potential effects on PRoW 350.

3.104 With **SCA 03**, the *operation phase* would give rise to **moderate adverse** effects since the new housing and Site access would be set in the context of Yapton Lane. The new housing however would be well 'set back' from Yapton Lane to allow for a generous landscape buffer of open space alongside the existing hedgerow.

Residual Effects (SCAs)

3.105 With **SCA 01**, the *residual phase* would give rise to **moderate to minor adverse** effects due to the presence of the new housing set in close context with the Binsted Valley. New planting would be provided as part of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007). This planting could include significant areas of native tree and shrub species within woodland groups. Scrub and meadow forming part of the open space could also be placed along this edge of the Development to provide a more appropriate setting to

the wider Binsted Valley. Other benefits would include increased biodiversity, enhanced wildlife habitat and food sources, healthier soil life and shelter from westerly winds, none of which are provided by the current open monoculture of the existing arable field.

3.106 With **SCA 02**, the *residual phase* would yield **minor adverse** effects, however new planting would be provided as part of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007). This planting could include native tree and shrub species forming part of the open space which would extend the entire southern boundary of the Site.

3.107 With **SCA 03**, the *residual phase* would yield **minor adverse** effects, however the new housing would be set in the context of Yapton Lane and there would be extensive structure planting along the Site frontage to complement the existing hedgerow.

3.108 The summary of the *Landscape Effects* (*Site Level*) are set out in **Table 1.2** below:

Table 1.2: Summary of Landscape Effects (Site Level)

Character Area	Construction Phase	Operation Phase	Residual Phase
SCA 01: Site North & East	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
SCA 02: Site South	Moderate Adverse	Moderate Adverse	Minor Adverse
SCA 03: Site West	Moderate Adverse	Moderate Adverse	Minor Adverse

4.0 Visual Assessment

The Visual Baseline

4.1 The general visibility of the Site is a consequence of its location at the settlement edge, forming a backdrop in views from Yapton Lane west of the Site and from PRoW 350 south of the Site. In the balance however, given these are close-range views, the Site in contrast is hardly visible in medium and long-distance views. Close views of the Site are generally limited to only short stretches and mostly at an oblique angle due to vegetation and built elements associated with the settlement. However, despite the open aspect to the south and east, the Site and the surrounding landscape has a number of individual positive benefits that contribute to the containment and screening of the Site, for example:

- To the north, views towards the Site are limited due to tree cover around the Avisford Park Golf Course, dense woodland bordering Hedgers Hill and to the north of Binsted Lane, which extends northward, occupying the rising land around Slindon and Rewell Wood. However, there are limited glimpsed views towards the Site through vegetation, from the golf course and from footpaths close to Binsted Lane. However, despite their elevation, views towards the Site from the South Downs National Park are all obscured by the dense woodland cover;

- To the south, despite the openness of the arable fields, the absence of receptors means that visibility is restricted to views from Yapton Lane, but again the tree cover bordering the lane limits visibility to a significant degree;

- To the east, views are curtailed by the strong wooded corridor of the Binsted Valley and the Site is enclosed by the tree belt bordering the Avisford Park Golf Course in the occasional close-range or mid-distant views which are available from this direction; and

- To the west, views are generally only afforded at close range from Yapton Lane and the eastern end of Avisford Park Road and the internal part of the Site is only glimpsed at intermittent intervals through the existing hedgerow which forms its western boundary, bordering Yapton Lane.

4.2 This section, covering the visual baseline has been prepared taking into account a number of identified visual receptors in the Study Area from publicly accessible spaces.. Views that are considered to be representative of these receptors, and which have been agreed in principle with the Council's Landscape Consultant, are described in the table attached as **Appendix D** and locations illustrated in **Figure 04**. The viewpoints are listed below:

- VP 1A: Yapton Lane by Linden Homes site
- VP 1B: Yapton Lane at junction with Avisford Park Lane (PRoW 333)
- VP 1C: Yapton Lane at junction with Blacksmiths Corner
- VP 1D: Yapton Lane at PRoW 328
- VP 2A: PRoW 350 by Site's south-west corner
- VP 2B: PRoW 350 by Site's south-east corner
- VP 2C: PRoW 350 by Saint Mary's Church, Binsted
- VP 2D: PRoW 342 by Binsted Park
- VP 3A: Binsted Lane by The Black Horse Public House
- VP 3B: Binsted Lane by Church Farm
- VP 3C: Binsted Lane by Binsted Nursery
- VP 04: PRoW 355 by Oakley Cottages
- VP 05: PRoW 336 by Barns Copse
- VP 06: Old Scotland Lane (PRoW 338)
- VP 07: PRoW 375 by Keepers Cottage
- VP 08: PRoW 2970 by Nore Wood
- VP 09: Mill Lane (PRoW 382-2)
- VP 10: Long Lane at PRoW 415
- VP 11: Arundel Park by Hiorne Tower

4.3 The viewpoints are derived from a 'Zone of Theoretical Visibility' (ZTV) model produced on the basis of a bare earth and Development with all new housing at 8m height to represent a worst-case scenario of two-storey properties. The ZTV illustrates where the Site could theoretically be visible and where, due to the landform, there would be no theoretical view within the Study Area. The mapping does not take into account landscape features such as

trees, hedgerows or buildings which all serve to reduce the extent of visibility across the Study Area.

4.4 The ZTV illustrates how the Site would be theoretically visible from a distance of 5km. However, the ZTV mapping tends to over-estimate the extent of visibility, both in terms of the land area from which the Site is visible and the extent of visibility of the Site from a particular viewpoint. Therefore, ZTV maps do not truly represent the 'visual extent' of the Site in views across the Study Area. A full methodology on the production of the ZTV is provided within the LVIA Methodology in **Appendix A.**

4.5 During the field survey work, public areas (open spaces and parks, PRoW and road network) identified by the ZTV as having potential views of the Site and Development were examined and scoped out as applicable, and baseline photographs of representative viewpoints towards the Site from identified visual receptors were refined and obtained.

4.6 The selected representative viewpoints aid the reader's understanding of the visual impact assessment and have been identified as:

- Public receptors and viewpoints;
- Transport receptors and viewpoints; and
- Workplace receptors and viewpoints.

Public Receptors and Viewpoints

4.7 This includes areas of land and buildings providing public access and would comprise recreational receptors on a range of public footpaths, cycleways, parks and public gardens where views of the countryside can form important features of the enjoyment associated with these receptors. This would include: the following identified receptors using:

- **PRoW 350** which runs along the southern boundary of the Site (Refer to **VP 2A** and **VP 2B** for representative viewpoints), where in both directions the Development would be openly visible due to the absence of any boundary hedgerow;
- **PRoW 333**, where views towards the Site (Refer to **VP 1B** for representative viewpoint) are available to eastbound users of the footpath which runs along Avisford Park Lane;
- **PRoW 355** Where mid-range views towards the Site (Refer to **VP 04** for representative viewpoint) have been considered looking north-west;
- **PRoW 342** looking westward towards the Site (Refer to **VP 2D** for representative viewpoint);

- **PRoW 336** looking south towards the Site (Refer to **VP 05** for representative viewpoint;
- **PRoW 338** at Scotland Lane looking south-west towards the Site (Refer to **VP 06** for representative viewpoint);
- **PRoW 375, PRoW 2970, PRoW 382-2** and **PRoW 415** where long-range views are considered; and
- Views towards the Site (Refer to representative viewpoint **VP 11**) from as well as from Arundel Park by the Hiorne Tower.

Transport Receptors and Viewpoints

4.8 There may be views from private vehicles (such as cars, vans, delivery/service vehicles), public transport, cyclists, horse riders and pedestrians on the surrounding road network. During passage through the landscape people generally have differing responses to changes in visual amenity depending on the context, but for the purpose of this assessment, this would include views from:

- **Yapton Lane** where road users travelling in both directions along which passes the Site (Refer to representative viewpoint **VP 1A**) immediately to the west and where the highway forms the junction with Avisford Park Lane (Refer to representative viewpoint **VP 1B**);
- **Binsted Lane**, looking west towards the Site (Refer to representative viewpoint **VP 3A**) where the highway runs along the far side of the Binsted Valley to the east at the Black Horse Public House and at Church Farm (Refer to representative viewpoint **VP 3B**);
- **Old Scotland Lane,** looking west towards the Site (Refer to representative viewpoint **VP 06**);
- **Mill Lane,** looking south-east towards the Site (Refer to representative viewpoint **VP 09**); and
- **Long Lane,** looking south-west towards the Site (Refer to representative viewpoint **VP 10**).

Workplace Receptors and Viewpoints

4.9 This may include people who work in the area or have a purpose for being in a particular place for employment. Where no firm data is available, this may simply need to be a relative judgement, for example noting comparatively more people working in one place compared with few in another, but for the purpose of this assessment, this would include workers at:

- **The Black Horse Public House**, looking west towards the Site (Refer to representative viewpoint **VP 3A**);
- **Avisford Park Golf Course,** looking and Walberton Farm.

Value of Visual Receptors

4.10 GLVIA3 notes that judgements should be made about the visual value attached to views experienced, and the tables attached in **Appendix D** set out the findings on the ranking of each viewpoint, which reach the following conclusions.

4.11 With viewpoint **VP1A** overall, this holds a ***fair value*** overall, since the view reveals how the intact hedgerow with mature trees make a good contribution to the landscape of the settlement edge, and contribute an important wildlife corridor in the context of the local landscape. The view shows the benefits of the tree cover within the hedgerows which soften the skyline to the east of the village, and which contribute to the rural characteristics along Yapton Lane

4.12 With viewpoint **VP1B**, this would also hold a ***fair value*** overall due to the embankment and hedgerow containing mature trees on the eastern side of Yapton Lane that contribute to a leafy character at the settlement edge. The view demonstrates the benefits of the tree cover at the settlement edge which softens the established residential area and shows this vegetation as a strong part of the visual experience at this eastern edge of Walberton.

4.13 With viewpoint **VP1C,** this holds a ***good value*** overall, since the landscape is in good condition with an intact historic village street scene and good tree cover. The view demonstrates the benefits of the tree cover at the settlement edge which encloses and softens Yapton Lane and views towards the Site, and provides an attractive leafy entrance to the village of Walberton.

4.14 With viewpoint **VP1D,** this holds a ***fair value*** overall, since there are many roadside trees and while there is no hedgerow and only bramble scrub is present, the vegetation is

unmanaged and ivy is present in the trees that all contributes to the robustness of the feature in the context of the Yapton Lane.

4.15 With viewpoint **VP2A**, this holds a ***good value*** overall, since despite the intensive cultivation within the Site which has resulted in damage to the landscape, it has the possibility to be remediated if beneficial land management practices were taken up. The backdrop of the view in all directions shows how this is a wooded landscape and furthermore there are few built features and so the view retains a strong rural character. With tree cover providing a soft backdrop to the arable field within the Site and to the settlement edge, this benefits the long-range views towards the South Downs National Park from the footpath (PRoW 350).

4.16 With viewpoint **VP2B**, this holds a ***good value*** overall, since despite the intensive cultivation within the Site which has resulted in damage to the landscape, it has the possibility to be regenerated if beneficial land management practices were taken up. The backdrop of the view in all directions shows how this is a wooded landscape and furthermore there are few built features and so the view retains a strong rural character.

4.17 With viewpoint **VP2C**, this holds a ***good value*** overall, since this landscape offers important biodiversity benefits and is in good condition due to the absence of urban intrusion or busy roads, and the view shows its semi-natural condition, with a range of habitats including meadow and forest. The view shows this as a unique landscape with a rich history and rural tradition and how the landscape has a strong wooded horizon, yet a feeling of space, with a variety of native tree species and a wildflower meadow. The PRoW itself is part of an ancient route.

4.18 With viewpoint **VP2D**, this holds a ***good*** value, since although the arable landscape is in poor condition, the backdrop of the view shows the tree cover around Binsted village and along Binsted Lane. The tree cover along Binsted Lane and forest nearby create enclosure and there is a tranquil character here away from busy roads (Binsted Lane is one-way only).

4.19 With viewpoint **VP3A,** this holds a ***good value*** overall, since there are open views across the golf course within the northern part of the Binsted Valley. The view shows an attractive and tranquil scene with little urban or vehicular intrusion other than the coming and going of cars (to the public house car park) which reinforces its strong rural character.

4.20 With viewpoint **VP3B,** this holds a ***good value*** overall, since it captures the winding Binsted Lane as it weaves around Church Farm and Mount Pleasant, with hedgerows bordering the lane and forest within the valley beyond. The view shows how the belt of trees bordering the eastern limits of the Site are noticeable in the distance in the context of the other tree cover around the golf course and Yapton Lane.

4.21 With viewpoint **VP3C,** this holds a ***fair value*** overall, since there is a panoramic view across the bleak landscape of a large arable field towards forest within the Binsted Valley and tree cover bordering Yapton Lane at the eastern edge of Walberton. The view shows this is a mixed landscape, with arable agriculture bordered by good hedgerows which have suffered some neglect, but the forest and Binsted Valley and tree cover bordering the eastern edge of Walberton bring some better-quality elements which raise the value of the landscape seen in the view.

4.22 With viewpoint **VP04,** this holds a ***good value*** overall, since this is a long narrow field probably reflective of ancient farming practices, and it is bordered by hedgerows with some good quality trees within them. However, the encroachment of arable farming either side of the field has resulted in neglect to the hedgerows and undoubtedly some damage to the trees.

4.23 With viewpoint **VP05**, this holds a, ***good value*** overall, since this is set in the strong border of the broad-leaved forest. The view shows this is a good quality landscape with a strong rural character which has an intimate feeling as a result of the tree cover, which encloses the field giving it a strong sense of the rural agriculture of the past.

4.24 With viewpoint **VP06**, this holds a ***good value*** overall, since there are views across the arable field towards forest in all directions from this attractive ancient bridleway at the southern edge of the National Park. The view shows that some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow enclosing the field.

4.25 With viewpoint **VP07**, this holds a ***good value*** overall, since although in the foreground the arable land use shows a bleak landscape with limited hedgerows and tree cover, the forest and roadside trees create continuity overall in the distant landscape. This view shows the open panoramic landscape comprising the coastal plain and broadleaved forest to the north-west of Walberton and the woodland at Little Heath Plantation contributes to the impression of a well-wooded landscape.

4.26 With viewpoint **VP08,** this holds a ***good value***, since there are open panoramic views across the coastal plain that feature the broad-leafed forest to the north-west of Walberton. This location comprises a fine view across the coastal plain with only a few buildings visible amongst its extensive areas of forest including the rooftop of St. Richard Catholic Church in Slindon. The view also shows that the large arable fields to the west of Binsted are also partially visible between the blocks of woodland.

4.27 With viewpoint **VP09**, this holds a ***good value***, since there are open panoramic views across the coastal plain which feature broad-leafed forest to the north-west of Walberton and

where the English Channel can be seen in the far distance and where woodland to the north of Slindon compliments the woodland in the foreground of the view and adds to the overall wooded character of the area.

4.28 With viewpoint **VP10**, this holds a ***good value*** overall, since there are open panoramic views across the coastal plain which feature broad-leafed forest to the north-west of Walberton where parts of the settlement are visible in the distance. The view shows how woodland to the south of the A27 screen the Site and that a large area of agricultural nurseries to the south-west of Walberton detract from the view.

4.29 With viewpoint **VP11**, this holds a ***good value***, since there are open views across the site of the Hiorne Tower, but the longer-range views towards the coastal plain only feature the broad-leafed forest to the north-west of Walberton (to the centre and right of the view). The view extends across the park, which is designated a SSSI for its wildlife and conservation value. The view also takes in the Hiorne Tower (to the left), with the open grassland of the deer park extending to the right across the foreground. Broad-leafed trees on the westward facing slopes in the midground create enclosure within the landscape during the summer season, but there may be extended towards the coastal plain direction in the winter season.

Susceptibility of Visual Receptors

4.30 Visual *susceptibility* is the degree to which a particular visual receptor, and the nature of the effect on views can accommodate change arising from a particular development, without detrimental effects on the visual amenity and also the value attached to the view. This will vary with:

- Each receptor, meaning the particular person experiencing the view; or
- The group of people likely to be affected; and
- The specifics of the viewpoint.

4.31 The following visual receptors are most likely to be susceptible to change as identified by GLVIA3 (para 6.33) and as relevant to the selected viewpoints within the Study Area (note this assessment does not include views from private properties):

- *"residents at home;*
- *people, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;*

- *visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and*
- *communities where views contribute to the landscape setting enjoyed by residents in the area."*

4.32 The following visual receptors are less likely to be sensitive to change as identified by GLVIA3 (para 6.34) and as relevant to the selected viewpoints within the Study Area:

- *"people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape:*
- *People at their place of work..."*

Sensitivity of Visual Receptors

4.33 The tables attached as **Appendix D** set out the findings on *visual sensitivity* of each of the **viewpoints** in order to assess the potential effects of the Development on the *visual resource*.

4.34 For viewpoint **VP1A**, there would be a ***low sensitivity*** for local road users**,** because the baseline extends from Yapton Lane at the Linden Homes site, which is a busy section with road users. With viewpoint **VP1B**, there would be a ***low sensitivity*** for local road users, because this extends from a minor highway to the west of the Site within a largely residential context at the settlement edge. However, sensitivity associated with the route as a public right of way would result in ***medium sensitivity*** for those users. Overall, this view shows the western extent of the Site from Yapton Lane, which is a busy road. With viewpoint **VP1C**, there would be a ***low sensitivity*** for local road users, because the view extends from a junction of the lane with Blacksmiths Corner where a busy mini roundabout marks the junction with The Street, which serves Walberton Village. With viewpoint **VP1D**, there would be a ***medium sensitivity*** for local road users**,** since the view extends from the junction with Yapton Lane where the PRoW emerges and where the trees bordering the lane enclose the highway creating a leafy, tunnel-like effect.

4.35 For viewpoint **VP2A**, there would be a ***high sensitivity*** for local footpath users, because the baseline view extends from the PRoW on the east side of Yapton Lane and is set in an open context where there are views across the Site towards woodland in the north within the National Park. With viewpoint **VP2B**, there would be a ***high sensitivity*** for local footpath users, because the Site is viewed from PRoW 350 at the gate leading into the Avisford Park Golf Course. With viewpoint **VP2C**, there would be a ***high sensitivity*** for local footpath users,

since the views extend from the PRoW at St Mary's Church looking west towards Walberton across the Binsted Valley. With viewpoint **VP2D**, there would be a ***high sensitivity*** for local footpath users, since the view extends to capture the open arable fields to the east of the settlement. This is an attractive view with the buildings at Church Farm set within the context of Little Danes Wood beyond.

4.36 For viewpoint **VP3A**, there would be a ***medium sensitivity*** for local road users, since the view extends from the car park of the Black Horse Public House where there is an open and attractive vista across the Avisford Park Golf Course towards the shelterbelt which borders the Site. With viewpoint **VP3B**, there would also be a ***medium sensitivity*** for local road users, since overall the view shows how the tree cover within and bordering Binsted Valley combines to create a wooded backdrop to Binsted Lane. With **VP3C**, there would be a ***medium sensitivity*** for local road users, since the view extends from Binsted Lane at Binsted Nursery and shows how the tree cover within and bordering Binsted Valley combines to create a wooded backdrop to the large open arable fields when looking west towards Walberton.

4.37 For viewpoint **VP04**, there would be a ***medium to high sensitivity*** for local footpath users since the view extends form the PRoW to capture a wooded setting to the settlement. The view shows only buildings at Walberton Farm are evident in the view and that the hedgerows support mature trees including oak that add to the attractive qualities of the view.

4.38 For viewpoint **VP05**, there would be a ***high sensitivity*** for local footpath users**,** since this view extends from the edge of Barns Copse which is experienced from PRoW 336. The view shows how the dense tree cover at Little Danes Wood encloses the view along with the tree cover around the agricultural buildings at Walberton Farm.

4.39 For viewpoint **VP06**, there would be a ***high sensitivity*** for local footpath users, since the view shows how tree cover and field boundary hedgerows are the dominant features and that this woodland extends towards the horizon to create an attractive vista where the rooftop and chimneys of the Grade II Listed farmhouse at Church Farm are just evident above the tree line.

4.40 For viewpoint **VP07**, there would be a ***high sensitivity*** for local footpath users, since in this view the dense woodland characteristics form the backdrop in the context of the extended vista towards the coast. The tree cover at Little Heath Plantation and tree cover across the remainder of the coastal plain provide an overall attractive and unspoilt quality to the view.

4.41 For viewpoint **VP08**, there would be a ***high sensitivity*** for local footpath users, since it extends from PRoW 2970 towards the north where the large arable fields of Binsted are partially visible between the blocks of woodland. The view shows how the tree cover on the plain to the south is the most prominent feature and that it largely encloses the settlement of Walberton.

4.42 For viewpoint **VP09**, there would be ***high sensitivity*** for local footpath users, since the view extends from Mill Lane to capture a vista across the south coast plain. Overall, the view shows how the dense woodland is a prominent feature in the context of the wider arable landscape and where the English Channel can be seen in the far distance.

4.43 For viewpoint **VP10**, there would be a ***medium to high sensitivity*** for local footpath users, since the view shows an open arable field with Walberton in the far distance beyond extensive areas of woodland which occupy the foreground. The woodland is set in the context of the open arable landscape in the foreground and overall the view is expansive and not unattractive with few detractors.

4.44 For viewpoint **VP11**, there would be a ***high sensitivity*** for local footpath users, since this is an open position looking across Arundel Park where the Hiorne Tower is just visible to the left of the view. The dense woodland also provides an attractive context to the view.

4.45 The visual *sensitivity* of the landscape to change and the *visual susceptibility* to accommodate the Development at each viewpoint is therefore drawn from the following characteristics:

- The occupation or activity of people experiencing the view at particular locations. For example, at viewpoints VP1A, VP1B and VP1C are receptors in vehicles whose attention is faced on the road ahead rather than the landscape and therefore afford a ***low sensitivity;***

- The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations. For example, at VP2A, and VP2Bare users of footpaths whose attention is focussed on the landscape and therefore afford a ***medium to high sensitivity***. With viewpoints VP2C and VP2D these are users of footpaths that would afford a ***high sensitivity*** since they are set in the context of the Binsted Valley away from the busier locations which given them a higher level of sensitivity.

Summary of Visual Effects

Construction Phase (Viewpoints)

4.46 Appendix **D** assesses the potential effects of the Development on key views (Illustrative Viewpoints as shown within **Appendix B1** which represent individual or groups of visual receptors) to provide an overall understanding of the impacts on visual amenity.

4.47 As can be seen in **Appendix D**, the Development is assessed as giving rise to adverse effects of minor, moderate and moderate to major significance to a small number of visual receptors. These are limited to Viewpoints VP1A, VP1B, VP1C, VP2A, VP2B, VP3A, VP05 and VP06, the majority of which constitute close-range views of the Site (apart from VP05 and VP06).

4.48 Road users at Viewpoints VP1A would experience effects of **minor/moderate adverse** and VP1C would experience effects of **minor adverse** significance due to the presence of construction traffic serving the Site, temporary signage may feature in the view as well as lighting and noise emanating from the far side of the existing hedgerow which marks the Site's western boundary. With ViewpointVP1B the effects would be of **moderate adverse** significance due to the construction of the Site entrance and the loss of the existing hedgerow either side of it which would open up views into the Site. At Viewpoint VP1D, there would be **negligible** effects since the view shows tree cover bordering Yapton Lane, which closes down visibility towards the Site from this location. Walberton Farm is also not visible in the view due to the dense tree cover bordering the lane.

4.49 Local footpath users at Viewpoints VP2A and VP2B are assessed as experiencing **major adverse** effects as a result of the Development, there being open views from the southern boundary across the Site. There would also be **negligible** effects at Viewpoint VP2C since the woodland within the bordering Binsted Valley reduces visibility towards the Site and the eastern edge of Walberton from this direction. Likewise, at Viewpoint VP2D there would be **negligible** effects since the view shows how the intervening tree cover and built form close down westward views towards the Site where the eastern settlement edge of Walberton is not visible.

4.50 Local road users at Viewpoint VP3A would experience **minor adverse** effects since the Site benefits from enclosure by the shelterbelt of trees bordering the Avisford Park Golf Course, but it should be noted that there would be greater visibility in winter months. The Development would bring about no change to the characteristics of views from Binsted Lane at Church Farm from Viewpoint VP3B giving rise to **negligible** effects. The view shows the

tree cover within the bordering Binsted Valley, which combines to create a wooded backdrop to Binsted Lane when looking west towards Walberton. Likewise, at Viewpoint VP3C there would be **negligible** effects since the Site would not be visible from this location due to the dense woodland cover bordering the Binsted Valley.

4.51 At Viewpoint VP04 there would be **negligible** effects since the intervening field boundary vegetation would conceal views of the Site. Footpath users at Viewpoints VP05 and VP06 (at the southern edge of the South Downs National Park) would experience **minor adverse** effects as there would be limited visibility towards the Site due to intervening vegetation, but floodlighting and taller structures, as well as construction noise and vibration may affect these views.

4.52 Views from PRoW 375 by Keeper's Cottage at Viewpoint VP07 would experience **negligible** effects since intervening woodland and tree cover would close down views towards the Site. This woodland and tree cover comprises a line of mature trees along Britten's Lane, beyond which the dense woodland at Little Heath Plantation can be seen across the arable field on the far side of the highway. Likewise, at VP08 the tree cover within land managed by the National Trust within the South Downs National Park would conceal views towards the Site giving rise to **negligible** effects. In this view, the rooftop of St Richard Catholic Church in Slindon can be seen amongst the trees in the foreground and the large arable fields to the west of Binsted are also partially visible between the blocks of woodland.

4.53 At Viewpoints VP09, VP10 and VP11 the Development would not be visible due to intervening woodland cover giving rise to **negligible** effects. The woodland to the north of Slindon at Baycombe Wood generally closes down the views. Woodland to the south of the A27, comprising Danes Wood, Paines Wood and parts of Rewell Wood also close down views of the Site from this direction.

Operation Phase (Viewpoints)

4.54 As can be seen in **Appendix D**, the Development is assessed as giving rise to adverse effects of moderate/major, moderate/minor and minor adverse significance to a small number of visual receptors. These are limited to Viewpoints VP1A, VP1B, VP1C, VP2A, VP2B, VP3A, VP05 and VP06 which mostly constitute close-range views of the Site.

4.55 Local road users at Viewpoint VP1A would experience effects of **minor adverse** significance due to the new housing in the centre of the view; however, it would be well 'set back' from Yapton Lane and be barely visible from this location due the presence of the existing tall hedgerows and the western end of the tree belt which separates the Site's northern

boundary from the Avisford Park Golf Course. Local road users at Viewpoint VP1B would experience **moderate/minor adverse** effects since the area of new housing would be well 'set back' from Yapton Lane within an area of open space to allow scope for the existing hedgerows to develop as wildlife corridors. At Viewpoint VP1C from Yapton Lane at Blacksmiths Corner, there would be **minor adverse** effects on users of the local lane, but the new housing would be well 'set back' from the Site boundary and there would be higher levels of visibility during the winter season. In this view the central section shows that the hedgerow and trees bordering Yapton Lane reduce visibility towards the Site, and only the western boundary hedgerow can be seen. Traffic on Yapton Lane is a major detractor in this view. With Viewpoint VP1D, there would be **negligible** effects due to the proximity of the view and that tree cover along Yapton Lane that provides intervening cover.

4.56 The Development would bring about some changes to Viewpoint VP2A resulting in **moderate/major adverse** effects, and although the new housing would be well 'set back' from the southern boundary of the Site the removal of the hedgerow fronting Yapton Lane would open some visibility where the soft backdrop of trees would now be largely replaced by the new housing. The trees in the existing hedgerow would continue to soften views in the foreground and limit visibility towards the open landscape in the east. The Development would bring about some changes to the characteristics at Viewpoint VP2B resulting in **moderate/major adverse** effects and although the new housing would be well 'set back' from the southern boundary it would be clearly visible across the open field. The tree cover along Yapton Lane provides a strong backdrop to the Site, but the upper stories of some properties are already visible and the new housing would be set in context with the existing residential area, which is already visible. With Viewpoints VP2C and VP2D there would be **negligible** effects since the dense woodland along the Binsted Valley would shield views from this direction.

4.57 The Development would bring about some changes to views from Viewpoint VP3A that would give rise to **minor adverse** effects since the new housing would be set back behind the shelterbelt defining the eastern/northern boundary of the Site, resulting in only partial visibility from this location. With Viewpoints VP3B and VP3C, there would be **negligible** effects due to the intervening woodland along the Binsted Valley.

4.58 With Viewpoint VP04, there would be **negligible** effects since the view extends form PRoW 350 to the north of Marsh Farm where it is clear that vegetation cover bordering the fields by Binsted Lane reduces the visibility towards the Site. At Viewpoint VP05 the effects would be **minor adverse** since the new housing would be concentrated in the northern-western most part of the Site and occupy only a narrow portion of the view which extends across the

wider landscape comprising the Binsted Valley and Little Danes Wood. There would also be **minor adverse** effects at Viewpoint VP06, but the new housing would be well 'set back' from Yapton Lane and would be barely visible from this location. In this view, the woodland extends to the horizon and some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow and the new housing would be set in context with this existing housing.

4.59 With Viewpoints VP07, VP08, VP09, VP10 and VP11, there would be **negligible** effects since the Development would not be visible from this general direction due to the intervening woodland. In these views, the woodland to the south of the A27 at Danes Wood, Binsted Wood and Paines Wood are significant in closing down views towards the Site and only some of the buildings at Norton and the rooftop at St Richard Catholic Church in Slindon can be seen amongst the tree cover, whilst the Walberton is hardly perceptible.

Residual Effects (Viewpoints)

4.60 As can be seen in **Appendix D**, the Development is assessed as giving rise to effects of moderate adverse, minor adverse and minor beneficial significance to a small number of visual receptors. These are limited to Viewpoints VP1B, VP1C, VP2A and VP2B, which all constitute close-range views of the Site.

4.61 Local road users at Viewpoint VP1B would experience effects of **minor adverse** significance, but the Development could deliver some new tree planting within the open space adjacent to Yapton Lane, which would help continue the existing tree-lined character of the highway. This planting would respond to the densely wooded character of the local area and provide a good degree of softening along with supplementing the tree planting within the existing hedgerow. The existing trees (T5 to T10) along the Yapton Lane frontage comprise ash and pedunculate oak, which have multiple stems and spreading canopies with some ivy growth that helps close down views towards the internal parts of the Site. At Viewpoint VP1C there would be **minor beneficial** effects since the new tree cover within the open space adjacent to Yapton Lane could contribute to the established woodland character of the area and enhance in particular the existing tree-lined character of Yapton Lane.

4.62 The Development would bring about some changes to Viewpoint VP2A resulting in **moderate adverse** effects, since although there would be new tree planting within the large area of open space that wraps around the southern and eastern boundaries of the Site. The effects would be set in close proximity to the receptor where the shelterbelt of broad-leaved woodland (bordering the northern and eastern boundaries of the Site) would provide a robust backdrop. However, the view extends towards the distant horizon across the wooded

landscape towards the South Downs National Park. With Viewpoint VP2B, there would also be **moderate adverse** effects, since although a large area of open space would appear in the foreground of the view, and this could provide significant benefits through green infrastructure and biodiversity gains, the new housing would remain visible across the open field that occupies the foreground of the view.

4.63 The Development would bring about no changes to the characteristics of Viewpoints VP1A, VP1D, VP2C, VP2D, VP3A, VP3B, VP3C, VP04, VP05, VP06, VP07, VP08, VP09, VP10 and VP11 since the Development would not be visible due to intervening woodland or the distance of receptor from the Site, the intervening woodland and the significant areas of new planting would screen the new housing from view.

4.64 The summary of the Visual Effects is set out in **Table 2** below:

Table 2: Summary of Visual Effects

Viewpoint	Construction Phase	Operation Phase	Residual Phase
VP1A: Yapton Lane by Linden Homes site	Minor/Moderate Adverse	Minor Adverse	Negligible
VP1B: Yapton Lane by junction with Avisford Park Lane (PRoW 333)	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
VP1C: Yapton Lane at Blacksmiths Corner	Minor Adverse	Minor Adverse	Minor Beneficial
VP1D: Yapton Lane by PRoW 328	Negligible	Negligible	Negligible

VP2A: PRoW 350 by Site's south-west corner	Major Adverse	Moderate/Major Adverse	Moderate Adverse
VP2B: PRoW 350 by Site's south-east corner	Major Adverse	Moderate/Major Adverse	Moderate Adverse
VP2C: PRoW 350 by Saint Mary's Church, Binsted	Negligible	Negligible	Negligible
VP2D: PRoW 342 by Binsted Park	Negligible	Negligible	Negligible
VP3A: Binsted Lane by The Black Horse Public House	Minor Adverse	Minor Adverse	Negligible
VP03B: Binsted Lane by Church Farm	Negligible	Negligible	Negligible
VP3C: Binsted Lane by Binsted Nursery	Negligible	Negligible	Negligible
VP04: PRoW 355 by Oakley Cottages	Negligible	Negligible	Negligible

VP05: PRoW 336 by Barns Copse	Minor Adverse	Minor Adverse	Negligible
VP06: Old Scotland Lane (PRoW 338)	Minor Adverse	Minor Adverse	Negligible
VP07: PRoW 375 by Keepers Cottage	Negligible	Negligible	Negligible
VP08: PRoW 2970 by Nore Wood	Negligible	Negligible	Negligible
VP09: Mill Lane (PRoW 382-2)	Negligible	Negligible	Negligible
VP10: Long Lane at PRoW 415	Negligible	Negligible	Negligible
VP11: Arundel Park by Hiorne Tower	Negligible	Negligible	Negligible

5.0 Mitigation Measures

5.1 Mitigation measures to prevent/avoid, reduce and where possible offset or remedy any landscape and visual effects are described in this chapter. Such measures can fall into three categories as defined by the GLVIA guidelines in paragraph 4.21:

"1. Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;

2. Standard construction and operational management practices for avoiding and reducing environmental effects; and

3. Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme."

5.2 The National Design Guide (January 2021) that supports the NPPF has also fed into the Indicative Site Layout, taking guidance form the 10 characteristics that outline and illustrate the Government's priorities for well-designed places within Part 2.

5.3 Published landscape character assessments for the character areas that the Site is located have been utilised to influence and guide the Indicative Site Layout, and subsequently primary and secondary mitigation. The character assessments provide specific guidelines or actions that have been applied, where applicable, and these are outlined within Section 3.0, specifically the following paragraphs:

- Paras 3.2 c, specific to the National Character Area, Profile 126: South Coast Plain;
- Paras 3.5 c, specific to the Landscape Character Assessment of West Sussex, LCA SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain and LCA SC9: Chichester to Yapton Coastal Plain; and
- Paras 3.16 c, specific to the South Downs Landscape Character Assessment, LCA B1: Goodwood to Arundel Wooded Estate Downland and LCA R1: South Downs Upper Coastal Plain.

Primary and Standard Measures

5.4 Primary mitigation measures have been considered (as part of the iterative process) during the design evolution of the Development. Therefore, landscape mitigation measures for the completed phase of the Development are inherent to the design proposals and include

careful design and siting of Development. Such designed-in mitigation measures have been considered in the assessment of the potential effects.

5.5 Due to the nature of the construction activities with the Development it is inevitable that some adverse effects would occur to the landscape and visual resource of the Site and its immediate environs during the Site preparation and construction phase. These effects can be minimised by implementing the following standard construction and operational management practices:

- Adoption of a Construction and Environmental Management Plan (CEMP) to ensure good Site management and housekeeping;
- Careful siting of construction machinery, materials and welfare facilities to avoid unnecessary intrusion, particularly with regards to the privacy of adjacent areas; and
- Erection of temporary hoarding around the construction area to clearly delineate working areas.

5.6 Furthermore, through careful analysis and evaluation during the initial site selection stages consideration has been given to means of enhancing the landscape and visual resource of the Development. These measures are illustrated in **Figures 5A and 5B** and show how:

- The Site is located at the edge of the existing settlement of Walberton to the west;
- The Development would be set in close proximity to the Walberton residential urban area to the west, which mainly comprises two-storey dwelling houses at Yapton Lane and any extension would seek to reflect the scale and character of this part of the settlement. There are views out towards woodland within the southern edge of the South Downs National Park to the north and the open arable fields to the south of the Site, however, the shelterbelt of trees to the east bordering the golf course (and the wider expanse of woodland) serves to contain the Development and with the effect that it is not seen in the same visual context as this open countryside. In addition, looking back towards the settlement edge from the east the Site would be seen in the context of the urban edge of Walberton with the distinctive wooded corridor of the Binsted Valley retained in the views;
- The design can be developed in character with the existing built environment at Walberton. It is proposed to develop the Site for up to 75 units, which would be designed to be in keeping with the existing character and grain of the settlement;

- The local topography and surrounding characteristics have been analysed and this has influenced the layout by;
    - Locating built form within the western and central sections of the Site, concentrated along the Yapton Lane frontage so as to ensure the Development sits outside the more sensitive, and visually prominent eastern and southern areas;
    - Reducing the height of the proposed dwellings at the most sensitive eastern and southern edges of the Site to reduce impacts of rooflines from views from the south;
    - Setting back of the Development form the western boundary with Yapton Lane so that the housing avoids breaking into the leafy character of Yapton Lane;
    - The use of substantial green buffers along the southern and north eastern boundaries which will allow for a substantial green corridor and buffer along the woodland that borders the golf course; and
    - Setting back the Development from the southern boundary to respect views from PRoW 350 and create a substantial buffer between the visual receptors and the built elements of the Development.
- Green buffers to the south and eastern boundaries (in addition to the green spaces) and subsequent retention of existing vegetation can help with positioning houses away form Site boundaries behind existing vegetation. New landscape infrastructure would also help to supplement areas of existing vegetation to help overall assimilation of the settlement into the wider countryside;
- The size of the gardens adjacent to the Site, along with the scope to deliver a sensitive layout (making the most of existing trees and hedgerows), and the provision of perimeter open space accommodating swales along the eastern boundary could help enhance the landscape character is the Site and improve the biodiversity gain through the use of native species.; and
- A proposed landscape scheme conditioned as part of any consent, with planting around all boundaries of the Site, could help enhance the landscape characteristics of the area and improve biodiversity gain through the use of native species and the regeneration of broad-leafed woodland, scrub and species-rich grassland habitat. Whilst the details of this landscape scheme could be reserved by condition, the broad principles of a landscape strategy could be agreed in advance with the Local Planning Authority, including a pallet of suitable species, in the process of securing any planning consent.

Secondary Measures

5.7 Through careful planning, siting and design during the assessment process the following additional measures have been considered for the purpose of this assessment, and they aim to integrate the Development within the local, county and regional landscape, and seek to improve the landscape and/or visual resource of the Site, and it's wider setting beyond its baseline condition. These measures would be guided by recommendations within the Delta-Simons ecological and arboricultural reports, and the management objectives/actions/guidelines within the *Landscape Character Assessment of West Sussex 2003* and the *South Downs Landscape Character Assessment 2020,* and these are illustrated in **Figures 5A and 5B**.

5.8 The secondary mitigation measures seek to:

a) **Retain Existing Hedgerows:** *To ensure the Development will function well and that the design adds to the overall quality and character of the landscape, not just for the short term but for the lifetime of the Development.* The existing hedgerows will be retained where possible and further reinforced with new native planting. This will help provide habitat linkages across the Site. Development will be pulled back from the Site boundaries to ensure hedgerows are given adequate protection and scope to develop as wildlife corridors;

b) **Protect Existing Trees:** *To create a positive landscape structure that is visually attractive and which works with the existing site features and site layout as well as integrating the Development into the context of the Study Area.* Existing trees will be retained where possible as they will assist in providing maturity to the new Development and softening of views across the area. The aim is also to restore and extend broad leaved oak and ash woodland and promote the natural regeneration and planting of small oak, ash and hazel broad-leaved areas to increase landscape diversity. The design will also look to plant new parkland trees along with scrub areas for wildlife purposes;

c) **Provide Structure Planting:** *To enhance the existing green infrastructure (GI) and biodiversity value of the Site through the creation of new habitats and linkages. This would seek to protect existing GI assets including the retained field boundary vegetation and wider landscape elements that contribute to both the natural environment and the built characteristics of the existing settlements.* The new structure planting will seek to build upon Site features such as hedgerows and trees. New planting will also be placed to help soften the Development with groups of trees to be reflective of the wooded character of the surrounding area. New planting will also be placed to help soften the development

with groups of trees to be reflective of the wooded character of the surrounding area and reduce the visibility of the new housing but tree planting densities will be lower at the southern end of the site to take into account the open landscape character and the need to protect this;

d) **Enhance Habitat Areas:** *To establish or maintain a strong sense of place, using the streetscape, building types and materials to provide an attractive setting for the new built form to provide a welcoming and locally distinctive place to live, work and visit.* A new SUDs will be located in the south-east corner of the Site for flood attenuation. Housing will be set back to provide a soft frontage and transition zone with these areas to ensure a more naturalistic and less engineered approach. Species rich grassland habitats will be restored and extended. The scheme will look to use species native to local meadows to encourage the overall reversion of arable cropping back to grassland helping to link up to other remaining areas in good condition. A new SUDs facility will also be located in the lower parts of the Site for flood attenuation where housing will be set back;

e) **Design of Built Form:** *To optimise the potential of the Development to accommodate and sustain an appropriate amount and mix of new facilities (including green and other public space). Work with and add to the network of public footpaths and open spaces which provide an opportunity for the enjoyment, recreation and understanding of the natural and cultural heritage of the Site.* The Site will look to support housing at lower densities to assist with the open countryside transition and to be reflective of the scale and grain of the residential areas to the west. The lower dwelling densities will also provide scope for green infrastructure (GI) linkages across the Site; and local vernacular will be taken into consideration in the design of the new dwellings with the use of locally appropriate finishes and styles; and

f) **Transition Zones:** *To create places that are safe, inclusive and accessible. Work to provide a locally distinctive design that seeks to promote an appropriate urban-rural transition with a high standard of amenity and opportunities for health and well-being.* The new housing will be arranged, where possible, as fronting the open space to avoid rear gardens (and associated domestic uses) being exposed in public views. This will also help enhance the landscape resource and the transition between urban and rural.

6.0 Conclusion

6.1 AAH has been commissioned to prepare a Landscape & Visual Impact Assessment (LVIA) for residential development on land east of Yapton Lane, Walberton, Sussex. The Development comprises an outline planning application including access, with all other matters reserved.

6.2 The Site is located within the West Sussex area of jurisdiction, centred on Ordnance Survey Grid Reference X497796, Y106014 and lies within the administrative boundary of Arun District Council.

6.3 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th July 2018. The following policies are relevant to landscape and visual matters:

- Policy C SP1: Countryside
- Policy GI SP1: Green Infrastructure and development
- Policy SD SP3: Gaps Between Settlements
- Policy LAN DM1: Protection of landscape character
- Policy D SP1: Design
- Policy D DM1: Aspects of form and design quality
- Policy ENV DM4: Protection of Trees

6.4 The assessment of the landscape and visual resource has considered the baseline conditions of the Site and Study Area. Sensitive receptors have been identified and an assessment of the potential effects arising from the Development have been reported. The landscape baseline includes a document review of the hierarchy of published landscape character assessments at different scales, which provide landscape receptors at National, County, Local and Site level:

- **National level** taken from the National Character Area (NCA) profiles produced by Natural England divides England into 159 National Character Areas, and the Study Area is covered by NCA profile 126: South Coast Plain;
- **County level** taken from the Council's Character Assessment *West Sussex Landscape Character Assessment, 2003 (WSLCA)* identifies six Character Areas within the entirety of

the Study Area, and the Site is located within the LCA SC8: Ashlings, Halnaker and Fontwell Upper Coast Plain with LCA SC9: Chichester to Yapton Coastal Plain at its southern boundary;

- **County level** taken from the *South Downs Landscape Character Assessment 2020 (SDLCA)* where the assessment identifies two LCAs within the Study Area, namely LCA B1: Goodwood to Arundel Wooded Estate Downland and LCA R1: South Downs Upper Coastal Plain where the Site is part of LSA 01: East Walberton Farmland.; and

- **Local level** taken from two assessments, the Council's WSLCA and the area covered by the South Downs National Park Authority, known as the SDLCA. At the Site Level, there are three Site based Areas (SCAs) SCA 01: Site North & East, SCA 02: Site South and SCA 03: Site West.

6.5 The character of the landscape that the *Site* is located within, or the *Study Area* is defined primarily by its generally flat topography and enclosed position due to its location to the east of Walberton, which provides a significant level of containment. The South Downs National Park boundary lies approximately 185m to the north at its closest point and this define the northern extent of the landscape by providing a strong rural back with significant areas of woodland cover and rising landform from where views extend towards the coastline.

6.6 The character of the landscape within immediacy and including the *Site* is dominated to the west by the Binsted Valley, which has an attractive rural character in parts and beyond it to the east lies the ancient village of Binsted. Even though the landscape surrounding the Site has a rural character there are negative influences arising from modern developments, urban fringe activities and rural diversification and consequently the Site has been assessed as supporting an urban fringe character. The key landscape features that make up the character of the Site, extracted from published character assessments and AAH desktop and field work can therefore be summarised as:

- The southern extent of the Site has a strong relationship with the wider arable landscape, which allows some visibility from the south and south-east although there are limited visual receptors;

- The visually prominent landscape to the north covered by the South Downs National Park Authority which forms a backdrop to the coastline and agricultural plain;

- The visually prominent woodland cover around Binsted to the east of the Site;

- The Site forming part of the gap between Walberton and the Binsted Valley to the east;
- PRoW 350 which runs east-west 50m south of the Site;
- The field boundary vegetation including strong hedgerows and some mature tree cover, which forms a strong feature along Yapton Lane;
- The tree belt which runs around the north eastern boundary, enclosing the Site; and
- The influence of the urban fringe on the western side of Yapton Lane.

6.7 The general visibility of the Site is a consequence primarily of its location at the eastern edge of Walberton and the Site is only consequently visible in close-range views from areas to the west and the south. The Site is close to the southern edge of the South Downs National Park where broad-leafed woodland makes an important contribution to the tree cover across the area and where medium and long distance views of the Site are hardly evident. The Site is open to close-range views from PRoW 350 to the south and the local road network to the west.

6.8 The overall visual condition of the *Site* is defined primarily by its high level of containment afforded by its boundary hedgerows and bordering woodland cover, topography and built form all which serve to provide a tight visual envelope.

6.9 At a **Local level**, the baseline landscape resource for LSA 01 (where the Site is located) would be altered during the **construction phase**. On balance, this change would not lead to the significant clearance of any positive landscape features in the wider area, however the construction traffic and activity, the forming of the new access, as well as the loss of two thirds of the larger field would bring about **moderate adverse** effects.

6.10 At a **Local level**, the baseline landscape resource for LSA 01 would be altered during the **operation phase**. On balance this change would be at odds with the partly rural character of the area and the receptors would perceive the completed housing at the southern, northern extent and western extent of the Site; however, even though the existing tree cover to each side of Yapton Lane would provide a robust level of screening, there would be **moderate adverse** effects.

6.11 At **Local level**, the baseline landscape resource for LSA 01 would be altered during the **residual phase**. However, mitigation measures would include new tree planting, open space, pedestrian connections and new habitat areas that would yield **minor adverse** effects.

6.12 At a **Site level**, the baseline landscape resource for SCA 01, SCA 02 and SCA 03 would be altered during the **construction phase**. On balance, this would include the removal of a single ash tree (T5) and a section of existing hedgerow to facilitate the new access point. The vegetation removal would open up views into the Site and construction traffic would be evident at this section of Yapton Lane giving rise to **moderate adverse** effects for all three SCAs.

6.13 At a **Site level**, the baseline landscape resource for SCA 01, SCA 02 and SCA 03 would be altered during the **operation phase**. On balance, this would comprise the sensitive placing of the new housing in the less exposed parts of the Site. The Development would be well 'set back' from the northern and eastern boundaries of the Site to allow a substantial buffer of open space to the Avisford Park Golf Course and to mitigate against the presence of the Binsted Valley beyond giving rise to **moderate adverse** effects for SCA 01, SCA 02 and SCA 03.

6.14 At a **Site level**, the baseline landscape resource for SCA 01, SCA 02 and SCA 03 would be altered during the **residual phase**. On balance, new planting would be provided as art of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas LCA SC8 and SC9 (October 2007). The planting could include native tree and shrub species forming part of the open space which could extend across the southern boundary at a density to suit the landscape character of the wider landscape to the south. The changes would give rise to **moderate/minor adverse** effects for SCA 01 and **minor adverse** effects for SCA 02 and SCA 03.

6.15 The baseline visual conditions of the *Site* would be altered during the **construction phase**, but these are limited to Viewpoints VP1A, VP1B, VP1C, VP2A, VP2B, VP3A, VP05 and VP06, the majority of which are close-range views of the Site. On balance, these views would introduce construction activity within the Site, which farms part of the wider agricultural landscape to the east of the settlement, but the works woold be well 'set back' from the Site boundaries, in particular the eastern boundary where it adjoins the Avisford Park Golf Club and the southern boundary, which affords intervisibility with PRoW 350. The changes would give rise to **negligible** effects to VP1D, VP2C, VP2D, VP3B, VP3C, VP4, VP07, VP08, VP09, VP10 and VP11, **minor adverse** effects to Viewpoint, VP1C, VP3A, VP05 and VP06, **minor/moderate adverse** effects to Viewpoint VP1A, **moderate adverse** effects to VP1B, and **major adverse** effects to VP2A and VP2B.

6.16 The baseline visual conditions of the *Site* would be altered as a result of the Development during the **operation phase**, which includes Viewpoints VP1A, VP1B, VP1C, VP2A, VP2B,

VP3A, VP05 and VP06, which are close-range views of the Site. On balance, these views would introduce the new housing, but it would be set back from the Site boundary where the Site access would be mainly visible and not out of character with this section of Yapton Lane. The changes would give rise to **negligible** effects to VP1D, VP2C, VP2D, VP3B, VP3C, VP04, VP07, VP08, VP09, VP10 and VP11, **minor adverse** effects to VP1A, VP1C, VP3A, VP05 and VP06, **moderate/minor adverse** effects to VP1B and **moderate/major** effects to VP2A and VP2B.

6.17 The baseline visual conditions of the *Site* would be altered during the **residual phase**; but these are limited to Viewpoints VP1B, VP1C, VP2A and VP2B, which are close-range views looking across the Site from its southern boundary. However, mitigation measures would be applied to reduce the effects to a more acceptable level in planning terms giving rise to **minor beneficial** effects to VP1C, **negligible** effects to Viewpoints VP1A, VP1D, VP2C, VP2D, VP3A, VP3B, VP3C, VP05, VP05, VP06, VP07, VP08, VP09, VP10 and VP11, **minor adverse** effects to VP1B and **moderate adverse** effects to VP2A and VP2B.

6.18 Through an iterative process (which is a fundamental part of the LVIA), the assessment work has shown there are opportunities for mitigation as part of the design process, and how the LVIA has been utilised (also with working alongside the urban design and master planners throughout the design process) in the evolution of the Indicative Site Layout. It has also shown there is scope to deliver mitigation as part of the Landscape Concept and Strategy Plans in support of the pending planning approval. Furthermore, there is scope to address detailed landscape design matters as part of any reserved matters application.

6.19 Through careful analysis and evaluation during the initial site selection stages consideration has been given to means of enhancing the landscape and visual resource of the Development. The Site is located at the edge of the existing settlement of Walberton and its largely influenced by its close built proximity. Furthermore, through careful planning, siting and design during the assessment process, additional mitigation measures have been considered to ensure the Development will be sympathetic to local character including the surrounding built environment as well as its immediate landscape setting. Most importantly, the Development notes the importance of good design and includes measures that will add to the overall quality of the area by providing visually attractive and good architecture, an appropriate layout and effective landscape design. Overall, the Development will seek to improve the landscape and visual resource of the Site and its wider landscape setting beyond its baseline condition by sustaining an appropriate amount and mix of housing types that will include important green space and linkages to the wider green infrastructure network of the West Sussex District.

Appendix A

PROPOSED METHODOLOGY

LVIA

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Proposed Methodology

Landscape and Visual Impact Assessment

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity (*Landscape Institute and Institute of Environmental Management & Assessment, 2013, p4*).

The process of assessing the visual and landscape impact of this application has been guided by the document 'Guidelines for Landscape and Visual Impact Assessment (2013)' (the "GLVIA"). The GLVIA provides the main guidance document of the production of LVIA reports. LVIA applies to all projects that could require a formal EIA (Environmental Impact Assessment), but also includes projects that may be assessed informally, where the principles and process of LVIA can also be used to assist in the 'appraisal' of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations.

The GLVIA, in the context of the EIA Directive, places an emphasis on the identification of **likely significant** effects. This should embrace all types of effect and includes, for example, those that are positive/beneficial and negative/adverse, direct and indirect, and long and short term, as well as cumulative effects. The emphasis on **likely significant** effects also stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects.

In accordance with the guidance, the two components of the LVIA are:

1. **assessment of landscape effects**: assessing effects on the landscape as a resource in its own right;
2. **assessment of visual effects**: assessing effects on specific views and on the general visual amenity experienced by people.

The interpretation of the GLVIA and the approach taken in our assessment is set out below.

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Landscape Impact Assessment Methodology

Landscape Effects

The assessment of landscape effects firstly establishes the baseline landscape conditions, providing an understanding of the landscape in the area that may be affected – its constituent elements and the way this contributes to its overall character, sensitivity and susceptibility to change – drawing from desktop-based research of known sources of published information on the landscape of the site and surrounding area, and from visiting the site. This allows the individual landscape elements known as 'landscape receptors' to be identified, and the landscape effects to be subsequently described, based on the **nature of the receptor** (sensitivity) and the **nature of the effect** likely to occur (magnitude).

An assessment of the significance of effects is then made. Each effect is considered in terms of its *sensitivity*; the susceptibility of the landscape to change and the value attached to the receptor. The extent to which a landscape can accommodate change due to development varies according to a range of factors such as land use, the scale and pattern of the landscape, visual enclosure, quality of view and the value of the landscape. Changes to the fabric and character of a particular landscape area may affect the perceived value of that landscape, giving rise to changes in its quality. Finally, each effect is considered in terms of its *magnitude*; the size, scale and extent of the effect, its duration and reversibility, and the **significance of effect** subsequently calculated, based on clearly defined assessment criteria of word scales in tabulated form. The significance of landscape effects ranges from negligible, through to minor, moderate and major. Such changes are described as either adverse or beneficial.

Establishing the Landscape Baseline

The GLVIA guidelines make a clear distinction between the characterisation process (in which the attributes of the landscape are described) and the judgment making process. This section of the assessment, the characterisation process, helps to establish the landscape baseline and aids subsequent judgements about the potential effects of the proposed development.

The GLVIA guidelines describe how landscape character assessments can be applied at different scales, from the national or European level to the parish level. Assessments are ideally prepared at different scales that should fit together as a nested series or a hierarchy of landscape character types and/or areas, such that each level of assessment adds more detail. The three main levels identified by the GLVIA guidelines are national and regional scale; local authority scale; and local scale. This assessment

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uses and presents a summary of the relevant published assessments at a national and regional scale and local authority scales. These wider character assessments are then used to provide the context for the local scale landscape assessment for the application site.

The GLVIA guidelines recommend that the characterisation process should be based on an assessment of natural, cultural and social factors and aesthetic and perceptual factors. These factors have been examined for the site's surroundings, the existing site as it stands today, and the site as it would be following completion of the development.

Determining Landscape Capacity and Sensitivity

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) [3rd Edition] sets out criteria relating to Capacity and Sensitivity. The following definitions are suggested:

- Overall landscape sensitivity refers primarily to the inherent sensitivity of the landscape itself, irrespective of the type of change that may be under consideration.
- Landscape sensitivity to a specific type of change is used where it is necessary to assess the sensitivity of the landscape to a particular change or development.
- Landscape capacity describes the ability of a landscape to accommodate different amounts of change or development of a specific type.

Sensitivity is the degree to which a particular landscape type or area can accommodate change arising from a particular development without detrimental effects on its character, and will vary with:

- Experience;
- Culture & Heritage;
- Land use;
- Natural form; and
- Wildlife.

Overall landscape sensitivity to change will be judged using a three-point verbal scale of high, medium or low. Judgements are then made for each of the constituent aspects of sensitivity and these assessments are tabulated to provide a profile of a particular landscape area. An overview is then taken of the distribution of the assessments of each aspect and this is used to make an informed judgement about the sensitivity of the landscape to accommodate the specific change. **Table 1** below provides the appropriate criteria for determining the sensitivity of specific components of a landscape character.

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Sensitivity	Definition of Landscape Sensitivity
High	Important components of landscape of distinctive character susceptible to relatively small changes.
Medium	A landscape of relatively common characteristics, reasonably tolerant of changes.
Low	A relatively unimportant landscape, the nature of which is tolerant of substantial change.

Table 1: Criteria for Assessing Sensitivity of Landscape Receptors

Determining Magnitude of Effects on Landscape Character

Table 2 below provides a description of the criteria used to assess the magnitude of effects on landscape character:

Magnitude of Effect	Assessment
High	Total loss of or major alteration to key elements/ features/characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
Medium	Partial loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that may be predominant, but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very minor loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic within the surrounding landscape – approximating the 'no change' situation.

Table 2: Assessing Magnitude of Effects on Landscape Character

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In general terms, changes to the actual landscape fabric will occur:

- within the site boundary for the proposed development;
- around the immediate setting and
- at the scale of the broader landscape type and character area.

The nature and magnitude of landscape impacts will change during the construction and development process. Some impacts may be adverse but only affecting the short term, whereas others may be minor impacts with residual effects, which may be of a more permanent nature. In addition, some impacts could be significantly mitigated by the landscape and other measures, which could have benefit in the longer term.

Potential impacts that may occur during the stages of the proposed development are summarised below.

Short term impacts are those that occur during the construction period. These are considered as follows:

- Site access, delivery and traffic movements;
- Earthworks and materials stockpiles;
- Construction equipment and plant;
- Utilities, including water and lighting;
- Temporary parking; and
- Site compound and accommodation.

At completion or the operation stage (15 years), the impacts are considered for the proposed development at the point of handover from the contractor to the developer or new owners of the development. The condition of the site will be fully operational and all landscape works will have been implemented and plant stock will be at a young stage. All paraphernalia associated with construction such as hoardings, tree protection and site compounds will have been removed.

Residual Impacts are taken to be those that occur for a duration of up to 15 years or more after completion reflecting any increased effects of mitigation over time due to the physical growth of the landscape structure:

- Presence of built structures and road infrastructure; and
- Improved landscape and green infrastructure.

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Residual impacts are similar to the impacts on completion but may be partially or wholly mitigated by the proposed landscape infrastructure, site management and other development proposals. That may not take full effect at completion.

Consideration of the impacts during the **operation stage** has been considered the most relevant for this assessment.

Determining Significance of Effects on Landscape Character

The potential significance of landscape effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the landscape character to change. These two variables can be correlated as illustrated in **Table 3** below. Therefore, a landscape effect of low magnitude may be assessed to have a moderate effect in a highly sensitive landscape such as an Area of Outstanding Natural Beauty (AONB) or a National Park. In general, the following principles apply:

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

Table 3: Principles of Assessing the Significance of Landscape Effects (Assessment Matrix)

The above consideration of the sensitivity of the landscape character with the magnitude of the potential effects provides an overall assessment of the potential significance of effects. However, this process is not a quantitative process; there is not an absolute scoring system, and although considerations are made according to recognised features and methods of working as outlined in this report, the correlation of the two factors is, in the end, a matter of professional judgement.

An assessment of the significance of an effect can be derived from the combination of the 'sensitivity' of a landscape and the 'magnitude' of the effect. **Table 4** below provides a brief definition of the full range of significance criteria. These ratings reflect the existing site condition, established use and

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existing planning consents, but also the nature and scale of the proposed development. Landscape effects may be beneficial or adverse and are assigned a significance rating.

Significance	Definition
Negligible	The proposed scheme is appropriate in its context and may be difficult to differentiate from the surrounding landscape character.
Minor	The proposed scheme would cause a barely perceptible effect within the receiving landscape's characteristics.
Moderate	The proposed scheme would cause a noticeable difference to the landscape.
Major	The proposed scheme would completely change the character of the landscape for a long period of time or permanently.

Table 4: Landscape Effect Significance Definitions

Negligible effects can be derived from high, medium or low sensitivity combined with negligible magnitude.

The following standards are used in assessing whether the effects are short, medium or long term.

- Construction phase Short term: < 12 months
- Operation phase Medium term: 1 to 15 years
- Residual phase Long term: > 15 years

In an application for proposed residential development for example, this would have long term effects, which would be permanent with the effects ultimately being irreversible.

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Visual Impact Assessment Methodology

Visual Effects

The assessment of visual effects describes the changes in the visual character of available views and in the visual amenity of particular receptors arising from the development. To establish important visual receptors, a digital mapping visibility exercise is undertaken to illustrate those areas of the landscape from which the development may or may not be experienced. From this, a range of viewpoints are selected to demonstrate the potential effects of the proposed development, taking account of a range of factors, including:

- the accessibility to the public;
- the potential number and sensitivity of viewers who may be affected;
- the viewing direction, distance (i.e. short, medium and long distance views) and elevation;
- the nature of the viewing experience (e.g. static views, views from settlements and views from sequential points along routes);
- the view type (e.g. panoramas, vistas and glimpses);
- the potential for cumulative views of the proposed development in conjunction with other developments.

The sensitivity of visual receptors and views will be dependent on the context of the view, the importance of the view and the nature of the receptor. The scale or magnitude of visual change is affected by scale, the degree of contrast, the permanence of the effect, the angle of view, distance and the extent of change.

Determining the Sensitivity of Visual Receptors

Sensitive receptors are assessed on the basis of which points provide the clearest views of the site. The sensitivity of visual receptors is typically assessed by ascribing one of the following levels: high, medium or low sensitivity to change. The sensitivity of visual receptors and views will depend on the context of the view, the importance of the view and the nature of the receptor. **Table 5** below provides a description of the criteria used to define the sensitivity of the visual receptors:

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Sensitivity	Definition of Visual Receptor
High	The principal views from public buildings; beauty spots and picnic areas. Users of outdoor recreational facilities including recreational footpaths, cycle routes or rights of way, whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes. Designated scenic drives.
Medium	People engaged in outdoor sports or recreation (other than appreciation of the landscape), attractive rural lanes and 'B' roads. Secondary views from public buildings.
Low	Views from heavily industrialised areas or commercial buildings or commercially engaged pedestrians, whose attention may be focused on their work or activity rather than the wider landscape, people travelling through or past the landscape on A roads, train lines or other main transport routes.

Table 5: Criteria for Assessing the Sensitivity of Visual Receptors

Determining the Magnitude of Effects on Visual Receptors

Magnitude is determined by the distance from the viewer, the extent of change in the field of vision, the proportion or number of views affected and the duration of each from each receptor, or a sequence of views that may have transient views (e.g. along a road).

Generally, greater weight is given to visual effects on public viewpoints than on private properties. Due to access restrictions, the magnitude of effect on view character for all receptors, including public properties, is on the basis of ground-level views (e.g. from the ground floor level).

Table 6 below provides a description of the criteria used to assess the magnitude of effects on visual receptors:

Visual Receptor Magnitude	Assessment
High	Total loss of, or major alteration to, key elements/features/characteristics of the baseline view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving view.
Medium	Partial loss or alteration to one or more key elements/features/ characteristics of the view and/or introduction of elements that may be predominant, but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving view.

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Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving view.
Negligible	Very minor loss or alteration to one or more key elements/features/ characteristics of the baseline view and/or introduction of elements that are not uncharacteristic within the view – approximating the 'no change' situation.

Table 6: Assessing the Magnitude of Effects on Visual Receptors

Determining Significance of Effects on Visual Receptors

The potential significance of visual effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the receptor to change. These two variables can be correlated as illustrated in **Table 7** below. Therefore, a visual effect of low magnitude may be assessed to have a moderate effect from a highly sensitive receptor such as a national recreational resource. Similarly, a low magnitude may have a moderate effect on a particularly sensitive visual receptor such as an important recreational route. In general, the following principles apply:

	Magnitude of Effect			
Sensitivity of Receptor to Change	**Negligible**	**Low**	**Medium**	**High**
High	Negligible	Moderate	Moderate/Major	Major
Medium	Negligible	Minor/Moderate	Moderate	Moderate/Major
Low	Negligible	Minor	Minor/Moderate	Moderate

Table 7: Principles of Assessing the Significance of Visual Effects (Assessment Matrix)

The above consideration of the sensitivity of the receptors with the magnitude of the potential effects provides an overall assessment of the potential significance of effects. However, this process is not a quantitative process; there is not an absolute scoring system, and although considerations are made according to recognised features and methods of working, as outlined in this report, the correlation of the two factors is, in the end, a matter of professional judgement. An assessment of the significance of an effect can be derived from the combination of the 'sensitivity' of a visual receptor and the 'magnitude' of the effect.

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Table 8 below provides a brief definition of the full range of significance criteria. These ratings reflect the existing site condition, established use and existing planning consents, but also the nature and scale of the proposed development. The visual effects arising from changes in the appearance of the view associated with the development and perceived by the visual receptor may be beneficial or adverse and are assigned a significance rating.

Significance	Definition
Negligible	The proposed scheme is appropriate in its view. It may be difficult to differentiate from its surroundings within the view and would affect very few or no receptors.
Minor	The proposed scheme would result in a perceptible but limited visual effect and would affect few receptors.
Moderate	The proposed scheme would cause a noticeable difference in the view and would affect several receptors.
Major	The proposed scheme would completely change the appearance of the view for a long period of time or permanently. It would affect many receptors.

Table 8: Visual Effect Significance Definitions

Negligible effects can be derived from high, medium or low sensitivity combined with negligible magnitude. The following standards are used in assessing whether the effects are short, medium or long term.

- Construction Phase Short term: < 12 months
- Operation Phase Medium term: 1 to 15 years
- Residual Phase Long term: > 15 years

In an application for proposed residential development for example, this would have long term effects, which would be permanent with the effects ultimately being irreversible.

The following standards are used in assessing whether the views are close, mid or long range.

- Close Range < 0.5km
- Mid-range 0.5 to 2km
- Long-range > 2km

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Glossary of Terms

Analysis (landscape)	The process of breaking the landscape into its component parts to understand how it is made up.
AONB	Area of Outstanding Natural Beauty
Assessment (Landscape)	An umbrella term for description, classification and analysis of the landscape.
Baseline	Record and analysis of existing landscape and visual conditions.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Countryside	The rural environment and its associated communities (includes the coast).
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape, e.g. roads, hedges and woods.
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.
Field Pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Heritage	Historic or cultural associations.
Indirect Impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway.
Land Use	The primary use of the land, including both rural and urban activities.
Land cover	Combinations of land use and vegetation, that cover the land surface.
Landform	Combinations of slope and elevation, that produce the shape and form of the land.
Landscape	Human perception of the land conditioned by knowledge and identity with a place.

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Landscape Capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of the change being proposed.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates a particular sense of place in different areas of the landscape.
Landscape Characteristics	Landscape Characteristics refer to the combinations of landscape elements and features which make a particular contribution to the character of an area including experiential characteristics such as tranquillity and wilderness.
Landscape Character Type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape feature	A prominent eye-catching element, e.g. wooded hilltop and church spire.
Landscape Quality	Is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale, without unacceptable adverse effects.
Landscape Value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.

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Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Sense of place	The essential character and spirit of an area.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process.
Threshold (significance)	A specified level in grading effects e.g. of magnitude, sensitivity or significance.
Visual Amenity	The value of a particular area or view in terms of what is seen.
Visual Impact	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).
Visual Envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
ZTV	Zone of Theoretical Visibility. The theoretical area within which a proposed development may have a Visibility (ZTV) influence or effect on visual amenity based on computer tests which usually use a 'bald' landform surface without e.g. trees, hedgerows or built-up areas.
Zone of Visual Influence	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

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References

The Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013).

An Approach to Landscape Character Assessment, Natural England (2014).

Technical Guidance Note 06/19 Visual Representation of Development Proposals, Landscape Institute (17 September 2019).

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Appendix B1

ILLUSTRATIVE VIEWPOINT PHOTOGRAPHS

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Western end of the tree belt which separates the Site's northern boundary from the Avisford Park Golf Course

Tall hedgerow bordering the road which forms the western boundary of the Site, and contains mature trees (largely ash, with oak and sycamore)

Existing residential area which borders Yapton Lane with overhead wires, signage and softwood fencing all detracting from the view

Sycamore T12 (marks NW corner of the Site)

Hedgerow H2

Ash group TG11

Viewpoint Photograph 01A: View from Yapton Lane at Linden Homes site

Location: 18m north-west of Site

Grid Reference: X497681 Y106238

One of the ash trees situated on the Site's western boundary

Hedgerow bordering Yapton Lane situated at the top of a bank to the east of the road provides visual enclosure to the Site

Ash and sycamore trees contribute to the leafy character of the road

Ash group TG10

Hedgerow H2

Ash T9

Ash T8 (Oak T7 behind)

Viewpoint Photograph 01B: View from Yapton Lane at Avisford Park Lane (PROW 333)

Location: 14m west of Site

Grid Reference: X497668 Y106075

The Site

Trees within land associated with the old forge and in the foreground at Walberton Lodge are important features of the view, as is the former blacksmith's forge on the far side of The Street

Hedgerow and trees bordering Yapton Lane reduce visibility towards the Site, and only the western boundary hedgerow can be seen; traffic on Yapton Lane is a major detractor in the view

Sycamore and Ash trees lend a leafy wooded character to Yapton Lane to the south of the Site

Hedgerow H2

Sycamore T3 (Ash T4 partly visible behind it)

Viewpoint Photograph 01C: View from Yapton Lane at Blacksmiths Corner

Location: 45m south-west of Site

Grid Reference: X497641 Y105769

Trees bordering Yapton Lane enclose the road creating a tunnel-effect and screening views towards the Site

Walberton Farm is not visible due to the dense tree cover bordering the road

Vegetation bordering the road denies views to the east

Viewpoint Photograph 01D: View from Yapton Lane at PROW 328

Location: 480m south of Site

Grid Reference: X497715 Y105333

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The Site

2.5m high hedgerow along with mature Ash and sycamore trees bordering Yapton Lane screen the highway from view

Open views across the Site and towards woodland to the north within the National Park

Shelterbelt of broadleaf trees bordering the northern and eastern boundaries encloses the Site to the east, as well as a single mature oak tree on the Site's southern boundary with the PROW

Viewpoint Photograph 02A: View from PROW 350 at Site's south-west corner

Location: 1m south of Site

Grid Reference: X497687 Y105806

The Site

The upper-storeys of some of the residential properties situated to the west of Yapton Lane are visible across the Site's boundary hedgerow

Tree cover encloses Yapton Lane but the upper parts of some properties along the highway are visible adjacent to the Site

Shelterbelt of trees bordering the Avisford Park Golf Course encloses the Site and beyond there are views towards woodland at Hedgers Hill and Glatting Beacon.

Hedgerow H2

Sycamore T12

Hedgerow H1

Viewpoint Photograph 02B: View from PROW 350 at Site's south-east corner

Location: 1m south of Site

Grid Reference: X498011 Y105883

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The Site

Woodland copse bordering Binsted Valley and Avisford Park Golf Course screens the Site from view

Woodland occupying Binsted Valley screens the Site from view, although part of the shelter belt bordering the Site's northern boundary can be seen

Existing residential area at Hedgers Hill is visible beyond the golf course with dense woodland beyond

Viewpoint Photograph 02C: View from PROW 350 at Saint Mary's Church, Binsted

Location: 260m east of Site

Grid Reference: X498231 Y106041

The Site

PROW 342 runs along the edge of the field to the left of the view, which is bounded to the south by a mixed-species hedgerow

The Glebe House and Mount Pleasant, situated by Binsted Lane, are visible over the hedgerow on the far side of the large arable field in the foreground

Buildings at Church Farm can be seen to the right

Viewpoint Photograph 02D: View from PROW 342

Location: 0.78km east of Site

Grid Reference: X498734 Y106176

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Tree cover bordering Binsted Valley obscures views to the south

Part of the open arable field within the Site can be just glimpsed through the shelterbelt which borders Avisford Golf Course

One or two of the residential properties bordering Yapton Lane are just visible beyond the shelterbelt

Viewpoint Photograph 03A: View from Binsted Lane at The Black Horse Public House

Location: 312m east of Site

Grid Reference: X498011 Y106435

One of the houses at Mount Pleasant bordering the road can be partially seen to the left

The belt of trees bordering the eastern limits of the Site can be seen in the distance with tree cover along Yapton Lane beyond

Woodland copse bordering Binsted Valley limits further views to the west

Viewpoint Photograph 03B: View from Binsted Lane at Church Farm

Location: 310m east of Site

Grid Reference: X498157 Y106298

The Site

Tree belt bordering the Avisford Park Golf Course can be seen beyond the greens and the wide open arable field in the foreground

Belt of woodland in the Binsted Valley largely obscures views towards the Site

Hedgerow in the foreground and woodland along Binsted Valley dominates the view to the right

Viewpoint Photograph 03C: View from Binsted Lane at Binsted Nursery

Location: 460m east of Site

Grid Reference: X498484 Y105889

The Site

One of the buildings at Walberton Farm can be glimpsed through a gap in the hedgerow

Hedgerow with trees on the field boundary in the foreground reduces visibility towards the Site

A large oak tree is a strong feature of the view and little can be seen beyond it

Viewpoint Photograph 04: View from PROW 355

Location: 1km south-east of Site

Grid Reference: X498799 Y105271

The Site

Trees along Binsted Lane reduce visibility to the south

Tree cover surrounding the property of Ashurst situated to the far side of the large arable field reduces visibility to the south but one of the buildings at Walberton Farm (to the south of the Site) can be seen across the Site in the distance to the left of it

Dense tree cover at Little Danes Wood encloses the view

Viewpoint Photograph 05: View from PROW 336

Location: 0.64km north of Site

Grid Reference: X

The Site

Rooftop and chimneys of the Grade II listed farmhouse at Church Farm can be seen across the hedgerow bordering the field in the foreground

Hedgerows and woodland extend to the horizon

Some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow enclosing the field

Viewpoint Photograph 06: View from Old Scotland Lane (PROW 338)

Location: 590m north-east of Site

Grid Reference: X498158 Y106673

A line of mature trees marks Britten's Lane, beyond which dense woodland at Little Heath Plantation can be seen across an arable field

The woodland at Little Heath Plantation and tree cover beyond gives the impression of a heavily wooded landscape to the south and fields can be seen only in the far distance

Some of the buildings at Norton can be seen amongst the trees beyond the fields in the midground

The Site

(approximate location)

Viewpoint Photograph 07: View from PROW 375 by Keepers Cottage

Location: 4.3km north-west of Site

Grid Reference: X494184 Y108710

Large arable fields to the west of Binsted are partially visible between the blocks of woodland

The rooftop of St Richard Catholic Church in Slindon can be seen amongst the trees in the foreground while woodland groups on the plain to the south combine to screen views of the Site

Tree cover on the plain to the south is again the strongest feature of the view and largely encloses Walberton

The Site

(approximate location)

Viewpoint Photograph 08: View from PROW 2970

Location: 4.04km north-west of Site

Grid Reference: X495591 Y109647

The Site is not visible due to the dense woodland cover which characterises the Study Area

The English Channel can be seen in the far distance

Woodland to the north of Slindon encloses the view to the right

The Site

(approximate location)

Viewpoint Photograph 09: View from Mill Lane (PROW 382-2)

Location: 2.75km north-west of Site

Grid Reference: X496482 Y108694

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Woodland and tree cover on the plain to the south combine to create a strong wooded backdrop to the open arable fields in the foreground

Woodland south of the A27 screens views towards the Site, and a large area of agricultural nurseries to the south-west of Walberton and a tower block in Bognor Regis both detract from the view beyond

Part of one of the settlements to the west of Walberton is visible in the distance beyond the woodland which occupies the midground

The Site

(approximate location)

Viewpoint Photograph 10: View from Long Lane at PROW 415

Location: 2.6km north-east of Site

Grid Reference: X499581 Y108107

Hiorne Tower

Stone from Sevastopol on the Crimean Peninsula

Broad-leafed trees obscure views to the west

The Site

(approximate location)

Viewpoint Photograph 11: View from Arundel Park

Location: 3.9km north-east of Site

Grid Reference: X501259 Y108105

Appendix C1

LANDSCAPE ASSESSMENT TABLE

LOCAL LEVEL

These findings are provided in response to the pre-application consultation and engagement with the Local Planning Authority (the LPA) during June/July 2021. The findings are therefore presented with the benefit of some early-stage consultation with the LPA or their appointed landscape specialist but are likely to be subject to further review and refinement during the subsequent outline planning application stage.

During the subsequent outline planning application stage, approval is sought from the LPA or their landscape specialist on the LVIA Baseline, which comprises the Methodology (Appendix A), the viewpoint rationale (Table V1), the Illustrative Viewpoint Photographs (Appendix B1), the extent of the study areas (Figures 3A and 3B) and the viewpoint locations (Figure 04).

This LPA approval is critical to mark the beginning of an iterative dialogue and unveil the early identification of particular concerns that can lead to the resolution of landscape & visual issues well in advance of the outline application being determined. The purpose of early engagement, as promoted by the National Planning Policy Framework (NPPF), Feb 2019, is to provide approval of the baseline work (the 'Baseline') that underpins the appraisal and evaluation process of this report.

Local Sub Area (LSA)	LSA Baseline	Sensitivity of LSA	Potential Effects on LSA	Magnitude of Change	Significance of Effect
LSA 01: East Walberton Farmland	**Experience:** The LSA sits between Yapton Lane and Binsted Valley and consists in the main of relatively flat open arable farmland with large fields which allow wide long-range views towards the largely wooded southern slopes of the South Downs and some long-range views towards the Sussex Downs with their wooded southern slopes and distant features such as Glatting Beacon. However, the LSA is largely inaccessible and is crossed by just one PROW. **Culture & Heritage:** The LSA is crossed by the PROW 350 which forms part of an ancient road linking Walberton to Binsted and beyond. **Land use:** Modern arable farming is the predominant use with very large open fields, and relatively few hedgerows and tree cover. It contains two farms located along dead-end tracks running eastward from Yapton Lane, known as Walberton Farm and Lower Farm. Overall the land use displays a uniform and homogenous character due to the large agricultural estates mainly under arable production and the open setting to the landscape. The LSA also includes a solar farm at its southern end.	Medium	The **Site is located** within this character area at its northern extent and the Site forms part of the open arable field forming the foreground to the golf course and the Binsted Valley, and is visible from areas to the south, including PRoW 350. The **construction phase** would result in some direct effects within this LSA to include primarily construction works within (approximately) two thirds of the north-western part of the large field located at the northern extent of the LSA. The works would be located to the north of PROW 350 from where they would be openly visible although significantly set back from the Site boundary to reduce the impacts on the PROW. The construction would involve the loss of (approximately) two thirds of the existing (larger) arable field, but this would not compromise the wider integrity of the characteristics typical to the LCA. The **operation phase** would be localised and contained within the north-western extent of the LSA. Furthermore, the Development would be consistent with the baseline character of Walberton to the west, which is typically a built-up area and largely in residential use. On balance, the scale, massing and layout of the Development could reflect the prevailing character of the housing at	Construction Phase: Medium Operation Phase: Medium Residual Phase: Low	Construction Phase: **Moderate Adverse** Operation Phase: **Moderate Adverse** Residual Phase: **Minor Adverse**

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	Natural form: The LSA is characterised by open and relatively flat farmland which rises very gently to the north. **Wildlife:** Though largely open arable farmland, the fields, though often very large, are bounded by hedgerows (with some trees). Hedgerows tend to comprise a mix of native species, and therefore afford some wildlife value (and also interconnect woodland habitats to either side of the LSA), as do the mature trees, which consist of ash, oak and sycamore. There is a relatively low density of trees due in part to Dutch Elm Disease and the Great Storm of 1987.		Yapton Lane, and although the Development would be evident from PRoW 350 at the western edge of the Avisford Park Golf Course looking back towards the settlement edge, it would be perceived as a logical extension to Walberton. Finally, the strong vegetation structure along the northern and eastern boundary with the golf course would provide a robust backdrop to the Development. Moreover, with the high level of tree cover and the existing hedgerow which strongly defines the boundary with Yapton Lane at the settlement edge, the overall effects on the character of the LSA would be limited to only a short section along its northern most part. The **residual phase** would bring about some changes, but they would not significantly compromise the overall integrity of the LSA as landscape mitigation measures could be applied to offset or remedy any landscape and visual effects. Open space provided around the perimeter of the Development would enable the new housing to be set-back from the boundaries. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007) and could include: • **Hedgerows:** Retention, enhancement and restoration of hedgerows so that the design continues to add to the overall structure of the landscape where typically the arable fields are sub-divided by		

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			substantial hedges containing trees and supporting a wide range of native species; • **Roadside Trees:** Promote management of these important assets allowing for their future growth and planting new trees as to become features in the long-term; • **Woodland:** Design in high-quality native woodland to soften the new housing but also provide ecosystem services, become an amenity asset and contribute to the enhancement and regeneration of woodland cover lacking elsewhere in the local area; • **Binsted Valley:** Conserve the intimate wooded valley landscape and enhance and manage the streams and meadows; • **Species-rich Grassland:** Restore and extend native habitats of chalk grassland and calcareous meadows in the open space areas to encourage the reversion of arable cropping back to chalk grassland. This grassland bordering Binsted Valley could be highly effective in linking to areas within and to the east of the valley which are still in good condition and effective in contributing to bio-diversity and regenerative land management; • **Tree Cover:** Restore and extend broad-leaved oak woodland and promote the natural regeneration and planting of oak,		

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			and ash broad-leaved woodlands around the Development margins. This planting would typically reflect the character of the wider area where woodland is associated with settlement, farmsteads and the Binsted & Slindon Woodland areas. The Development could look to plant new parkland trees (and retain veteran trees for wildlife purposes) and also include woodland habitat linking to the SuDs basin to increase landscape diversity within the lower south eastern portion of the Site; • **Structure Planting:** Provide new areas of structure planting particularly around the Site perimeter to enhance character, but taking account of the open landscape character and the need to protect and conserve long-range views to the north and east of the area; and • **Green Infrastructure:** Improve recreational linkages to tie in with existing roads, rights of way, key viewpoints and functional 'greenspace'. Explore opportunities to extend existing corridors through biodiversity and wildlife improvements, in particular, enhance woodland edges with shelterbelt planting with a significant component of evergreen species.		
LSA 02:	**Experience:** This is an 'Intimate hidden valley' enclosed to either side by field boundaries with trees, and the northern end contains some attractive mixed	High	The **construction phase** would result in some direct effects within this LSA to include primarily construction works within the north-western part of the large field bordering the	Construction Phase: Low	Construction Phase: **Moderate Adverse**

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Binsted Valley & Avisford Park	deciduous woodland bordering the greens of Avisford Park Golf Course at the northern end of the valley, bordering the woodland. It has a distinctly rural character owing to its natural form with woodland blocks and views towards the expansive areas of dense woodland to the north and east. **Culture & Heritage:** The LSA includes what may have formed part of the mediaeval village at Binsted: according to British History Online: "*the uneven surface of the field north of the church, which now stands isolated, may suggest that there was a village there, linking the church with the former vicarage and the manor house (Church Farm), which are known to be on early sites: a spring near the church makes the site suitable for early occupation. Near the former vicarage what are thought to be the platform for a tithe barn and a medieval bellfounding pit have been excavated.*" **Land use:** The LSA is defined by the Binsted Valley which contains areas of woodland and meadow and includes the associated narrow strips of land either side of it as well as Avisford Park, the character of which is closely linked to that of the northern end of the valley which contains the Avisford Park Golf Course, as well as some woodland blocks at its southern end bordering the railway.		north-western extent of the LSA. Construction noise and activity would be perceived from only a limited part of the valley at its northern end, with lighting, and other construction activity being incongruous with this tranquil location; however, impacts would be temporary and localised with much of the wider LSA to the south being unaffected. The **operation phase** would be localised and contained within the north-western part of the large field bordering the north-western extent of the LSA, where it would be largely screened by the shelterbelt which borders the golf course, and so the effects on the character of the LSA would be limited and localised with much of the wider LSA to the south being unaffected. The **residual phase** would bring about some changes, but they would not significantly compromise the overall integrity of the LSA as mitigation measures could be applied to offset or remedy any landscape and visual effects. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character area SC8 (October 2007) with significant area of open space around the full northern, eastern and southern perimeters containing new screen planting with a component of evergreen species and woodland groups.	Operation Phase: Low Residual Phase: Low	Operation Phase: **Moderate to Minor Adverse** Residual Phase: **Minor Adverse**

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	Natural form: The LSA occupies part of the upper south coast plain and is characterised by the valley of the Binsted Brook, a winterborne chalk stream, which drains southwards into the River Arun. **Wildlife:** The winterborne stream of Binsted Brook, bordered by both woodland, grassland and meadows, provides important wildlife habitat for a wide range of species.				
LSA 03: Binsted Farmland	**Experience:** This is a tranquil rural landscape comprising arable farmland extending from the winding Binsted Lane to the broadleaved woodland which borders the LSA to the east, and is served by a number of PROWs. Binsted Lane is a no-through road and so remains distinctly quieter than the busy routes of Yapton Lane and the A27 to the west and north. **Culture & Heritage:** Binsted has been settled since at least the mediaeval period, with strong connections to the woodland at its northern edge and the LSA includes St Mary's Church which dates from the early 12th century, while Mesolithic flakes, flints, and axes have been found within the south-east corner of Binsted parish. **Land use: T**he LSA largely comprises rural farmland, with outlying farms surrounding	High	The **construction phase** would result in no direct effects within this LSA since it is bordered by relatively strong tree cover and woodland blocks within and bordering Binsted Valley to the west. However, lighting and noise from the construction works would be indirectly perceptible from the LSA, albeit for a temporary period and would be incongruous with the tranquil rural character of the landscape. The **operation phase** would be localised and contained within the north-western part of the large field on the far western side of the Binsted Valley, where it would be largely screened by intervening hedgerow trees, woodland and the shelterbelt which borders the golf course, and so the effects on the character of the LSA would be limited with much of the wider LSA towards the east being unaffected.	Construction Phase: Low Operation Phase: Low Residual Phase: Negligible	Construction Phase: **Moderate to Minor Adverse** Operation Phase: **Moderate to Minor Adverse** Residual Phase: **Negligible**

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	the hamlet of Binsted and Binsted Nursery a sole outlier of the horticultural industry with its dense clusters of glasshouses and polytunnels found to the south of Walberton to the west of the LSA. **Natural form:** Binsted lies upon Tertiary gravels and clays. Where the clay meets the Upper Chalk near the northern boundary, it is mixed with flinty gravels. **Wildlife:** Although largely comprised of large arable fields, the LSA is bordered by remnant semi-natural broadleaved woodlands, and benefits from interconnecting hedgerows and trackways which provide important habitats for wildlife. The LSA also contains some smaller remnant field patterns in the area to the south of Binsted Wood, connected by strong hedgerows with trees or set within and enclosed by the surrounding woodland areas.		The **residual phase** would bring about some changes, but they would not significantly compromise the overall integrity of the LSA as mitigation measures would be applied to offset or remedy any landscape and visual effects. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character area SC8 (October 2007), with significant area of open space around the full northern, eastern and southern perimeters containing new screen planting and woodland groups, which would screen the new housing from any part of the LSA and reinforce the woodland which encloses it and contributes to its tranquil character.		
LSA 04: Binsted & Slindon Woodland	**Experience:** The LSA comprises a part of the large woodland which extends eastward to Arundel and northward into the South Downs, and is a tranquil and attractive area of broad-leafed woodland, served by many PROWs and crossed by the busy A27, with quiet rural lanes including Binsted Lane to the south of the A27 and Mill Lane and Shell bridge Road to the north of it. The A29 also crosses the LSA at the north-western extent of the Study Area.	High	The **construction phase** would result in no direct effects within this LSA since it is physically separated from the Site by strong tree cover and woodland blocks within and bordering Binsted Valley to the west. However, lighting and noise from the construction works may just be indirectly perceptible from the LSA, albeit for a temporary period and would be incongruous with the tranquil character of the landscape.	Construction Phase: Low Operation Phase: Low	Construction Phase: **Moderate to Minor Adverse** Operation Phase: **Minor Adverse**

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	Culture & Heritage: The ancient woodland has provided much for the long-settled area around Binsted, with areas of coppice and pasture for domestic animals as well as hunting and traditional forest products and food. **Land use:** This substantial area of broad-leafed woodland consists of mixed deciduous oak and ash with remnants of coppicing, Binsted's woods were evidently part of Arundel forest, which in the early 15th century included Avisford in Walberton. **Natural form:** Land within the LSA gradually rises to the north, with localised winterborne chalk stream valleys running north-south across it. **Wildlife:** The LSA, being comprised almost completely of woodland (much of it designated as ancient) is privately owned and managed in a non-intensive way and so as a result is extremely rich in wildlife habitat. Binsted Wood is the largest species-diverse broad-leaved woodland remaining on the coastal plain in West Sussex and nationally important as it comprises over 250 acres which is very rare in the UK, and so has great importance for wildlife. It is home to deer, bats, badgers, foxes, and rabbits, dormice and squirrels, water voles; and a wealth of		The **operation phase** would be localised and contained within the north-western part of the large field on the far western side of the Binsted Valley, where it would be largely screened by intervening hedgerow trees, woodland and the shelterbelt which borders the golf course, and so the effects on the character of the LSA would be limited with much of the wider LSA being unaffected. The **residual phase** would bring about some changes, but they would not significantly compromise the overall integrity of the LSA as mitigation measures would be applied to offset or remedy any landscape and visual effects. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 (October 2007), with a significant area of open space around the full northern, eastern and southern perimeters containing new screen planting and woodland groups, which would screen the new housing from any part of the LSA and reinforce the woodland cover surrounding it contributing to its tranquil character, and providing benefits in biodiversity and wildlife habitat.	Residual Phase: Low	Residual Phase: **Minor Beneficial**

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	birds – woodpeckers, owls and other raptors, tits, and woodcocks. The woods are also host to a multitude of insects such as Purple Emperor, White Admiral and Fritillary butterflies, moths, beetles and spiders. The southern woodland edge within the LSA with its small enclosed fields and projecting belts and copses is particularly valuable for wildlife being at the crossover of the various habitats.				
LSA 05: Walberton & North End Farmland	**Experience:** The LSA is distinctly more settled than those LSAs to the east and north of it, and it contains the village of Walberton and extends to the north, west and south of it, where there are quite a number of farms. The area to the south, while partly rural and relatively tranquil also contains a dense area of horticultural nurseries and polytunnels and the area is crossed by some busy roads, with the busy Yapton Lane bordering it to the east, the A27 crossing it to the north. The Street forms the basis for the village of Walberton, while Tye Lane, West Walberton Lane, Eastergate Lane, Barnham Lane and Lake Lane cross the area around the village. **Culture & Heritage:** Walberton itself is an attractive village with buildings from a variety of periods. It is protected in part by the Walberton Conservation Area designated in 1990, which is made up of two separate areas: the western area includes the village green and pond, and	Medium	The **construction phase** would result in some direct effects within this LSA to include primarily construction works within the north-western part of the large field located to the east of the LSA on the far side of Yapton Lane, from which works would be openly visible for a limited stretch north of Blacksmiths Corner. Here the new Site access onto Yapton Lane would result in the loss of a section of the existing hedgerow and a single ash (T5) to provide for the new access road. A localised concentration of traffic within the eastern part of the settlement would also result, however, such impacts would be temporary and localised with much of the wider LCA towards the south west being unaffected. The construction would involve the loss of (approximately) two thirds of the existing arable field to the east of the LSA, but this would not compromise the wider integrity of the characteristics typical to this LSA. The **operation phase** would be localised and contained by the existing residential areas bordering Yapton Lane. Moreover, the	Construction Phase: Low Operation Phase: Low Residual Phase: Negligible	Construction Phase: **Minor Adverse** Operation Phase: **Minor Adverse** Residual Phase: **Negligible**

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	the eastern area is centred on The Street and includes the Church and Walberton House. **Land use:** Apart from the settlement of Walberton and outlying farms and cottages, the LSA is largely in a mixture of arable and pastoral use, with horticultural and agricultural industrial units concentrated to the south of Walberton, but also featuring to the west and north of the settlement. **Natural form:** The LSA is relatively flat but rises gently towards its northern edge. **Wildlife:** Remnant semi-natural broadleaved woodlands (particularly to the north and south of Walberton) and interconnecting hedgerows and trackways provide important habitats for wildlife, as well as boundary hedgerows and garden trees which form a mosaic of interconnected habitat across the LSA.		Development would be consistent with the baseline character of Walberton, which is typically a built-up area and largely in residential use where it adjoins the Site with Yapton Lane. On balance, the scale, massing and layout of the Development could reflect the prevailing character of the housing at Yapton Lane, and although the Development would be evident from Yapton Lane, it would be perceived as a logical extension to the settlement. Finally, due to the strong vegetation structure along Yapton Lane (bordering the Site to the west) with a number of mature trees and the well-established existing hedgerow which defines the boundary with Yapton Lane at the settlement edge, the effects on the character of the LSA would be reduced. The **residual phase** would bring about some changes, but they would not significantly compromise the overall integrity of the LSA as mitigation measures could be applied to offset or remedy any landscape and visual effects. The mitigation would be guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007), and the new housing would be set back from Yapton Lane behind the existing hedgerow which contains a number of mature trees. This planting could be reinforced with additional parkland trees to join with the parkland areas adjacent to Avisford Park Road. At the northern part of the Site, the new native tree		

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			and shrub planting within linear open space between Yapton Lane and the new housing would provide a soft, leafy frontage to the Site and enhance the wildlife connectivity along this boundary. The new planting could also include replacement sections of hedgerow for those sections removed to provide the new access. Overall, the landscape mitigation would seek to enhance and build upon the existing leafy character of Yapton Lane.		

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Appendix C2

LANDSCAPE ASSESSMENT TABLE

SITE LEVEL

These findings are provided in response to the pre-application consultation and engagement with the Local Planning Authority (the LPA) during June/July 2021. The findings are therefore presented with the benefit of some early-stage consultation with the LPA or their appointed landscape specialist but are likely to be subject to further review and refinement during the subsequent outline planning application stage.

During the subsequent outline planning application stage, approval is sought from the LPA or their landscape specialist on the LVIA Baseline, which comprises the Methodology (Appendix A), the viewpoint rationale (Table V1), the Illustrative Viewpoint Photographs (Appendix B1), the extent of the study areas (Figures 3A and 3B) and the viewpoint locations (Figure 04).

This LPA approval is critical to mark the beginning of an iterative dialogue and unveil the early identification of particular concerns that can lead to the resolution of landscape & visual issues well in advance of the outline application being determined. The purpose of early engagement, as promoted by the National Planning Policy Framework (NPPF), Feb 2019, is to provide approval of the baseline work (the 'Baseline') that underpins the appraisal and evaluation process of this report.

Landscape Assessment (Site Level)

Site Character Area (SCA)	SCA Baseline	Sensitivity of SCA	Potential Effects on SCA	Magnitude of Change	Significance of Effect
SCA 01: Site North & East (Shelterbelt bordering golf course)	This SCA consists of the northern and eastern boundaries of the Site which are **defined by** a shelterbelt of trees and shrubs of approximately 8m in height. Species noted include: • field maple (acer campestre), • ash (Fraxinus excelsior), • holly (Ilex aquifolium), • blackthorn (Prunus spinosa), • hawthorn (Crataegus monogyna), • rose (Rosa sp.), • guelder rose (viburnum opulus). The **landscape characteristics,** as a result include: • a sense of enclosure as a result of the shelterbelt; • a soft boundary which screens views to the east, with some limited glimpses into the golf course in winter months anticipated), and which combines with the woodland beyond to give a strong wooded backdrop to the Site from PROW 350 to the south and from Yapton Lane to the west; and • A strong backdrop to views across Binsted Valley from the east which screens the Site from view in the	Medium	The **construction phase** would result in some direct effects within this character area to include traffic and the potential noise and increased activity levels on the Site. There would be effects resulting from the noise of the operating Site machinery and lighting and there may also be some effects arising from drainage operations. However, such impacts would be temporary and localised and the adjoining area of the golf course and the Binsted Valley would remain unaffected. On balance, the construction operations would be well 'set back' from this north and eastern boundary, and the existing shelterbelt would be retained and protected in full. The construction works would involve the loss of approximately two thirds of the existing arable field, which makes up part of the agricultural landscape to the east of the settlement. On balance however, the northern and eastern areas of the Site, would remain predominantly undeveloped thus concentrating the construction activity to less sensitive western and central areas. Vegetation loss would be limited to areas where highways improvements are required along Yapton Lane away from this part of the Site. The construction activity and subsequent loss of two thirds of the open field is a localised change.	Construction Phase: Low Operation Phase: Low Residual Phase: Medium	Construction Phase: **Moderate Adverse** Operation Phase: **Moderate Adverse** Residual Phase: **Moderate to Minor Adverse**

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	summer months with some glimpses into it only, at limited locations such as Binsted Lane at the Black Horse Public House (and slightly more visibility in winter months would be anticipated). There are no **built form characteristics** associated with this boundary, due to the tree cover provided by the shelterbelt and woodland within the golf course beyond, as well as the closest building (Black Horse Public House) being at least 285m away to the east on the far side of Binsted Valley.		The **operation phase** would be localised and contained within a small part of the northern and eastern extent of the Site. The Development would directly impact a section of the open agricultural landscape replacing arable land use with a housing development. The layout has been developed focus the development to the central and western areas of the Site, adjacent to the existing settlement edge of Yapton Lane (so as to read as an extension of the housing), and would retain the more sensitive northern and eastern sections. Housing would be orientated so as to reflect the form of the shelterbelt and a substantial band of open grassland is proposed along the northern and eastern sections of the Site. The Development and subsequent loss of this part of the arable of the "southern slopes", is localised in a larger character area, and subsequently limits the compromise the wider integrity of the characteristics typical to the character area The **operation phase** would result in some effects on this SCA, however the new housing would be well 'set back' from this boundary '. Limited effects would also arise from machinery noise and lighting. The **residual phase** would see new planting provided as part of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007) and could include significant areas of native		

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			tree and shrub planting with woodland groups, scrub and meadow forming part of the open space which would run along this side of the Development. This would provide a significant screening from the effects of light and noise (although these effects would be greater in winter months), along with benefits including greater resistance from increased biodiversity, enhanced wildlife habitat and food sources, healthier soil life and shelter from westerly winds, none of which are provided by the open monoculture of the existing arable field.		
SCA 02: Site South (PROW 350)	This SCA consists of the southern boundary of the Site which is **defined by** PROW 350 which passes along a narrow strip of grassland between the two large existing arable fields. The **landscape characteristics** include: • Wide-open views across the open fields towards the woodland to the north and east, and towards the tree cover at the settlement edge to the west; • A single large mature oak tree located approximately 130m from the eastern boundary with the golf course; • Very limited vegetation with just some bramble scrub at the far western end close to Yapton Lane. The **built form characteristics** associated with this boundary are:	Medium	The **construction phase** would result in some direct effects to include primarily construction works within the south-western part of the Site, between approximately 40m and 80m from the PROW to the north. Construction noise and activity would be openly perceived, with lighting, pile-driving and other construction activity being incongruous with this tranquil location, and machinery and cranes would feature in the views to the north of the PROW. However, these effects would be temporary. While the construction activity would directly impact on the central sections of the Site, this activity is focussed to areas that are more internal and adjacent to the existing settlement edge along Yapton Lane, and would retain the more sensitive northern and eastern section of the Site. The **operation phase** would introduce new housing to the north of the PROW, and	Construction Phase: Medium Operation Phase: Medium Residual Phase: Low	Construction Phase: **Moderate Adverse** Operation Phase: **Moderate Adverse** Residual Phase: **Minor Adverse**

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	• Residential properties bordering Yapton Lane which are prominent in views from this SCA; • Walberton Farm, some of the buildings can be seen openly across the large open arable field to the south of the PROW.		although this would be well set-back, from the western end, it would be incongruous with the otherwise rural backdrop to the view, as would the new highways, parked vehicles, lighting and fencing. However, from the eastern end, the new housing would be set in context with the existing residential area at Yapton Lane, and would be further set back, reducing its effect. The **residual phase** would see new planting provided as part of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007) and could include significant areas of native tree and shrub planting with woodland groups, scrub and meadow forming part of the open space which would occupy the open space at the southern end of the Development. This would provide a significant screening from the effects of light and noise (although these effects would be greater in winter months), along with benefits including greater resistance from increased biodiversity, enhanced wildlife habitat and food sources, healthier soil life and shelter from westerly and southerly winds, none of which are provided by the open monoculture of the existing arable field.		
SCA 03: Site West (Yapton Lane)	This SCA consists of the western boundary of the Site which is **defined by** Yapton Lane, The **landscape characteristics** include:	Medium	The **construction phase** would result in some direct effects including the removal of a semi-mature ash tree and a section of the existing hedgerow which would open up views into the Site and construction traffic would concentrate at this point of Yapton Road, where there could	Construction Phase: Medium Operation	Construction Phase: **Moderate Adverse** Operation

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	• Dense thorn hedgerow along almost the full length of the Site's boundary with Yapton Lane, which almost completely encloses it from view (there is one gap close to its northern end), and combines with the mature trees growing along its length to give a leafy character to Yapton Lane; The **built form characteristics** associated with this boundary are: • Residential properties bordering Yapton Lane which are prominent in views from this SCA along with front gardens, with hedging, fencing, walling, driveways, parked cars and signage; • Traffic on what is quite a busy route is a major detractor, creating noise and reducing tranquillity significantly.		be open views across the wider activity on Site. Hoarding could potentially reduce these views, but there would be an impact on the character of the highway along with noise and lighting, which would all detract from the leafy character of the lane. The **operation phase** would introduce the new housing, but it would be set back from Yapton Lane to allow for a landscape buffer. However, there would be some open views towards the new housing since the replacement hedgerow and tree planting would not yet be planted – or would be not yet sufficiently established to have any great benefits at the site entrance, and some of the rooftops may form part of the backdrop when looking east from Yapton Lane. The **residual phase** would see new planting provided as part of landscape mitigation and guided by the management objectives within the *West Sussex Land Management Guidelines* for character areas SC8 and SC9 (October 2007) and could include native tree and shrub planting forming part of the open space which would occupy the open space provided along the full length of this SCA. This would provide a significant screening from the effects of light and noise (although these effects would be greater in winter months), along with benefits including greater resistance from increased biodiversity, enhanced wildlife habitat and food sources, healthier soil life and shelter from westerly and southerly winds, and increased tree cover and the provision of	Phase: Low to Medium Residual Phase: Low	Phase: **Moderate Adverse** Residual Phase: **Minor Adverse**

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			valuable green infrastructure would be of benefit to the settlement as a whole.		

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Appendix D

VISUAL VALUE

These findings are provided in response to the pre-application consultation and engagement with the Local Planning Authority (the LPA) during June/July 2021. The findings are therefore presented with the benefit of some early-stage consultation with the LPA or their appointed landscape specialist but are likely to be subject to further review and refinement during the subsequent outline planning application stage.

During the subsequent outline planning application stage, approval is sought from the LPA or their landscape specialist on the LVIA Baseline, which comprises the Methodology (Appendix A), the viewpoint rationale (Table V1), the Illustrative Viewpoint Photographs (Appendix B1), the extent of the study areas (Figures 3A and 3B) and the viewpoint locations (Figure 04).

This LPA approval is critical to mark the beginning of an iterative dialogue and unveil the early identification of particular concerns that can lead to the resolution of landscape & visual issues well in advance of the outline application being determined. The purpose of early engagement, as promoted by the National Planning Policy Framework (NPPF), Feb 2019, is to provide approval of the baseline work (the 'Baseline') that underpins the appraisal and evaluation process of this report.

VP 1A: Yapton Lane by Linden Homes site **VP 1B:** Yapton Lane at junction with Avisford Park Lane (PRoW 333) **VP 1C:** Yapton Lane at junction with Blacksmiths Corner		
Factor	**Indicators of Landscape Value**	**Judgement on Landscape Value**
Landscape quality (Condition)	**Condition & heath:** Of the trees bordering the Site to the western boundary, the Delta-Simons Arboricultural Survey (DSAS), March 2021 notes that *"All on-Site trees appear to be in fair condition."* However, it also notes: "*Given the Site's agricultural use and the semi-mature age of the majority of trees, it is surmised that major damage to the root systems has likely been sustained through recent agricultural on-Site working practices through compaction and ploughing".* The DSAS also notes that the hedgerow containing ash trees which are the major features of these views (along with the road itself and the vegetation bordering the gardens on its west side) are in fair condition. Trees prominent in most these views include ash group TG11, ash T9, ash T8 and oak T7 (T2 in the TPO) and the DSAS notes these are fine trees varying between 13m and 18m in height, and despite the presence of some deadwood and ivy are in fair condition. Of the trees within the hedgerow, the DSAS notes that TG13 is noted to be in good condition and is given category B2, while Sycamore T12 is in fair condition, and assessed as category C2.	**Fair to Good** - since the views reveal how the intact hedgerow with individual hedgerow trees make a distinctive contribution to the landscape of the settlement edge, and also enhance the value of Yapton Lane an important wildlife corridor in the context of the local landscape and the settlement edge.

	Of the hedgerow bordering Yapton Lane, H2, the DSASnotes that this is: "*an intact species-poor hedgerow. The height of the hedgerow was 2m with a maximum width of 1m. Species present were blackthorn, hawthorn and hazel Corylus avellana… Ash, sycamore and pedunculate oak were present as occasional semi-mature and mature single trees and groups within the hedgerow. The hedgerow had been managed and dormouse nest boxes were present*." The views show part of the south-west corner of the Site which are defined by hedgerow H1, and by sycamore T3 and ash T4. The DSAS confirms the condition of these trees to be: "No obvious damage" with "*Ivy clad*" and "*scattered deadwood*" to ash T4. **Intactness:** The hedgerow (which forms the Site's western boundary) with its individual hedgerow trees contributes some important rural characteristics and enhances the continuity of tree cover along Yapton Lane. The hedgerow also provides an important wildlife corridor linking the shelterbelt to the north with smaller blocks of trees to the south. The good tree cover and distinct historic character at this edge of the village create a notable entrance to the village, which the conservation area status has helped to preserve. The Delta-Simons Preliminary Ecological Appraisal (PEA), March 2021 notes that although the hedgerows are intact they are species poor, but they may be utilised by a range of bord species for breeding. With regards to the trees on the boundaries of the Site, the PEA notes that "*The scattered trees and hedgerows on the boundaries provide*	

	ideal foraging and commuting habitat and also connect the Site to the wider area, and the Site was assessed as having moderate value for foraging and commuting bats" .: The PEA also notes that *"There were scattered broadleaved trees associated with the boundaries of the Site, the majority of which were in the hedgerow on the western boundary of the Site (Photograph 1). Species included semi-mature ash Fraxinus excelsior, sycamore Acer Pseudoplatanus, and mature pedunculate oak Quercus robur."* Finally, the PEA also notes that "*Two hedgerows have been identified as assessed as part of the hedgerow survey. They were both assessed against the Hedgerow Regulations (1997) and they did not support the number of woody species or associated features required to meet criteria required for an Important Hedgerow."*	
Scenic quality	The hedgerow and individual trees bordering the Site on the east side of Yapton Lane, and the vegetation bordering the gardens upon its west side combine to create a leafy character, although the busy road creates noise and disturbance which rather detracts from the scenic nature of the view. The Delta-Simons Arboricultural Survey (March 2021) (DSAS) notes on the trees in visual termsthat they are *"located within a hedgerow and standing at heights of up to 14m, form a linear feature along the western boundary of the Site. They are highly visible when viewed from Yapton Lane and provide a degree of screening to the Site, while contributing to the street scene and semi-rural landscape."*	**Fair to Good**- since the views reveal how Yapton Lane forms the eastern edge of Walberton and the intact hedgerow with individual trees make a disitnctive contribution to the landscape as a whole, by enhancing the leafy setting to the village. The trees and other vegetation within the gardens of the existing residential area on the western side of Yapton Lane also make an important contribution to this character. Overall, a landscape in good condition with an intact historic village street scene and good tree cover. The views often comprise relics of a rural landscape with historic buildings, stone walls and good tree cover. There are some detractors, those being the modern road signs, some overhead cables (barely noticeable) and the heavy traffic using Yapton Lane.

	Despite the busy road junction at Blacksmiths Corner, the views hold a distinct scenic quality which is a result of the broad-leafed trees which border the road and the proximity of historic buildings which bring a great deal of character to the landscape. Landscape character assessment of West Sussex (LCAWS) affirms this, and sets out the need to "*conserve and enhance the character of villages*" and "*Promote good management of important village and roadside trees. Plant new tree features in villages".*	
Rarity	Individual hedgerow trees are relatively rare within the farmland to the east of the village which gives them greater value and they are an important feature of these views. The junction with Blacksmitsh Corner also displays some of the unique features of the village, which include Forge Cottages at the eastern edge of the Walberton Conservation Area.	**Fair** – The relative rarity of individual hedgerow trees within the farmland bordering the village gives greater emphasis and value to these important features of the landscape. The views also form part of a lane that exhibits some historic buildings.
Representativeness	*Not applicable*	*Not applicable*
Conservation interests	The DSAS notes that "*Ash, sycamore and pedunculate oak were present as occasional semi-mature and mature single trees and groups within the hedgerow. The hedgerow had been managed and dormouse nest boxes were present*." It also notes that oak T7 has moderate Bat Roost Potential. The PEA notes that "*Whilst the majority of the Site is arable land of low ecological value, the boundaries of the Site, consisting of hedgerows and scattered trees are of much higher ecological value with Tree 2 listed as an ancient tree".*	**Fair** – hedgerow and trees provide wildlife habitat and a corridor which provides some connection between fragmented local habitats.

Recreation value	PROW 350 meets Yapton Lane, while there is a good provision of footways along the roadside.	**Good –** Pedestrian access comprises a good network of footways and public rights of way.
Perceptual aspects	The views feature a dense hedgerow and individual trees which lends a leafy character to the road. In contrast, the signposts, overhead cables, fencing and the new access road to the Linden Homes site combine to create a local collection ofr urban characteristics which is to the detriment of the rural edge of the village. Overall, the individual trees bordering the road give it a leafy character which gives it a 'sense of place'.	**Fair to Good -** The hedgerow and trees reinforce the wider leafy character of Yapton Lane, although new access road to the Linden Homes site and softwood fencing, and signage combine with the busy road to detract from the pleasant rural experience at this viewpoint. The tree cover brings a special character to the eastern entrance to Walberton village.
Associations	• Sir William Anson (1843–1914), jurist, academic and politician, was born in Walberton. • Frederick Marquis, 1st Earl of Woolton (1883–1964), businessman and government minister, is buried in Walberton churchyard. Rosemary Sutcliff (1920–1992), children's writer, spent the latter part of her life in Walberton.	**Good** – the village of Walberton has some notable associations, of which these are just a few.

OVERALL

VP1A, VP1B hold ***fair value*** overall***,*** since the view shows the benefits of the tree cover within the hedgerows which soften the skyline to the east of the village, and provide a wildlife corridor all which contribute to the rural characteristics along Yapton Lane. The view also demonstrates the benefits of the tree cover at the settlement edge which softens the established residential area to the east of the village and shows this vegetation as a strong part of the visual experience at this eastern edge of Walberton.

VP1C holds ***good value*** overall, since the view demonstrates the benefits of the tree cover at the settlement edge which encloses and softens Yapton Lane and views towards the Site, and provides an attractive leafy entrance to the village of Walberton. This view takes in the eastern edge of the Walberton Conservation Area, and Forge Cottages can be seen to the left, while the hedgerow and tree cover bordering both sides of Yapton Lane form a wildlife corridor.

VP 2A: PROW 350 by Site's south-west corner **VP 2B:** PROW 350 by Site's south-east corner **VP 2C:** PROW 350 by Saint Mary's Church, Binsted **VP 2D:** PROW 342 by Binsted Park		
Factor	**Indicators of Landscape Value**	**Judgement on Landscape Value**
Landscape quality (Condition)	**Hedgerows and trees:** • Hedgerow H2 with individual trees along Yapton Lane softens views towards the settlement reinforcing the rural character of the landscape. The DSAS states that it is managed; • Hedgerow H1 provides a soft backdrop to the open arable field within the Site and reinforces the wooded character of the landscape bordering Binsted Valley and The DSAS states that it is managed on the Site side and this can be seen in the illustrative visualisation for this Viewpoint at Appendix B; **Effects of intensive agriculture**: The views show how the landscape within the Site is in poor condition being in intensive arable agriculture cultivation, and the DSAS notes: "*Given the Site's agricultural use and the semi-mature age of the majority of trees, it is surmised that major damage to the root systems has likely been sustained through recent agricultural on-Site working practices through compaction and ploughing. T2 is in an exposed position within an open area on the southern boundary and supports rip outs. The remaining trees display minimal signs of an adverse effect from wind having been protected from prevailing winds by the adjacent residential buildings to the west.*"	**Fair to Good** - since despite the intensive cultivation within the Site which has resulted in damage to the landscape and its ecology, it has the possibility to be regenerated if beneficial land management practices were taken up. The backdrop of the views in all directions show how this is a wooded landscape and furthermore there are few built features and so the views retain a strong rural character. This landscape offers important habitats and is in good condition due to the absence of urban intrusion or busy roads, and the views show its semi-natural condition, with a range of habitats including meadow and forest. The arable landscape is in poor condition; however the hedgerows are species-rich along the PRoW and the backdrop of the views show tree cover around Binsted village and along Binsted Lane.

	Landform: Binsted Valley is noted in the LCASW for its *"Steep-sided stream valleys add variety, for example in the Binsted area."* **Arable cultivation**: The arable fields show a poor condition in contrast to the surrounding forest and small pastoral fields and the diverse meadows and wetland of the Binsted Valley. **Trees and hedgerows**: The horizon is wooded and there are some species-rich hedgerows.	
Scenic quality	**Forest backdrop**: The presence of hedgerows and trees bordering the Site and within the adjacent gardens, as well as shelterbelt to the north gives a strong wooded backdrop to the view and provides much of the special character of this landscape. **Scenic views**: Views towards the rising hills within the South Downs National Park (SDNP) give the landscape here a scenic quality. The LCAWS notes this as a key characteristic of the landscape character area SC8: *"A transitional landscape. Clear views to the higher ground of the Downs to the north."* This is a tranquil open landscape with views towards the oak forest to the north and east, and the species-rich hedgerows alongside the PROW also contribute to the experience of the rural landscape to the east of Binsted.	**Good to Fair**– Hedgerow H2 and the trees within it provide separation from the busy Yapton Lane including oak T1. The horizon is softened by tree cover and forest in all directions and this helps to enclose and soften the arable field, and the long views towards the South Downs are an important feature of this landscape. The foreground view supports little features, the horizon is softened by tree and woodland cover in all directions and this helps to enclose and soften the arable field. – The wildflower meadows with individual oak and forest beyond on the horizon presents many scenic qualities. St Mary's Church can also be seen in some parts which stands out from the surrounding arable landscapes by virtue of its spire. Despite the bland landscape of the large arable fields the tranquillity and surrounding hedgerows and tree cover make this a scenic landscape, in which part of the village of Binsted can be seen amongst the trees bordering Binsted Lane.

	Natural beauty: These are varied views with a diverse stand of forest as a backdrop, indidual oak trees and wildflower meadows. **Special character**: As summarised on the website: https://www.arundelbypass.co.uk *"Binsted feels isolated and enclosed, cut off from modern life by its stream valley, its other boundary streams and its massive woods. The lane is a no through road so there are few cars. It is not really 'remote' from centres of population, but this makes the perception of remoteness all the more valuable."*	
Rarity	**Ancient route:** PROW 350 which allows access to this landscape is an ancient road which crosses the landscape east-west. **Distinctive landscape:** The LCAWS note that this one of the key characteristics of the landscape character area which encompasses the Site and the landscape seen in this view is "*the distinctive landscapes of Binsted valley".* **Ancient history:** Victoria County History notes of the parish: *"Binsted is historically a peninsula or spit of land. It was cut off from the coastal plain by marsh on three sides; this was the reason why Binsted lane wanders in a U-shape. Within this 'island', Binsted's self-sufficient mediaeval parish, separate until 1933, raised its own taxes and had a poorhouse next to the church. The central fields were farmed communally, and not enclosed until 1606 or 1615 with some 'strips' surviving in 1840"*	**Good** – this landscape has an ancient history with an ancient east-west road to the right of the view and there is a roman villa under Site within the central part of the view. This is a distinctive and unique landscape within the wider landscape to the south of the SDNP, which offers diverse habitats and a feeling of intimacy, and there is ancient settlement present. This is a landscape which has been cultivated since ancient times, and where there has been a close relationship with the adjacent oak forest, which formed part of the larger Arundel Forest.

Representativeness	**Key characteristic of LCA**: "*Intimate hidden valleys at Binsted*" is identified as a Key Characteristic of landscape character area SC8 within the LCAWS. **Transitional landscape:** The farmland around Binsted represents a The LCAWS notes this as a key characteristic of the landscape character area SC8: *"A transitional landscape."*	**Good to Fair** – This is an important character area within the local landscape and a key feature of the rural landscape to the east of Walberton. Although not representative of the smaller pastoral fields around Binsted, the views retain some of the elements of this transitional landscape between the forest and the more settled landscape of the upper coastal plain.
Conservation interests	**Species-rich hedgerows:** The Binsted village landscape notes how many of the local hedgerows are species-rich and this is evident with the hedgerow to the left. **Wildflowers**: Locally, it notes: *"The farmers and landowners of Binsted manage small, ancient pasture fields rich in orchids, rare flushed fen floral habitat in grazing marshes, and large undulating arable fields where common land used to be and where special wild plants such as blue cornflowers and poppies can be seen."* This is not the case with the open arable field in the view, but the uncultivated borders of the field may well contain wildflowers which are present locally. The PEA notes that "*There is an ancient tree in the hedgerow bordering the Site at the southern edge with a second tree off-Site to the south east".* The LCAWS identifies that *"Stream valleys, both ephemeral and permanent, add to the nature conservation interest".* The Land Management Guidelines within the LCAWS state: *"Conserve the rural character of the Binsted valley to the east. Conserve and enhance historic features of Binsted*	**Fair to Good** - This is a rural landscape and it is assumed that it has high ecological value. Species diversity is certainly high and there are a range of habitats including meadows, forest, wetland and watercourse. The views show some valuable features such as the species-rich hedgerow, and the trees and forest in the backdrop. While the arable field has little conservation value its borders are likely to contain wildflowers.

	especially in the vicinity of the golf course. Conserve and manage the streams and their sides in the Binsted valley."	
Recreation value	**PROW:** PROW 350 which allows access to this landscape is an ancient road which crosses the landscape east-west. This is part of the same route as the PROW which continue towards Walberton on the west side of Binsted Lane.	**Good** – The PROW allows this landscape to be enjoyed and it provides a great resource for walking and enjoyment of the local countryside, since there is a greater feeling of tranquility and remoteness within and to the east of the Binsted valley. There is a great feeling of tranquility and remoteness here between the Binsted valley and the oak forest to the east of these fields.
Perceptual aspects	**Openness:** Although the foreground landscape of an arable monoculture presents little in the way of natural interest, it is the sense of openness and space which gives this landscape its special quality and this contributes to the rural character of the Site. This is a tranquil landscape, since Binsted Lane is a no-through road and the view, standing by St Mary's Church, is also a peaceful scene. **Tranquility:** This is a tranquil landscape with open views towards the oak forest at the edge of the SDNP, and it also forms part of the experience of the wider east-west route of the PROW.	**Good** – Open landscape which allows long views towards the SDNP and a sense of freedom and space in contrast to the enclosure of the nearby roads and village streets. A peaceful, tranquil landscape where the foreground meadow offers open views across the northern part of the valley and forest forms the backdrop to the views. The sense of openness and tranquility contrasts with the forest to the east and allows open views across the deeply rural landscape to the east of Binsted.
Associations	*Not applicable*	*Not applicable*

OVERALL

VP2A, VP2B, **VP2C** and **VP2D** hold a **good value** overall, since the tree cover provides a soft backdrop to the arable field within the Site and to the settlement edge, and there are long-range views towards the South Downs National Park from the footpath (PROW 350). This is a unique landscape with a rich history and rural tradition and the views show how the landscape has a strong wooded horizon , yet a feeling of space, with a variety of native tree species and a wildflower meadows. The PROW itself is part of an ancient route with a species-rich hedgerow running alongside and tree cover along Binsted Lane and forest nearby create enclosure. There is a tranquil character here away from busy roads (Binsted Lane is one-way only).

Visual Value (Viewpoints)

VP 1D: Yapton Lane at PROW 328 **VP 3A:** Binsted Lane by The Black Horse Public House **VP 3B:** Binsted Lane by Church Farm **VP 3C:** Binsted Lane by Binsted Nursery **VP 04:** PROW 355 by Oakley Cottages		
Factor	**Indicators of Landscape Value**	**Judgement on Landscape Value**
Landscape quality (Condition)	**Arable expansion:** The expansion of arable farming has undoubtedly been a detrimental factor in the condition of this landscape. The open field systems appear devoid of life, and the views available are generally through gaps in the hedgerows which border Binsted Lane; **Binsted Valley and the golf course:** The golf course is a notable feature that presents a bland area of lawn but in contrast, the surrounding tree cover within the valley creates intimacy in the landscape and provides diversity and habitat; **Tree cover at Walberton:** Tree cover bordering Yapton Lane forms a backdrop in views, which creates a soft horizon and includes some individual oak. These views show that there is no consistent hedgerow along the lanes in the wider landscape, specifically on the east side of Yapton Lane and that bramble scrub is instead present along parts of the field boundary. The views also show that ivy is present in the individual trees which will reduce their useful lifespan. However, on balance there is a good presence of trees along the local lanes.	**Good to Fair** – This is a mixed landscape, with arable agriculture resulting in a bland open landscape bordered by good hedgerows which have suffered neglect. The forest and Binsted Valley and tree cover bordering the eastern edge of Walberton bring some better-quality elements which raise the value of the landscape. The landscape supports long narrow field systems probably reflective of ancient farming practices, and are bordered by hedgerows with some good quality trees within them. However, the encroachment of arable farming at the field margins has resulted in neglect to the hedgerows and undoubtedly some damage to the trees. There are many roadside trees though unmanaged and ivy is present and while there is no hedgerow in parts, only bramble scrub is present.

	Hedgerows: The hedgerows along the field boundary have some gaps and appear unmanaged, but they still define the field boundary and protects the trees within it. **Pasture**: The narrow field of pasture through which several PROW pass are often improved grassland but bordered by good hedgerows. These fields are likely to be reflective of the old field patterns which have been lost through arable expansion.	
Scenic quality	**Openness:** There are open views across the Avisford Park Golf Course from Binsted Lane, and the Black Horse is a distinctive feature along the lane since further views can be had from its terraced garden. **Wooded horizon:** Tree cover bordering the Site (comprising hedgerow H2 largely in the DSAS) encloses the views across the area and tree cover beyond provides a soft backdrop which merges with the forest to the north (. **Panorama:** These are often glimpsed views which sometimes allow an open panorama across the arable fields towards forest within Binsted Valley. Tree cover bordering Yapton Lane can often be seen on the horizon. **Oak trees**: Individual oak trees provide an important feature in the landscape. **Views to the west**: There are some glimpsed views from the PROW towards the landscape to the west including farm buildings at Walberton Farm which add to the visual interest.	**Good to Fair** – Open views across the golf course within the valley from the tranquil Binsted Lane, which carries little traffic. The open midground and wooded horizon create a pleasing landscape in visual terms. A rural landscape with forest forming the backdrop to Binsted Lane. This is a heavily managed landscape, though rural, but it has some features of interest which include the forest within the Binsted Valley and tree cover bordering Yapton Lane. With many roadside trees there is a leafy character to the local lanes, including Yapton Lane, there are also small glimpses across the farmland from these lanes.

	Skyline: Despite the poor condition of the landscape the views hold a scenic quality, typically with long views to the north, and a soft skyline fringed with hedgerow trees bordering the Site and the settlement edge.	
Rarity	The Binsted village website notes of this landscape: *"The old parish's western boundary is the steep-sided Binsted Rife valley, thought to be a glacial meltwash valley formed by water running off the Downs at the end of the last Ice Age. Though only 60 ft deep at Avisford, the valley is a dramatic feature, almost completely hidden until you are within it. The northernmost part is wooded, the central area includes a golf course (with a footpath bridge across the Rife), and the southern part is a haven for wetland wildlife."*	**Good** – This is a unique landscape with a glacial valley and a watercourse which flows from the forest to the north to the Arun to the south.
Representativeness	*Not applicable*	*Not applicable*
Conservation interests	**The LCAWS**: notes the importance of Binsted Valley and the conservation of its habitats: *"Conserve and enhance historic features of Binsted especially in the vicinity of the Golf Course. Conserve and manage the streams and their sides in the Binsted Valley. "* It refers to Binsted again under the heading of biodiversity: *"Steep-sided stream valleys add variety, for example in the Binsted area."* Under land management guidelines a key aspect is: *"Conserve and enhance the character and settings of small villages and hamlets."* **Binsted Valley**: The Land Management Guidelines within the LCAWS state: *"Conserve the rural character of the*	**Good to Fair** – The Binsted Valley is noted as a key characteristic of the landscape character area in which the Site is situated, and it is a diverse landscape with many habitats and an ancient history. **T**he arable fields represent a landscape of poor biodiversity, but the hedgerow and forest areas provide important habitats and contribute to habitat connectivity. The narrow copses which border the local lanes also provide wildlife corridors, as do the trees and scrub, including the east side of Yapton Lane

	Binsted valley to the east. Conserve and enhance historic features of Binsted especially in the vicinity of the golf course. Conserve and manage the streams and their sides in the Binsted valley." **Hedgerows**: The presence of good hedgerows bordering Binsted Lane provides value in the landscape and The Land Management Guidelines within the LCAWS notes the need to "Conserve hedgerows and allow for the growth of hedgerow trees." The hedgerows provide a wildlife corridor along Binsted Lane that link with the forest areas and wetland habitats along the stream valley. The large arable fields provides little in the way of habitat. **Wildflowers**: Though this was not confirmed by fieldwork since this was carried out in the autumn, the Binsted Village website notes how the smaller pastoral fields have a strong biodiversity with rare wildflowers occurring locally: *"The farmers and landowners of Binsted manage small, ancient pasture fields rich in orchids, rare flushed fen floral habitat in grazing marshes, and large undulating arable fields where common land used to be and where special wild plants such as blue cornflowers and poppies can be seen."*	
Recreation value	The Black Horse public house represents an important resource for recreation, as does the Avisford Park Golf Course, and Binsted Lane is used by local people for walking, cycling and horse-riding. The lane is used for recreation including horse-riding, cycling and walking locally since it is a no-through road. PROW 355 forms part of a good network of footpaths around Binsted and adds to the value of this landscape. PROW 328 meets Yapton Lane, and there is a footpath network which leads northwards through small	**Good** – this is a tranquil country lane in close proximity to the carpark of the public house. Beyond, the golf course is a further popular resource for recreation. Binsted Lane is also used for recreational purposes, as it is a no-through road which carries little traffic. The PROW form part of the wider network of footpaths and bridleways which allows for the enjoyment of the local landscape. Footpath 328 provides access to a good network of routes leading to the wider north and west.

	woodland and copses. There are also good connections with the wider PROW network.	
Perceptual aspects	**The LCAWS**: refers to the "Intimate hidden valleys at Binsted" as a key characteristic of LCA SC8. This is a rural landscape and the winding rural lane is bordered by hedgerows and forest. The trees bordering the local lanes give a leafy character which gives it a 'sense of place' to this area. **Intimacy:** The enclosure by hedgerows and tree cover makes for an intimate landscape with strong links to the rural agriculture of the past.	**Good** – this is an attractive and tranquil scene with little urban or vehicular intrusion other than the coming and going of cars to the public house car park) which reinforces its strong rural character. This is a good quality landscape with a strong rural character which has an intimate feeling as a result of the hedgerows which enclose the fields giving it a strong sense of the rural agriculture of the past. Tree cover brings a special character to the local lanes including Yapton Lane, where they provide containment away from the busy nature of these lanes.
Associations	*Not applicable*	*Not applicable*

OVERALL

VP 3A, **VP3B** and **VP04** hold a ***good value*** overall, since there are open views across the golf course within the northern part of the Binsted Valley. Binsted Lane winds around Church Farm and Mount Pleasant, with hedgerows bordering the lane and forest that extend towards the valley beyond. The hedgerows and tree cover also form an intimate landscape with strong associations to the rural agriculture of the past.

VP 1D and **VP 03C** hold a ***fair value*** overall, since there are panoramic view across the bleak landscape comprising the large arable field. The view extends towards the forest areas within the Binsted Valley and tree cover bordering Yapton Lane at the eastern edge of Walberton is a key part of this experience. The tree cover along Yapton Lane however largely obscures views towards the open arable field of the Site, which balances the fact that the field boundary is unmanaged and there is no consistent hedgerow.

VP 05: PROW 336 by Barns Copse **VP 06:** Old Scotland Lane (PRoW 338)		
Factor	**Indicators of Landscape Value**	**Judgement on Landscape Value**
Landscape quality (Condition)	**Condition and health**: The arable field which dominates the views creates a landscape of poor biodiversity. However, in contrast, broadleaved forest provides habitats of a high quality especially where they border the field systems; **Intactness:** The arable field systems are bordered by species-rich hedgerows and oak trees occasionally populate the hedgerows, which creates a more intimate and consistent landscape.	**Good** – Although the arable fields present a landscape in poor condition, the surrounding forest areas are in good condition.
Scenic quality	**Broadleaved forest**: Broadleaved forest borders the field systems and encloses the landscape, bringing a strong sense of intimacy and delight to the views across the area.	
Rarity	**Broadleaved forest**: The forest often encloses views on all sides and is a nationally-rare habitat and therefore supports a very high value.	**Good** – nationally rare forest habitat provides the backdrop to views.
Representativeness	**Transitional landscape**: The LCAWS notes this as a key characteristic of the landscape character area SC8: *"A transitional landscape."*	**Good** – both forest and pockets of arable farmland are representative of the local landscape at the southern edge of the SDNP.
Conservation interests	**The LCAWS**: notes the need to "Conserve and manage distinctive habitats including… chalk grassland… and forest".	**Good** – The forest bordering the field systems is a nationally important habitat due to the scarcity of semi-natural forest habitat in the UK.
Recreation value	**PROW 336**: forms part of a good network of footpaths around Binsted and adds to the value of this landscape.	**Good** – The PROW which crosses this narrow field systems forms part of the wider network of footpaths and bridleways which allows for the enjoyment of the local landscape at the southern edge of the SDNP.

	Ancient road: Old Scotland Lane is a bridleway that links both ends of Binsted Lane. The route is very old with some evidence to suggest that this was the original Roman road to Chichester.	
Perceptual aspects	**Intimacy:** The enclosure by forest areas makes for an intimate landscape with strong links to the rural agriculture of the past despite the modern arable cultivation of the field in the foreground. **Prospect and refuge:** The hedgerows provide strong sense of enclosure to the bridleways, but there are long open views to the south and which creates a feeling of balance and comfort.	**Good** – This is a good quality landscape with a strong rural character which has an intimate feeling as a result of the broadleaved forest which enclose the field giving it a strong sense of the rural agriculture of the past.
Associations	*Not applicable*	*Not applicable*

OVERALL

VP05 and **VP06** hold a ***good value*** overall, since there is a strong border of broad-leaved forest with views across the arable fields towards these forests in all directions. There are also attractive ancient bridleways at the southern edge of the National Park.

Visual Value (Viewpoints)

VP 07: PROW 375 by Keepers Cottage **VP 08:** PROW 2970 by Nore Wood **VP 09:** Mill Lane (PRoW 382-2) **VP 10:** Long Lane at PRoW 415 **VP 11:** Arundel Park		
Factor	**Indicators of Landscape Value**	**Judgement on Landscape Value**
Landscape quality (Condition)	**Condition and health**: The views show a wooded landscape in which the primary detractor is arable agriculture, with huge 'prairie-like' fields of monoculture cropping. In the far distance there are often signs of the settlement which follows the south coast. **Intactness:** Despite the detractors described above, a dominant feature of the view is the oak forest to the south, and the individual hedgerow trees along Britten's Lane also provide continuity of tree cover across the arable fields either side of the road.	**Fair –** The arable landscape shows a bleak landscape with no hedgerows or trees, but the forest and roadside trees create continuity in the landscape.
Scenic quality	**Panoramic views:** There are long views across the coastal plain to the south which gives added interest. The deer park at Arundel Park is a pleasant open landscape enclosed by beech forest.	**Good** – The arable fields present a monotonous but pleasantly open landscape however the forest and roadside trees are strong features and are full of interest. There are strong historic associations at Arundel Park.
Rarity	*Not applicable*	*Not applicable*
Representativeness	*Not applicable*	*Not applicable*

Conservation interests	**National Trust land:** Some views are taken from within the National Trust land at Slindon Estate, which manages the land to benefit wildlife including pollinators. **Slindon Conservation Area:** Some views capture buildings within the Slindon Conservation Area, but otherwise it is only the forest surrounding the settlements which is evident in the wider landscape. **SSSI: Arun Council designation states:** *"Arundel Park is one of the most important sites in the country for invertebrates including a number of rare and notable species. The area has a particularly diverse breeding bird community and is important for overwintering species. The site also includes examples of species-rich chalk grassland containing several plants uncommon in Sussex. Arundel Park is an old deer park consisting of a series of spurs and deep dry valleys on the Upper Chalk of the South Downs. Swanbourne Lake is an ancient artificial lake in the main valley to the south. Chalk grassland with dense or scattered scrub and mature semi-natural woodland occupy much of the site. There are small areas of mixed plantation, marshy grassland and also several chalk exposures."*	**Good** – Arundel Park is rich in wildlife habitat and is designated a SSSI for its conservation value.
Recreation value	**PROW:** The footpath system provides access across the open fields allowing long views to the south**, for example** PROW 2790 climbs northward and allows some dramatic views across the coastal plain. Arundel Park is popular for recreation and the visual amenity of the landscape is of great importance.	**Good** – The PROW network allows open views across the coastal plain and the forest bordering the A27 to the north-west of Walberton. Views take in the Hione Tower, within the open grassland of the deer park.
Perceptual aspects	**Drama:** The elevated nature of the landscape with long views to the south is full of interest. The presence of arable	**Good** – fine views across the coastal plain with only a few buildings visible amongst its extensive areas of forest.

	fields is reduced by the intervening forest making for a very natural landscape but the rooftops of agricultural buildings or warehouses also stand out incongruously.	
Associations	**Arundel Castle:** a restored and remodelled medieval castle that was established by Roger de Montgomery on Christmas Day 1067. Roger became the first to hold the earldom of Arundel by the graces of William the Conqueror.	**Good** – there are many people associated with this historic landscape.

OVERALL

VP07, **VP08**, **VP09**, **VP10** and **VP11** hold a ***good value***, since there are open panoramic views across the coastal plain that include broadleaved forest to the north-west of Walberton that includes views across the historic landscape of Arundel Park.

Appendix D

VISUAL ASSESSMENT TABLE

These findings are provided in response to the pre-application consultation and engagement with the Local Planning Authority (the LPA) during June/July 2021. The findings are therefore presented with the benefit of some early-stage consultation with the LPA or their appointed landscape specialist but are likely to be subject to further review and refinement during the subsequent outline planning application stage.

During the subsequent outline planning application stage, approval is sought from the LPA or their landscape specialist on the LVIA Baseline, which comprises the Methodology (Appendix A), the viewpoint rationale (Table V1), the Illustrative Viewpoint Photographs (Appendix B1), the extent of the study areas (Figures 3A and 3B) and the viewpoint locations (Figure 04).

This LPA approval is critical to mark the beginning of an iterative dialogue and unveil the early identification of particular concerns that can lead to the resolution of landscape & visual issues well in advance of the outline application being determined. The purpose of early engagement, as promoted by the National Planning Policy Framework (NPPF), Feb 2019, is to provide approval of the baseline work (the 'Baseline') that underpins the appraisal and evaluation process of this report.

Viewpoint and Description	Approximate coordinates and distance from closest boundary of the Site	Sensitivity of Visual Receptor	Potential Effects on Receptor	Magnitude of Change	Significance of Effect
Viewpoint VP1A: Yapton Lane by Linden Homes site	Grid Ref: X 497681 Y 106238 18m north-west of Site	Local Road Users Low	The **baseline view** extends from Yapton Lane at the access road to the new Linden Homes site. In this view, the north-west corner of the Site can be seen at close-range with much of the Site's western boundary with Yapton Lane. To the left of the view, the western extent of the shelter-belt of trees which borders the Avisford Park Golf Course and encloses the north and east boundaries of the Site reduces visibility towards the Site. In the centre of the view, the hedgerow which the Delta-Simons Arboricultural Survey (DSAS) March 2021, identifies as H2. This hedgerow borders the western boundary of the Site also reduces visibility to the east and screens the open field within the central part of the Site. The DSAS describes the hedgerow as intact, but species-poor and that the height was 2m with a maximum width of 1m, and also that species present were blackthorn, hawthorn and hazel, and that the hedgerow was managed. This hedgerow contains a number of trees, which are identified by the DSAS as sycamore (T3 and T12) with single and multiple stems and a rounded canopy and all category B2 trees; ash (T4, T5, T6, T8, T9, TG10 and TG11) as all category B2 trees and also as single and multiple stems some with rounded and some with spreading open canopies; and pedunculate oak (T7), which has a single stem with a spreading open canopy and is a category B2 tree. To the right of the view, the front garden boundaries associated with the existing residential area bordering Yapton Lane are partially visible beyond the softwood fencing and signage for the Linden Homes site, which combined with the road signs and overhead wires, detract from the overall rural character of the view. Heavy traffic on Yapton Lane also detracts from the rural character of this viewpoint.	Construction Phase: **Medium** Operation Phase: **Low** Residual Phase: **Negligible**	Construction Phase: **Minor/Moderate Adverse** Operation Phase: **Minor Adverse** Residual Phase: **Negligible**

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			Overall, the view shows a short section of the north-western extents of the Site as viewed from Yapton Lane, which is a busy road and presence of urban influences detracts from the view. The **construction phase** would result in some direct effects to include a localised concentration of traffic using Yapton Lane and the potential noise and increased activity levels. The introduction of the construction works would be slightly uncharacteristic in this location; however it would only result in a minor change over a small extent of the view and the impacts would be temporary. There would be the introduction of some taller site construction vehicles, cranes and welfare and accommodation cabins that could potentially be partially visible above the boundary hedgerow.Site signage and hoarding would also result in a small change in the view but only across a limited area of the highway . Construction traffic serving the Site and forward safety signage may, however, feature in the view for the duration of this phase. The removal of any tree or hedgerow cover at the proposed access point would be barely noticeable from this location since the Site access is located at the southern-most end of this western boundary. The construction would impact on views that involve the western and central part of the existing field which makes up the arable landscape to the east of the settlement, however the eastern and southern areas of the Site, (being the most visually sensitive), would remain predominantly undeveloped reducing the activity to the central and western areas that are more closely aligned with the settlement and the strong tree cover bordering Yapton Lane. Vegetation loss would be limited to highways improvements and pedestrian and vehicular access along Yapton Lane, and this would hardly be perceptible from this location. Therefore, while the construction activity would visually impact upon a tract of arable landscape, this has activity has been focussed to areas that are lower in visual sensitivity, adjacent to the existing settlement edge along Yapton Lane.		

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			The **operation phase** would introduce housing within the Site, but the introduction of the Development would not be uncharacteristic in the context of the residential areas to the west and it would be set well back from Yapton Lane, and would be barely visible from this location. Moreover, the Development would be consistent with the visual baseline of the Walberton to the west, which is typically a built-up area and largely in residential use. The Development would visually impact a tract of the arable landscape replacing open agricultural land with a housing development, although the layout has been developed to focus on areas adjacent to the existing settlement edge of Yapton Lane (so to read as an extension of the housing), and would retain the more visually sensitive eastern and southern sections of the open fields. Housing would be orientated so as to reflect the existing settlement grain within Walberton where possible, and to ensure a substantial band of open grassland is retained along the eastern and southern sections of the Site. The **residual phase** would bring about some changes which would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would be evident in views from this location, but would be a relatively minor part of the view and perceived as an extension to the settlement sitting in the central parts of the Site with a strong wooded backdrop associated with the golf course. The mitigation could deliver significant groups of tree planting in the open space adjacent to Yapton Lane to supplement the existing hedgerows and tree cover along this frontage. Tree planting could also be delivered along the southern open space to reinforce the woodland character of the local area; however, grassland glades could also be introduced to preserve the open character of the area. The tree planting would help to soften the new housing which may otherwise have been fully visible in the view.		

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Viewpoint VP1B: Yapton Lane at junction with Avisford Park Lane (PROW 333)	Grid Ref: X 497668 Y 106075 14m west of Site	Local Road Users Local Footpath Users Medium	The **baseline view** extends from Yapton Lane at the junction with Avisford Park Lane, where a direct view towards the Site's western boundary is available looking east. To the far left one of the ash trees that are part of a group (TG10) situated on the Site's western boundary are a strong feature of the view. In the centre of the view, the hedgerow (H2) which borders Yapton Lane reduces visibility towards the central part of the Site although visibility would be greater in winter since the hedgerow mostly supports deciduous species of blackthorn, hawthorn and hazel. It is noticeable at this location how Yapton Lane is sunken, and the hedgerow sits on top of a bank which in parts is up to 1.5 metres above the level of the road and this helps in closing down views into the central parts of the Site. To the right further ash and oak trees (T7, T8 and T9) along the Site's western boundary combine to give a distinct leafy enclosure to the road. **Overall,** the view shows a short section of the western extents of the Site as viewed from Yapton Lane. The view is taken from the junction at where the PROW emerges onto the highway, where this is a busy road and where the presence of urban influences detracts from the view. The **construction phase** would result in some direct effects to include a localised concentration of traffic using Yapton Lane and the potential noise and increased activity levels. The introduction of the construction works would be uncharacteristic in this location and would result in a medium change over a wide extent of the view, however the impacts would be temporary. There would be the introduction of some taller site construction vehicles, cranes and welfare and accommodation cabins that could potentially be partially visible above the boundary hedgerow. Site signage and hoarding would also result in a small change in the view but only across a limited area of the highway. Construction traffic serving the Site and forward safety signage may, however, feature in the view for the duration of this phase. The removal of any tree or hedgerow cover at the proposed access point would be barely noticeable from this location since the Site access is located at the southern-most end of this western boundary.	Construction Phase: **Medium** Operation Phase: **Medium/Low** Residual Phase: **Low**	Construction Phase: **Moderate Adverse** Operation Phase: **Moderate/Minor** Residual Phase: **Minor Adverse**

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			The **operation phase** would introduce housing within the Site, but as it would be set well back from Yapton Lane, with an area of open space within opposite Avisford Park Lane, it would feature less in the view from this location. The new housing would not be uncharacteristic in the context of the residential areas to the west. Moreover, the Development would be consistent with the visual baseline of the Walberton to the west, which is typically a built-up area and largely in residential use. The Development would visually impact a tract of the arable landscape replacing open agricultural land with a housing development, although the layout has been developed to focus on areas adjacent to the existing settlement edge of Yapton Lane (so to read as an extension of the housing), and would retain the more visually sensitive eastern and southern sections of the open fields. Housing would be orientated so as to reflect the existing settlement grain within Walberton where possible, and to ensure a substantial band of open grassland is retained along the eastern and southern sections of the Site. The **residual phase** would bring about some changes which would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would be evident in views from this location, and although a relatively noticeable part of the view and perceived as an extension to the settlement sitting in the central parts of the Site with a strong wooded backdrop associated with the golf course. The mitigation could deliver significant groups of tree planting in the open space adjacent to Yapton Lane to supplement the existing hedgerows and tree cover along this frontage and helping to reinforce the tree-lined character of the highway. The tree planting within the open space could create a further enclosure to the new housing, responding to the densely wooded character of the local area and softening and screening views towards the new housing from this location.		
Viewpoint VP1C:	Grid Ref: X 497641 Y 105769	Local Road Users	The **baseline view** extends from Yapton Lane at the junction with Blacksmiths Corner, where a busy mini-roundabout also marks the junction with The Street, which leads towards Walberton village. To the	Construction Phase: **Low**	Construction Phase: **Minor Adverse**

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Yapton Lane at junction with Blacksmiths Corner	45m to the south-west	Low	left, the former blacksmith's forge can be partially seen on the far side of the highway through the trees bordering Yapton Lane. Forge Cottages, which are Grade II listed are situated just out of the view. In the centre of the view, foreground the hedgerow and sycamore and ash trees (T3 and T4) bordering Yapton Lane reduce visibility towards the central parts of the Site, and only part of the western boundary hedgerow (H2) can be seen. Traffic on Yapton Lane is a major detractor in the view and to the right, the sycamore and ash trees lend a leafy wooded character to Yapton Lane to the south of the Site. The trees also enclose the highway and reduce visibility to the wider landscape to the east. **Overall,** the view shows how tree cover bordering Yapton Lane reduces visibility and reveals only a very small part of the view of the Site from this location. The view also reveals how, as with all of the views from Yapton Lane, traffic is a major detractor at the western extent of the Site. The **construction phase** would hardly be little noticeable from this location although construction traffic serving the Site and temporary signage may feature in the view for the duration of this phase. The new housing and removal of any mature trees at the proposed access point would also be barely noticeable. There would be some direct effects to include a localised concentration of traffic using Yapton Lane and the potential noise and increased activity levels. The introduction of the construction works would be uncharacteristic in this location, but would only result in a minor change over a small extent of the view, and the impacts would be temporary. There would be the introduction of some taller site construction vehicles, cranes and welfare and accommodation cabins that could potentially be partially visible above the boundary hedgerow. Site signage and hoarding would also result in a small change in the view but only across a limited area of the highway . Construction traffic serving the Site and forward safety signage may, however, feature in the view for the duration of this phase. The removal of any tree or hedgerow cover at the proposed access point would be	Operation Phase: **Low** Residual Phase: **Low**	Operation Phase: **Minor Adverse** Residual Phase: **Minor Beneficial**

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			barely noticeable from this location since the Site access is located out of the view. The **operation phase** would introduce housing within the Site, but as it would be set well back from Yapton Lane, it would be barely visible from this location. It may be possible to see some lighting at night, and there may be a little more visibility in winter, but otherwise, the new housing will be barely visible. Moreover, the new housing would not be uncharacteristic in the context of the residential areas to the west and would be consistent with the visual baseline of the Walberton to the west, which is typically a built-up area and largely in residential use. The Development would visually impact a tract of the arable landscape replacing open agricultural land with a housing development, although the layout has been developed to focus on areas adjacent to the existing settlement edge of Yapton Lane (so to read as an extension of the housing), and would retain the more visually sensitive eastern and southern sections of the open fields. Housing would be orientated so as to reflect the existing settlement grain within Walberton where possible, and to ensure a substantial band of open grassland is retained along the eastern and southern sections of the Site. The **residual phase** would see tree planting within the large area of open space adjacent to Yapton Lane to the south of the Site that would help to reinforce the woodland character of this road junction. The new planting would screen any views of the new housing which may otherwise have been partially visible in the view, and this would fit well with the character of the view. The new planting would enhance the existing leafy tunnel created by trees over the highway along this section of Yapton Lane, and could potentially mitigate light levels from the new housing, as well as providing other benefits through the green infrastructure and biodiversity gains. The new planting would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would hardly be evident in views from this location. The mitigation could deliver significant groups of tree planting		

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			in the open space adjacent to Yapton Lane to supplement the existing hedgerows and tree cover along this frontage and helping to reinforce the tree-lined character of the highway.		
Viewpoint VP1D: Yapton Lane at PROW 328	Grid Ref: X 497715 Y 105333 480m to the south	Local Road Users Local Footpath Users Medium	The **baseline view** extends from Yapton Lane at PRoW 328, which is enclosed by tree cover to the west of the highway creating a leafy character. To the left, trees bordering both sides of Yapton Lane enclose the road creating a tunnel-effect and almost completely obscure views towards the Site. In the centre of the view, Walberton Farm is not visible due to the dense tree cover bordering the road, while to the right vegetation bordering the road denies views to the east. **Overall,** the view shows how tree cover bordering Yapton Lane closes down visibility towards the Site from this location, and how, as with all of the views from Yapton Lane, traffic is a major detractor.	Negligible	**Negligible**
Viewpoint VP2A: PROW 350 by Site's south-west corner	Grid Ref: X 497687 Y 105806 1m to the south	Local Footpath Users High	The **baseline view** extends from PRoW 350, just a few metres to the east of Yapton Lane by the Site's south-west corner. In this view, the whole expanse of the Site can be openly seen to the north of the PROW. To the left of the view the approximately 2.5m high thorn hedgerow (H2) along with mature Ash (T4) and sycamore trees bordering Yapton Lane screen the highway from view. In the centre of the view, open views are available across the Site towards woodland to the north within the South Downs National Park. To the right, a shelterbelt (TG1) of broadleaf trees bordering the northern and eastern boundaries encloses the Site to the east, and a mature oak tree (T2) on the boundary with the PROW is visible to the far right of the view. The DSAS notes TG1 that this is a group comprising ash, alder, hornbeam, holly, oak and cherry that are single stemmed. The trees have rounded canopies and read as one composite linear group on the edge of the golf course. The DSAS notes of tree T2 that this is a single stemmed tree with an unbalanced spreading canopy and of category B2. **Overall,** the view shows how the Site's southern boundary is open, allowing expansive views across the area towards the east across to a	Construction Phase: **High** Operation Phase: **Medium – High** Residual Phase: **Low**	Construction Phase: **Major Adverse** Operation Phase: **Moderate / Major Adverse** Residual Phase: **Moderate Adverse**

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			horizon that is formed by the woodland on the southern slopes of the downs to the north. The **construction phase** would yield direct effects to include a localised concentration of noise and increased activity levels. The introduction of the construction works would be uncharacteristic in this location, and would result in a high level of change over a wide extent of the view, however the impacts would be temporary. There would be the introduction of taller site construction vehicles, cranes and welfare and accommodation cabins that would be openly visible. Site hoarding would also result in a medium to high change and across the entire expanse of the view, but the change would be temporary. Construction traffic serving the Site and forward safety signage, however would not be a significant feature in the view since this would be mostly experienced from Yapton Lane and not from the PRoW. The removal of any tree or hedgerow cover at the proposed access point would also not be noticeable from this location since the Site access is located out of the view. The **operation phase** would introduce housing that would be uncharacteristic in the context of the PRoW and the expansive views towards the National Park that forms the distant horizon. The Development would visually impact upon a tract of the arable landscape replacing open agricultural land with a housing development, although the layout has been developed to focus on areas adjacent to the existing settlement edge of Yapton Lane (so to read as an extension of the housing), and would retain the more visually sensitive eastern and southern sections of the open fields. Housing would be orientated so as to reflect the existing settlement grain within Walberton where possible, and to ensure a substantial band of open grassland is retained along the southern section of the Site. The new housing would also be well 'set back' from this southern boundary to mitigate for the situation that it would be openly visible from this location, and the built form would now largely replace the soft backdrop of trees and the distant views. Traffic and parked cars would be apparent, and private garden boundaries would combine with the new housing to create a residential		

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			backdrop, however the open space in the foreground would be openly visible and help to provide softening in the foreground of the view.. The **residual phase** would see tree planting within the large area of open space in the foreground that help reinforce the woodland character of the local area. The new planting could potentially soften the new housing in the view and mitigate some of the light emitted , as well as providing other benefits through the green infrastructure and biodiversity gains. The new planting would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would be highly evident in views from this location, but the mitigation could deliver significant groups of tree planting in the open space adjacent to Yapton Lane. The new planting would help to supplement the existing hedgerows and tree cover all helping to extend the tree-lined character of the western boundary of the Site where it borders the highway.		
Viewpoint **VP2B:** PROW 350 by Site's south-east corner	Grid Ref: X 498011 Y 105883 1m south of the Site	Local Footpath Users High	The **baseline view** extends from PRoW 350 at the gate leading into the Avisford Park Golf Course. To the left, the upper-storeys of some of the residential properties situated to the west of Yapton Lane are visible across the Site's boundary hedgerow. In the centre of the view, tree cover encloses Yapton Lane, but the upper parts of some properties along the highway are visible adjacent to the Site. To the right the shelterbelt of trees (TG1 and TG13) bordering the Avisford Park Golf Course encloses the Site and beyond there are views towards woodland at Hedgers Hill and Glatting Beacon. **Overall,** the view shows how the Site comprises an open field to the east of the Settlement which allows open views within an otherwise wooded landscape to the north and east of Walberton. The **construction phase** yield direct effects to include a localised concentration of noise and increased activity levels. The introduction of	Construction Phase: **High** Operation Phase: **Medium – High** Residual Phase: **Low**	Construction Phase: **Major Adverse** Operation Phase: **Moderate / Major Adverse** Residual Phase: **Moderate Adverse**

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			the construction works would be uncharacteristic in this location, and would result in a high level of change over a wide extent of the view, however the impacts would be temporary. There would be the introduction of taller site construction vehicles, cranes and welfare and accommodation cabins that would be openly visible. Site hoarding would also result in a medium to high change and across the entire expanse of the view, but the change would be temporary. Construction traffic serving the Site and forward safety signage, however would not be a significant feature in the view since this would be mostly experienced from Yapton Lane and not from the PRoW. The removal of any tree or hedgerow cover at the proposed access point would also not be noticeable from this location since the Site access is located out of the view. The construction works would uncharacteristic within this open landscape that supports expansive mid to long-range views towards the woodland at Little Danes Wood at the southern edge of the South Downs National Park and the glimpses towards the downs to the north. The **operation phase** would introduce housing that would be uncharacteristic in the context of the PRoW and the expansive views towards the west. The Development would visually impact upon a tract of the arable landscape replacing open agricultural land with a housing development, although the layout has been developed to focus on areas adjacent to the existing settlement edge of Yapton Lane (so to read as an extension of the housing), and would retain the more visually sensitive eastern and southern sections of the open fields. Housing would be orientated so as to reflect the existing settlement grain within Walberton where possible, and to ensure a substantial band of open grassland is retained along the southern section of the Site., The new housing would be set well back from this south-eastern boundary and would be openly visible from this location with the built form now largely replacing the soft backdrop of trees, however the open space in the foreground would help with mitigation by providing softening of the new housing. Traffic and parked cars would be apparent, and private garden boundaries would combine with the new housing to create a		

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			residential backdrop to the open space that would bring the built edge of Walberton much closer to the receptor than the current situation. The **residual phase** would see tree planting within the large area of open space in the foreground that would help reinforce the woodland character of the local area, and this could potentially largely soften the new housing and help mitigate the effects of light emissions, as well as providing other benefits through the green infrastructure and biodiversity gains. The new planting could also help retain a sense of openness through the provision of meadow areas combined with woodland groups. The new planting would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would be highly evident in views from this location, but the mitigation could deliver significant groups of native tree planting within the open space. The new planting would help to supplement the existing hedgerows and tree cover all helping to extend the tree-lined character of the western boundary of the Site.		
Viewpoint **VP2C:** PROW 350 by Saint Mary's Church, Binsted	Grid Ref: X 498231 Y 106041 260m east of the Site	Local Footpath Users High	The **baseline view** extends from PRoW 350 at Saint Mary's Church and shows a typically representative view looking west towards Walberton across the Binsted Valley. To the left, a woodland copse bordering Binsted Valley and Avisford Park Golf Course screens the Site fully from view. In the centre of the view further woodland in the Binsted Valley screens the Site from view, although part of the shelterbelt (TG1 and TG13) bordering the Site's northern boundary can just be seen. To the right Ryders and Quince Cottage which form the eastern extent of the existing residential area at Hedgers Hill are visible beyond the golf course with dense woodland at Little Danes Wood beyond. **Overall,** the view shows how woodland within and bordering the Binsted Valley reduces visibility towards the Site and the eastern edge of Walberton from the east.	Negligible	**Negligible**

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			The Development would not be visible from this location due to the dense woodland cover bordering Binsted Valley.		
Viewpoint VP2D: PROW 342 by Binsted Park	Grid Ref: X 498734 Y 106176 780m east of the Site	Local Footpath Users High	The **baseline view** extends from PRoW 342 and captures the settlement of Binsted from open arable fields which border it to the east. To the left, PRoW 342 is visible, running along the edge of the field, which is bounded to the south by a mixed-species hedgerow. In the centre of the view the residential properties known as The Glebe House and Mount Pleasant, (situated by Binsted Lane), are visible over the hedgerow on the far side of the large arable field in the foreground. To the right Buildings at Church Farm can be seen with woodland at Little Danes Wood beyond. **Overall,** the view shows how intervening tree cover and built form close down westward views towards the Site and the eastern settlement edge of Walberton from public footpaths to the east of the Site. The Development would not be visible from this location due to the dense woodland cover bordering the Binsted Valley.	Negligible	**Negligible**

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Viewpoint VP3A: Binsted Lane by The Black Horse Public House	Grid Ref: X 498011 Y 106435 312m east of Site	Local Road Users Medium	The **baseline view** extends from Binsted Lane at the car park of the Black Horse Public House. In this view, there is an open vista across the Avisford Park Golf Course (on the far side of Binsted Valley) towards the shelterbelt (TG1 and TG13) which borders the Site. To the left of the view tree cover bordering the Binsted Valley obscures views to the south. In the centre of the view, part of the open arable field within the Site can be just glimpsed through the shelterbelt which borders Avisford Golf Course, with tree cover bordering the Yapton Lane creating a wooded skyline beyond. To the right one or two of the residential properties bordering Yapton Lane are just visible beyond the shelterbelt. **Overall,** the view shows how the shelterbelt bordering the golf course and woodland along the Binsted Valley provides a strong planting belt which limits westward views towards the Site. The views towardsthe eastern settlement edge of Walberton are also impinged by the tree and woodland cover, although views are expected to be more open in winter since the shelterbelt largely comprises deciduous species. The DSAS notes of the shelterbelt (TG13) that it supports lime, ash and cherry mostly of single stems with rounded canopies that read as one linear group on the edge of the golf course. The **construction phase** would result in a small change in the view and hardly be noticeable from this location since there is only limited visibility into part of the Site through the shelterbelt of trees which forms its eastern and northern boundary. However, some taller vehicles or structures could potentially be partially visible above the shelterbelt and views towards the Site would be more open in the winter months when the shelterbelt would have a much-reduced screening effect. Construction traffic within the Site would feature in the view, and	Construction Phase: **Low** Operation Phase: **Low** Residual Phase: **Negligible**	Construction Phase: **Minor Adverse** Operation Phase: **Minor Adverse** Residual Phase: **Negligible**

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			lighting would also be apparent through the shelterbelt. The introduction of the construction works would be uncharacteristic in this location, but would result in a low level of change over a small extent of the view, and the impacts would be temporary. There would be the introduction of taller site construction vehicles, cranes and welfare and accommodation cabins, but they would hardly be visible. Construction traffic serving the Site would not be a significant feature in the view since this would be mostly experienced from Yapton Lane and not from this car park. The removal of any tree or hedgerow cover at the proposed access point would also not be noticeable from this location. The **operation phase** would introduce housing that would be uncharacteristic in the context of the attractive views towards the west. The Development would visually impact upon a tract of the arable landscape replacing open agricultural land with a housing development, however this would hardly be perceived due to the abundance of tree cover in the foreground forming the Binsted Valley. Besides, the layout has been developed to retain the more visually sensitive eastern and southern sections of the open fields as open space that would assist in mitigation from this direction. Overall, the new housing would be set behind the shelterbelt defining the eastern / northern boundary and so would be only partially visible from this location. However, the new housing would be more visible in the winter months due to the reduced screening effect of the shelterbelt. The **residual phase** could see tree and shrub planting within the open space adjacent to the shelterbelt reinforcing its contribution to the established and wooded character of the view., The planting could include evergreen species to ensure that the new		

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			housing is better integrated into the landscape from this location, particularly in the winter months when there would otherwise be some visibility towards the eastern extent of the new housing. The new planting would help to supplement the existing hedgerows and tree cover all helping to extend the tree-lined and wooded character that defines the landscape beyond the western boundary of the Site.		
Viewpoint VP3B: Binsted Lane by Church Farm	Grid Ref: X 498157 Y 106298 310m east of Site	Local Road Users Medium	The **baseline view** extends from Binsted Lane at Church Farm where there is an S-bend in the highway. In this view, there is a glimpsed view towards the shelterbelt at the eastern edge of the Site. To the left one of the houses at Mount Pleasant bordering the road can be partially seen. In the centre of the view, the belt of trees (TG13) bordering the eastern limits of the Site can be seen in the distance with tree cover along Yapton Lane beyond. To the right, a Woodland copse bordering Binsted Valley limits further views to the west. **Overall,** the view shows how tree cover within and bordering Binsted Valley combines to create a wooded backdrop to Binsted Lane when looking west towards Walberton. The Development would not be visible from this location due to the dense woodland cover bordering Binsted Valley.	Negligible	**Negligible**
Viewpoint VP3C: Binsted Lane by Binsted Nursery	Grid Ref: X 498484 Y 105889 460m east of Site	Local Road Users Medium	The **baseline view** extends from Binsted Lane at Binsted Nursery where there is a glimpsed open view through a gap in the hedgerow bordering the highway. In this view, the shelterbelt (TG13) at the south-eastern edge of the Site is just visible. To the left, the tree belt bordering the Avisford Park Golf Course can be seen beyond the greens with a wide-open arable field in the foreground. In the	Negligible	**Negligible**

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			centre of the view, a belt of woodland in the Binsted Valley largely obscures views towards the Site. To the right, the hedgerow in the foreground and woodland along Binsted Valley dominates the view. **Overall,** the view shows how tree cover within and bordering Binsted Valley combines to create a wooded backdrop to the large open arable fields to the west of Binsted Lane when looking west towards Walberton. The Development would not be visible from this location due to the dense woodland cover bordering Binsted Valley.		
Viewpoint VP04: PROW 355 by Oakley Cottages	Grid Ref: X 498799 Y 105271 1km to the south-east	Local Footpath Users Medium-High	The **baseline view** extends from PROW 355 to the north of Marsh Farm by Oakley Cottages. In this view, it is clear that vegetation cover bordering the fields by Binsted Lane and tree cover along the watercourse reduces visibility towards the Site. To the left of the view, one of the buildings at Walberton Farm can be glimpsed through a gap in the hedgerow. In the centre of the view, a hedgerow and trees on the field boundary in the foreground combine to obscure any possible view towards the Site although there may be some limited visibility in winter. To the right, a large oak tree is a strong feature of the view and little can be seen beyond it. **Overall,** the view shows how tree cover within and bordering this field to the west of Binsted Lane combines to obscure the view towards the Site. The Development would not be visible from this location due to the intervening field boundary vegetation.	Negligible	**Negligible**

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Viewpoint VP05: PROW 336 by Barns Copse	Grid Ref: X 497953 Y 106803 640m north of the Site	Local Footpath Users High	The **baseline view** extends from PRoW 336 at the edge of Barn's Copse. In this view, there is a glimpsed experience looking across part of the Site (looking south) across the open arable field in the foreground. To the left of the view, trees along Binsted Lane reduce visibility towards the south. In the centre of the view tree cover surrounding the residential property known as Ashurst situated to the far side of the large arable field reduces visibility to the south but one of the buildings at Walberton Farm (to the south of the Site) can be seen across the Site in the distance to the left of it. To the right, dense tree cover at Little Danes Wood encloses the view. **Overall,** the view shows how tree cover reduces visibility to the south towards the Site from the southern edge of the South Downs National Park. The **construction phase** would result in a very small change and hardly be noticeable from this location although some taller vehicles or structures could potentially be partially visible above the trees in the midground of the view. Otherwise, the dense woodland cover in the midground would provide a strong screen such that the Development would be barely noticeable over a limited area and affecting very few characteristics. The **operation phase** would introduce housing which would result in a very small change to the view, however as it would be concentrated within the northern part of the Site, it would most likely be more visible from this location. The **residual phase** could deliver tree planting as part of the new open space at the north-eastern extent of the Site and this would help to reinforce the woodland character of the local area. The new planting would	Construction Phase: **Low - Negligible** Operation Phase: **Low - Negligible** Residual Phase: **Negligible**	Construction Phase: **Minor Adverse** Operation Phase: **Minor Adverse** Residual Phase: **Negligible**

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			screen or soften any of the new housing which may otherwise have been partially visible in the view in the long term.		
Viewpoint VP06: Old Scotland Lane (PROW 338)	Grid Ref: X 498158 Y 106673 590m north-east of Site	Local Footpath Users High	The **baseline view** extends from Old Scotland Lane, which forms the southern extent of the South Downs National Park at this point. In this view, the north-eastern edge of Binsted is picked out by the presence of Church Farm. The arable fields which occupy the land between Binsted and the ancient woodland to the north and east of it, are also visible from this direction. To the left of the view, the rooftop and chimneys of the Grade II listed farmhouse at Church Farm can be seen across the hedgerow bordering the field in the foreground. In the centre of the view hedgerows and woodland extend to meet the horizon. To the right, some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow enclosing the field, while tree cover rises the horizon beyond. **Overall,** the view shows how tree cover and field boundary hedgerows reduce visibility to the south-west towards the Site from the southern edge of the South Downs National Park. The **construction phase** would result in a very small change and hardly be noticeable from this direction. There may be some taller vehicles, cranes and welfare and accommodation cabins that could potentially be partially visible above the boundary hedgerow (H2) including the site cabins. The introduction of the construction works would be uncharacteristic in this location, but would result in a very low level of change over a very small extent of the view, and the impacts would also be temporary. Construction traffic serving the Site would not be a significant feature in the view since	Construction Phase: **Low - Negligible** Operation Phase: **Low - Negligible** Residual Phase: **Negligible**	Construction Phase: **Minor Adverse** Operation Phase: **Minor Adverse** Residual Phase: **Negligible**

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			this would be mostly experienced from Yapton Lane and not from Old Scotland Lane. The removal of any tree or hedgerow cover at the proposed access point would also not be noticeable from this location. The **operation phase** would introduce housing within the Site, but as it would be set well back from Yapton Lane. Even though the new housing would be uncharacteristic in the context of the attractive views towards the south west, it would be barely visible from this location. The Development would visually impact upon a tract of the arable landscape replacing open agricultural land with a housing development, however this would hardly be perceived due to the abundance of tree cover in the foreground forming the Binsted Valley. Besides, the layout has been developed to retain the more visually sensitive north eastern edge that would assist in mitigation from this direction. The **residual phase** could see some tree planting in the open space adjacent to the boundary with the golf course which would screen any of the new housing which may otherwise have been partially visible in the view. The new planting would seek to contribute to the overall visual integrity of the Site and wider landscape with mitigation measures applied to offset or remedy any visual effects. However, the scale, massing and layout of the Development and consequent mitigation would be hardly evident in views from this location, and besides the mitigation could deliver significant groups of native tree planting within the open space. The new planting would help to supplement the existing hedgerows and tree cover all helping to extend the tree-lined character of the north eastern boundary of the Site.		

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Viewpoint VP07: PROW 375 by Keepers Cottage	Grid Ref: X 494184 Y 108710 4.3km north-west of Site	Local Footpath Users High	The **baseline view** extends from PRoW 375 to the west of Britten's Lane, north of the A27. In this view, the dense woodland which characterises the landscape as a whole forms the backdrop while there are long-range views southward towards the coast. To the left of the view, a line of mature trees marks Britten's Lane, beyond which dense woodland at Little Heath Plantation can be seen across an arable field on the far side of the highway. In the centre of the view, the woodland at Little Heath Plantation and tree cover beyond gives the impression of a heavily wooded landscape to the south and fields can be seen only in the far distance. To the right, some of the buildings at Norton can be seen amongst the trees beyond the fields in the midground. **Overall,** the view shows how tree cover reduces visibility to the south-east towards the Site from this PRoW within the South Downs National Park, where the landform starts to rise from the agricultural plain at the north-west of Walberton. The Development would not be visible from this location due to the intervening woodland.	Negligible	**Negligible**
Viewpoint **VP08:** PROW 2970 by Nore Wood	Grid Ref: X 495591 Y 109647 4.04km north-west of Site	Local Footpath Users High	The **baseline view** extends from PRoW 2970 to the north of The Folly, within land managed by the National Trust. In this view, the dense woodland which characterises the area forms the foreground while there are long-range views southward towards the south coast plain which features a mixture of woodland and arable fields along with several large agricultural buildings. To the left, large arable fields to the west of Binsted are partially visible between the blocks of woodland. In the centre of the view, the rooftop of St Richard Catholic Church in Slindon can be seen amongst the trees in the foreground while woodland groups on the plain to the south combine to	Negligible	**Negligible**

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			screen views of the Site. To the right, tree cover on the plain to the south is again the strongest feature of the view, and largely encloses Walberton. **Overall,** the view shows how tree cover reduces visibility to the south-east towards the Site from this PROW located within land managed by the National Trust within the South Downs National Park where land starts to rise to the north of Slindon. The Development would not be visible from this location due to the intervening woodland.		
Viewpoint **VP09:** Mill Lane (PROW 382-2)	Grid Ref: X 496482 Y 108694 2.75km north-west of Site	Local Footpath Users High	The **baseline view** extends from Mill Lane at PRoW 382-2 to the north of Slindon. In this view, there is a vista across the south coast plain to the south. To the left of the view, the Site is not visible due to the dense woodland cover of the area. In the centre of the view, the English Channel can be seen in the far distance while to the right of the view woodland to the north of Slindon encloses the view to the right. **Overall,** the view shows how the dense woodland of the area reduces the visibility of both settlements and arable land to the south from this location. The Development would not be visible from this location due to the intervening woodland.	Negligible	**Negligible**
Viewpoint **VP10:** Long Lane at PROW 415	Grid Ref: X 499581 Y 108107 2.6km north-east of Site	Local Footpath Users Medium - High	The **baseline view** extends from the top of Long Lane, where it meets PRoW 415. In this view, dense woodland again denies views towards the Site and the features beyond are difficult to identify with the naked eye. To the left woodland and tree cover on the plain to the south combine to create a strong wooded backdrop to the open arable fields in the foreground. In the centre of the view	Negligible	**Negligible**

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			woodland south of the A27 screens views towards the Site, and a large area of agricultural nurseries to the south-west of Walberton and a tower block in Bognor Regis both detract from the view beyond. To the right, part of one of the settlements to the west of Walberton is visible in the distance beyond the woodland which occupies the midground. **Overall,** the view shows how the dense woodland of the area reduces the visibility of both settlements and arable land to the south from this location. The Development would not be visible from this location due to the intervening woodland.		
Viewpoint **VP11:** Arundel Park by Hiorne Tower	Grid Ref: X 501259 Y 108106 3.9km north-east of Site	Local Footpath Users High	The **baseline view** extends from the Arundel Park just to the north-west of the Hiorne Tower. In this view dense woodland denies views to the south-west towards the Site. To the left Hiorne Tower can be seen in the foreground. In the centre of the view, a stone taken from the Crimean Peninsula is situated within the open parkland while woodland forms the backdrop to the view. To the right further dense woodland cover limits visibility towards the Site. **Overall,** the view shows how, despite its elevated position, the dense woodland within the historic park obscures views towards the Site. The Development would not be visible from this location due to the intervening woodland.	Negligible	**Negligible**

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Appendix E

Council Consultation

Appendix E1:

- LVIA Methodology (Draft)
- Figure 4: Viewpoint Locations & ZTV (Draft)
- Viewpoint Photographs (Draft)
- Viewpoint Rationale

Appendix E2:

- Pre-app response from Council

Appendix A

PROPOSED METHODOLOGY

LVIA

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Proposed Methodology

Landscape and Visual Impact Assessment

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity (*Landscape Institute and Institute of Environmental Management & Assessment, 2013, p4*).

The process of assessing the visual and landscape impact of this application has been guided by the document 'Guidelines for Landscape and Visual Impact Assessment (2013)' (the "GLVIA"). The GLVIA provides the main guidance document of the production of LVIA reports. LVIA applies to all projects that could require a formal EIA (Environmental Impact Assessment), but also includes projects that may be assessed informally, where the principles and process of LVIA can also be used to assist in the 'appraisal' of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations.

The GLVIA, in the context of the EIA Directive, places an emphasis on the identification of **likely significant** effects. This should embrace all types of effect and includes, for example, those that are positive/beneficial and negative/adverse, direct and indirect, and long and short term, as well as cumulative effects. The emphasis on **likely significant** effects also stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects.

In accordance with the guidance, the two components of the LVIA are:

1. **assessment of landscape effects**: assessing effects on the landscape as a resource in its own right;
2. **assessment of visual effects**: assessing effects on specific views and on the general visual amenity experienced by people.

The interpretation of the GLVIA and the approach taken in our assessment is set out below.

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Landscape Impact Assessment Methodology

Landscape Effects

The assessment of landscape effects firstly establishes the baseline landscape conditions, providing an understanding of the landscape in the area that may be affected – its constituent elements and the way this contributes to its overall character, sensitivity and susceptibility to change – drawing from desktop-based research of known sources of published information on the landscape of the site and surrounding area, and from visiting the site. This allows the individual landscape elements known as 'landscape receptors' to be identified, and the landscape effects to be subsequently described, based on the **nature of the receptor** (sensitivity) and the **nature of the effect** likely to occur (magnitude).

An assessment of the significance of effects is then made. Each effect is considered in terms of its *sensitivity*; the susceptibility of the landscape to change and the value attached to the receptor. The extent to which a landscape can accommodate change due to development varies according to a range of factors such as land use, the scale and pattern of the landscape, visual enclosure, quality of view and the value of the landscape. Changes to the fabric and character of a particular landscape area may affect the perceived value of that landscape, giving rise to changes in its quality. Finally, each effect is considered in terms of its *magnitude*; the size, scale and extent of the effect, its duration and reversibility, and the **significance of effect** subsequently calculated, based on clearly defined assessment criteria of word scales in tabulated form. The significance of landscape effects ranges from negligible, through to minor, moderate and major. Such changes are described as either adverse or beneficial.

Establishing the Landscape Baseline

The GLVIA guidelines make a clear distinction between the characterisation process (in which the attributes of the landscape are described) and the judgment making process. This section of the assessment, the characterisation process, helps to establish the landscape baseline and aids subsequent judgements about the potential effects of the proposed development.

The GLVIA guidelines describe how landscape character assessments can be applied at different scales, from the national or European level to the parish level. Assessments are ideally prepared at different scales that should fit together as a nested series or a hierarchy of landscape character types and/or areas, such that each level of assessment adds more detail. The three main levels identified by the GLVIA guidelines are national and regional scale; local authority scale; and local scale. This assessment

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uses and presents a summary of the relevant published assessments at a national and regional scale and local authority scales. These wider character assessments are then used to provide the context for the local scale landscape assessment for the application site.

The GLVIA guidelines recommend that the characterisation process should be based on an assessment of natural, cultural and social factors and aesthetic and perceptual factors. These factors have been examined for the site's surroundings, the existing site as it stands today, and the site as it would be following completion of the development.

Determining Landscape Capacity and Sensitivity

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) [3rd Edition] sets out criteria relating to Capacity and Sensitivity. The following definitions are suggested:

- Overall landscape sensitivity refers primarily to the inherent sensitivity of the landscape itself, irrespective of the type of change that may be under consideration.
- Landscape sensitivity to a specific type of change is used where it is necessary to assess the sensitivity of the landscape to a particular change or development.
- Landscape capacity describes the ability of a landscape to accommodate different amounts of change or development of a specific type.

Sensitivity is the degree to which a particular landscape type or area can accommodate change arising from a particular development without detrimental effects on its character, and will vary with:

- Experience;
- Culture & Heritage;
- Land use;
- Natural form; and
- Wildlife.

Overall landscape sensitivity to change will be judged using a three-point verbal scale of high, medium or low. Judgements are then made for each of the constituent aspects of sensitivity and these assessments are tabulated to provide a profile of a particular landscape area. An overview is then taken of the distribution of the assessments of each aspect and this is used to make an informed judgement about the sensitivity of the landscape to accommodate the specific change. **Table 1** below provides the appropriate criteria for determining the sensitivity of specific components of a landscape character.

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Sensitivity	Definition of Landscape Sensitivity
High	Important components of landscape of distinctive character susceptible to relatively small changes.
Medium	A landscape of relatively common characteristics, reasonably tolerant of changes.
Low	A relatively unimportant landscape, the nature of which is tolerant of substantial change.

Table 1: Criteria for Assessing Sensitivity of Landscape Receptors

Determining Magnitude of Effects on Landscape Character

Table 2 below provides a description of the criteria used to assess the magnitude of effects on landscape character:

Magnitude of Effect	Assessment
High	Total loss of or major alteration to key elements/ features/characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
Medium	Partial loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that may be predominant, but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very minor loss or alteration to one or more key elements/features/ characteristics of the baseline, i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic within the surrounding landscape – approximating the 'no change' situation.

Table 2: Assessing Magnitude of Effects on Landscape Character

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In general terms, changes to the actual landscape fabric will occur:

- within the site boundary for the proposed development;
- around the immediate setting and
- at the scale of the broader landscape type and character area.

The nature and magnitude of landscape impacts will change during the construction and development process. Some impacts may be adverse but only affecting the short term, whereas others may be minor impacts with residual effects, which may be of a more permanent nature. In addition, some impacts could be significantly mitigated by the landscape and other measures, which could have benefit in the longer term.

Potential impacts that may occur during the stages of the proposed development are summarised below.

Short term impacts are those that occur during the construction period. These are considered as follows:

- Site access, delivery and traffic movements;
- Earthworks and materials stockpiles;
- Construction equipment and plant;
- Utilities, including water and lighting;
- Temporary parking; and
- Site compound and accommodation.

At completion or the operation stage (15 years), the impacts are considered for the proposed development at the point of handover from the contractor to the developer or new owners of the development. The condition of the site will be fully operational and all landscape works will have been implemented and plant stock will be at a young stage. All paraphernalia associated with construction such as hoardings, tree protection and site compounds will have been removed.

Residual Impacts are taken to be those that occur for a duration of up to 15 years or more after completion reflecting any increased effects of mitigation over time due to the physical growth of the landscape structure:

- Presence of built structures and road infrastructure; and
- Improved landscape and green infrastructure.

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Residual impacts are similar to the impacts on completion but may be partially or wholly mitigated by the proposed landscape infrastructure, site management and other development proposals. That may not take full effect at completion.

Consideration of the impacts during the **operation stage** has been considered the most relevant for this assessment.

Determining Significance of Effects on Landscape Character

The potential significance of landscape effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the landscape character to change. These two variables can be correlated as illustrated in **Table 3** below. Therefore, a landscape effect of low magnitude may be assessed to have a moderate effect in a highly sensitive landscape such as an Area of Outstanding Natural Beauty (AONB) or a National Park. In general, the following principles apply:

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

Table 3: Principles of Assessing the Significance of Landscape Effects (Assessment Matrix)

The above consideration of the sensitivity of the landscape character with the magnitude of the potential effects provides an overall assessment of the potential significance of effects. However, this process is not a quantitative process; there is not an absolute scoring system, and although considerations are made according to recognised features and methods of working as outlined in this report, the correlation of the two factors is, in the end, a matter of professional judgement.

An assessment of the significance of an effect can be derived from the combination of the 'sensitivity' of a landscape and the 'magnitude' of the effect. **Table 4** below provides a brief definition of the full range of significance criteria. These ratings reflect the existing site condition, established use and

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existing planning consents, but also the nature and scale of the proposed development. Landscape effects may be beneficial or adverse and are assigned a significance rating.

Significance	Definition
Negligible	The proposed scheme is appropriate in its context and may be difficult to differentiate from the surrounding landscape character.
Minor	The proposed scheme would cause a barely perceptible effect within the receiving landscape's characteristics.
Moderate	The proposed scheme would cause a noticeable difference to the landscape.
Major	The proposed scheme would completely change the character of the landscape for a long period of time or permanently.

Table 4: Landscape Effect Significance Definitions

Negligible effects can be derived from high, medium or low sensitivity combined with negligible magnitude.

The following standards are used in assessing whether the effects are short, medium or long term.

- Construction phase Short term: < 12 months
- Operation phase Medium term: 1 to 15 years
- Residual phase Long term: > 15 years

In an application for proposed residential development for example, this would have long term effects, which would be permanent with the effects ultimately being irreversible.

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Visual Impact Assessment Methodology

Visual Effects

The assessment of visual effects describes the changes in the visual character of available views and in the visual amenity of particular receptors arising from the development. To establish important visual receptors, a digital mapping visibility exercise is undertaken to illustrate those areas of the landscape from which the development may or may not be experienced. From this, a range of viewpoints are selected to demonstrate the potential effects of the proposed development, taking account of a range of factors, including:

- the accessibility to the public;
- the potential number and sensitivity of viewers who may be affected;
- the viewing direction, distance (i.e. short, medium and long distance views) and elevation;
- the nature of the viewing experience (e.g. static views, views from settlements and views from sequential points along routes);
- the view type (e.g. panoramas, vistas and glimpses);
- the potential for cumulative views of the proposed development in conjunction with other developments.

The sensitivity of visual receptors and views will be dependent on the context of the view, the importance of the view and the nature of the receptor. The scale or magnitude of visual change is affected by scale, the degree of contrast, the permanence of the effect, the angle of view, distance and the extent of change.

Determining the Sensitivity of Visual Receptors

Sensitive receptors are assessed on the basis of which points provide the clearest views of the site. The sensitivity of visual receptors is typically assessed by ascribing one of the following levels: high, medium or low sensitivity to change. The sensitivity of visual receptors and views will depend on the context of the view, the importance of the view and the nature of the receptor. **Table 5** below provides a description of the criteria used to define the sensitivity of the visual receptors:

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Sensitivity	Definition of Visual Receptor
High	The principal views from public buildings; beauty spots and picnic areas. Users of outdoor recreational facilities including recreational footpaths, cycle routes or rights of way, whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes. Designated scenic drives.
Medium	People engaged in outdoor sports or recreation (other than appreciation of the landscape), attractive rural lanes and 'B' roads. Secondary views from public buildings.
Low	Views from heavily industrialised areas or commercial buildings or commercially engaged pedestrians, whose attention may be focused on their work or activity rather than the wider landscape, people travelling through or past the landscape on A roads, train lines or other main transport routes.

Table 5: Criteria for Assessing the Sensitivity of Visual Receptors

Determining the Magnitude of Effects on Visual Receptors

Magnitude is determined by the distance from the viewer, the extent of change in the field of vision, the proportion or number of views affected and the duration of each from each receptor, or a sequence of views that may have transient views (e.g. along a road).

Generally, greater weight is given to visual effects on public viewpoints than on private properties. Due to access restrictions, the magnitude of effect on view character for all receptors, including public properties, is on the basis of ground-level views (e.g. from the ground floor level).

Table 6 below provides a description of the criteria used to assess the magnitude of effects on visual receptors:

Visual Receptor Magnitude	Assessment
High	Total loss of, or major alteration to, key elements/features/characteristics of the baseline view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving view.
Medium	Partial loss or alteration to one or more key elements/features/ characteristics of the view and/or introduction of elements that may be predominant, but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving view.

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Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving view.
Negligible	Very minor loss or alteration to one or more key elements/features/ characteristics of the baseline view and/or introduction of elements that are not uncharacteristic within the view – approximating the 'no change' situation.

Table 6: Assessing the Magnitude of Effects on Visual Receptors

Determining Significance of Effects on Visual Receptors

The potential significance of visual effects is determined by a combination of the magnitude of the potential effects and the sensitivity of the receptor to change. These two variables can be correlated as illustrated in **Table 7** below. Therefore, a visual effect of low magnitude may be assessed to have a moderate effect from a highly sensitive receptor such as a national recreational resource. Similarly, a low magnitude may have a moderate effect on a particularly sensitive visual receptor such as an important recreational route. In general, the following principles apply:

	Magnitude of Effect			
Sensitivity of Receptor to Change	**Negligible**	**Low**	**Medium**	**High**
High	Negligible	Moderate	Moderate/Major	Major
Medium	Negligible	Minor/Moderate	Moderate	Moderate/Major
Low	Negligible	Minor	Minor/Moderate	Moderate

Table 7: Principles of Assessing the Significance of Visual Effects (Assessment Matrix)

The above consideration of the sensitivity of the receptors with the magnitude of the potential effects provides an overall assessment of the potential significance of effects. However, this process is not a quantitative process; there is not an absolute scoring system, and although considerations are made according to recognised features and methods of working, as outlined in this report, the correlation of the two factors is, in the end, a matter of professional judgement. An assessment of the significance of an effect can be derived from the combination of the 'sensitivity' of a visual receptor and the 'magnitude' of the effect.

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Table 8 below provides a brief definition of the full range of significance criteria. These ratings reflect the existing site condition, established use and existing planning consents, but also the nature and scale of the proposed development. The visual effects arising from changes in the appearance of the view associated with the development and perceived by the visual receptor may be beneficial or adverse and are assigned a significance rating.

Significance	Definition
Negligible	The proposed scheme is appropriate in its view. It may be difficult to differentiate from its surroundings within the view and would affect very few or no receptors.
Minor	The proposed scheme would result in a perceptible but limited visual effect and would affect few receptors.
Moderate	The proposed scheme would cause a noticeable difference in the view and would affect several receptors.
Major	The proposed scheme would completely change the appearance of the view for a long period of time or permanently. It would affect many receptors.

Table 8: Visual Effect Significance Definitions

Negligible effects can be derived from high, medium or low sensitivity combined with negligible magnitude. The following standards are used in assessing whether the effects are short, medium or long term.

- Construction Phase Short term: < 12 months
- Operation Phase Medium term: 1 to 15 years
- Residual Phase Long term: > 15 years

In an application for proposed residential development for example, this would have long term effects, which would be permanent with the effects ultimately being irreversible.

The following standards are used in assessing whether the views are close, mid or long range.

- Close Range < 0.5km
- Mid-range 0.5 to 2km
- Long-range > 2km

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Glossary of Terms

Analysis (landscape)	The process of breaking the landscape into its component parts to understand how it is made up.
AONB	Area of Outstanding Natural Beauty
Assessment (Landscape)	An umbrella term for description, classification and analysis of the landscape.
Baseline	Record and analysis of existing landscape and visual conditions.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Countryside	The rural environment and its associated communities (includes the coast).
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape, e.g. roads, hedges and woods.
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.
Field Pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Heritage	Historic or cultural associations.
Indirect Impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway.
Land Use	The primary use of the land, including both rural and urban activities.
Land cover	Combinations of land use and vegetation, that cover the land surface.
Landform	Combinations of slope and elevation, that produce the shape and form of the land.
Landscape	Human perception of the land conditioned by knowledge and identity with a place.

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Landscape Capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of the change being proposed.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates a particular sense of place in different areas of the landscape.
Landscape Characteristics	Landscape Characteristics refer to the combinations of landscape elements and features which make a particular contribution to the character of an area including experiential characteristics such as tranquillity and wilderness.
Landscape Character Type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape feature	A prominent eye-catching element, e.g. wooded hilltop and church spire.
Landscape Quality	Is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale, without unacceptable adverse effects.
Landscape Value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.

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Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Sense of place	The essential character and spirit of an area.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process.
Threshold (significance)	A specified level in grading effects e.g. of magnitude, sensitivity or significance.
Visual Amenity	The value of a particular area or view in terms of what is seen.
Visual Impact	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).
Visual Envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
ZTV	Zone of Theoretical Visibility. The theoretical area within which a proposed development may have a Visibility (ZTV) influence or effect on visual amenity based on computer tests which usually use a 'bald' landform surface without e.g. trees, hedgerows or built-up areas.
Zone of Visual Influence	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

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An Approach to Landscape Character Assessment, Natural England (2014).

Technical Guidance Note 06/19 Visual Representation of Development Proposals, Landscape Institute (17 September 2019).

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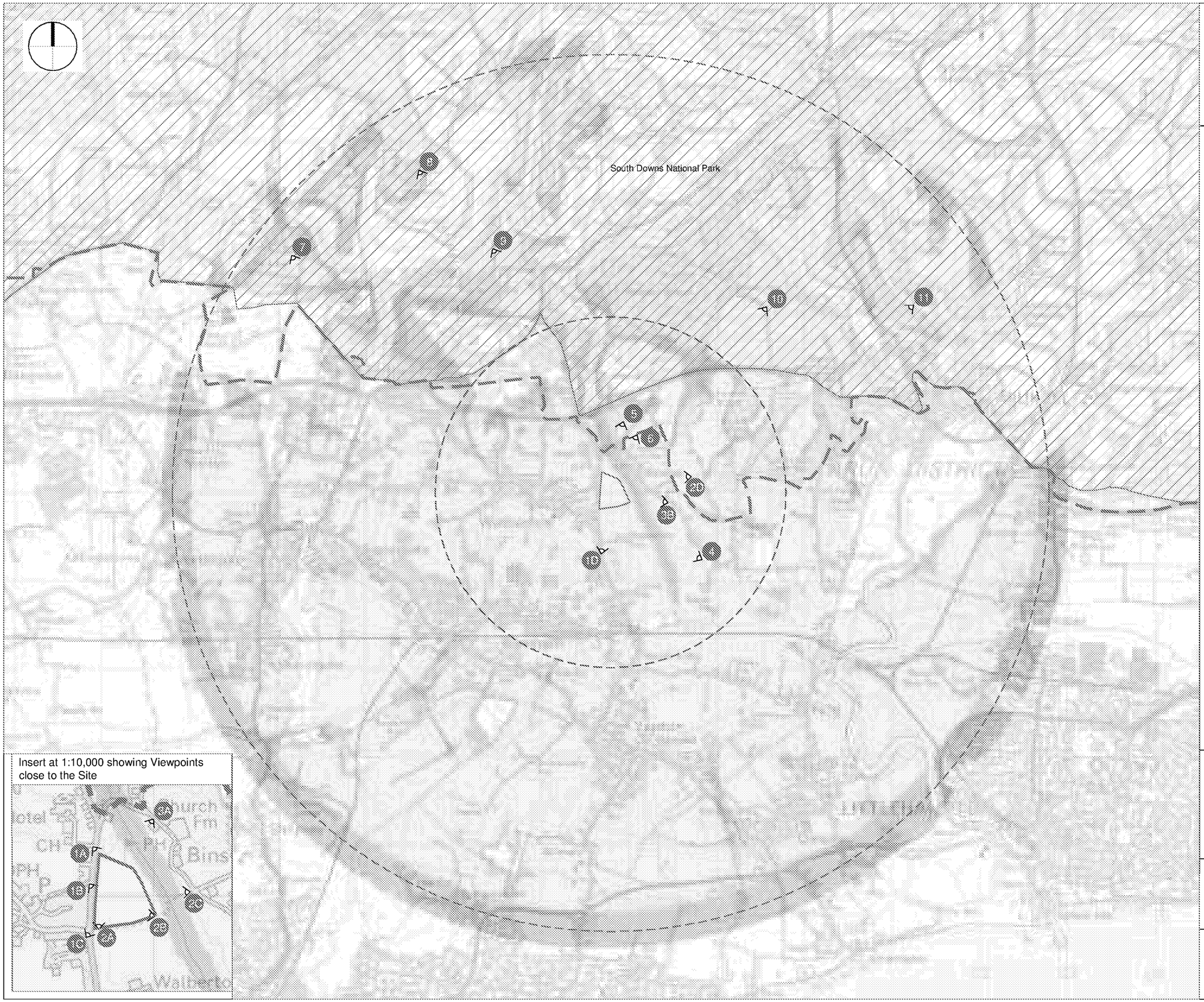

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- 5km Context
- Viewpoint Locations
- Zone of Theoretical Visibility: High
- Zone of Theoretical Visibility: Low
- South Downs National Park
- South Downs AONB

Drawing Nr: 20-40-LVIA-GR-04
Rev Nr: 0
Drawn by: TF
Checked by: WW

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Scale @ A3: 1:40,000

Land east of Yapton Lane, Walberton

Figure 04:
Viewpoint Locations & ZTV

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Appendix B1

VIEWPOINT PHOTOGRAPHS

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Western end of the tree belt which separates the Site's northern boundary from the Avisford Park Golf Course

Tall hedgerow bordering the road which forms the western boundary of the Site, and contains mature ash and sycamore trees

Existing residential area which borders Yapton Lane with overhead wires, signage and softwood fencing all detracting from the view

Viewpoint Photograph 01A: View from Yapton Lane at Linden Homes site

Location: 18m north-west of Site

Grid Reference: X497681 Y106238

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One of the ash trees situated on the Site's western boundary

Hedgerow bordering Yapton Lane situated at the top of a bank to the east of the road provides visual enclosure to the Site

Ash and sycamore trees contribute to the leafy character of the road

Viewpoint Photograph 01B: View from Yapton Lane at Avisford Park Lane (PROW 333)

Location: 14m west of Site

Grid Reference: X497668 Y106075

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Trees within land associated with the old forge and in the foreground at Walberton Lodge are important features of the view, as is the former blacksmith's forge on the far side of The Street

Hedgerow and trees bordering Yapton Lane reduce visibility towards the Site, and only the western boundary hedgerow can be seen; traffic on Yapton Lane is a major detractor in the view

Sycamore and Ash trees lend a leafy wooded character to Yapton Lane to the south of the Site

Viewpoint Photograph 01C: View from Yapton Lane at Blacksmiths Corner

Location: 45m south-west of Site

Grid Reference: X497641 Y105769

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Trees bordering Yapton Lane enclose the road creating a tunnel-effect and screening views towards the Site

Walberton Farm is not visible due to the dense tree cover bordering the road

Vegetation bordering the road denies views to the east

Viewpoint Photograph 01D: View from Yapton Lane at PROW 328

Location: 480m south of Site

Grid Reference: X497715 Y105333

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The Site

2.5m high hedgerow along with mature Ash and sycamore trees bordering Yapton Lane screen the highway from view

Open views across the Site and towards woodland to the north within the National Park

Shelterbelt of broadleaf trees bordering the northern and eastern boundaries encloses the Site to the east, as well as a single mature oak tree on the Site's southern boundary with the PROW

Viewpoint Photograph 02A: View from PROW 350 at Site's south-west corner

Location: 1m south of Site

Grid Reference: X497687 Y105806

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The Site

The upper-storeys of some of the residential properties situated to the west of Yapton Lane are visible across the Site's boundary hedgerow

Tree cover encloses Yapton Lane but the upper parts of some properties along the highway are visible adjacent to the Site

Shelterbelt of trees bordering the Avisford Park Golf Course encloses the Site and beyond there are views towards woodland at Hedgers Hill and Glatting Beacon.

Viewpoint Photograph 02B: View from PROW 350 at Site's south-east corner

Location: 1m south of Site

Grid Reference: X498011 Y105883

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The Site

Woodland copse bordering Binsted Valley and Avisford Park Golf Course screens the Site from view

Woodland occupying Binsted Valley screens the Site from view, although part of the shelter belt bordering the Site's northern boundary can be seen

Existing residential area at Hedgers Hill is visible beyond the golf course with dense woodland beyond

Viewpoint Photograph 02C: View from PROW 350 at Saint Mary's Church, Binsted

Location: 260m east of Site

Grid Reference: X498231 Y106041

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The Site

PROW 342 runs along the edge of the field to the left of the view, which is bounded to the south by a mixed-species hedgerow

The Glebe House and Mount Pleasant, situated by Binsted Lane, are visible over the hedgerow on the far side of the large arable field in the foreground

Buildings at Church Farm can be seen to the right

Viewpoint Photograph 02D: View from PROW 342

Location: 0.78km east of Site

Grid Reference: X498734 Y106176

DRAFT

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Tree cover bordering Binsted Valley obscures views to the south

Part of the open arable field within the Site can be just glimpsed through the shelterbelt which borders Avisford Golf Course

One or two of the residential properties bordering Yapton Lane are just visible beyond the shelterbelt

Viewpoint Photograph 03A: View from Binsted Lane at The Black Horse Public House

Location: 312m east of Site

Grid Reference: X498011 Y106435

DRAFT

ARUN DISTRICT COUNCIL WA/80/21/OUT

One of the houses at Mount Pleasant bordering the road can be partially seen to the left

The belt of trees bordering the eastern limits of the Site can be seen in the distance with tree cover along Yapton Lane beyond

Woodland copse bordering Binsted Valley limits further views to the west

Viewpoint Photograph 03B: View from Binsted Lane at Church Farm

Location: 310m east of Site

Grid Reference: X498157 Y106298

DRAFT

ARUN DISTRICT COUNCIL WA/80/21/OUT

The Site

Tree belt bordering the Avisford Park Golf Course can be seen beyond the greens and the wide open arable field in the foreground

Belt of woodland in the Binsted Valley largely obscures views towards the Site

Hedgerow in the foreground and woodland along Binsted Valley dominates the view to the right

Viewpoint Photograph 03C: View from Binsted Lane at Binsted Nursery

Location: 460m east of Site

Grid Reference: X498484 Y105889

DRAFT

ARUN DISTRICT COUNCIL WA/80/21/OUT

The Site

One of the buildings at Walberton Farm can be glimpsed through a gap in the hedgerow

Hedgerow with trees on the field boundary in the foreground reduces visibility towards the Site

A large oak tree is a strong feature of the view and little can be seen beyond it

Viewpoint Photograph 04: View from PROW 355

Location: 1km south-east of Site

Grid Reference: X498799 Y105271

DRAFT

The Site

Trees along Binsted Lane reduce visibility to the south

Tree cover surrounding the property of Ashurst situated to the far side of the large arable field reduces visibility to the south but one of the buildings at Walberton Farm (to the south of the Site) can be seen across the Site in the distance to the left of it

Dense tree cover at Little Danes Wood encloses the view

Viewpoint Photograph 05: View from PROW 336

Location: 0.64km north of Site

Grid Reference: X

DRAFT

The Site

Rooftop and chimneys of the Grade II listed farmhouse at Church Farm can be seen across the hedgerow bordering the field in the foreground

Hedgerows and woodland extend to the horizon

Some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow enclosing the field

Viewpoint Photograph 06: View from Old Scotland Lane (PROW 338)

Location: 590m north-east of Site

Grid Reference: X498158 Y106673

DRAFT

A line of mature trees marks Britten's Lane, beyond which dense woodland at Little Heath Plantation can be seen across an arable field

The woodland at Little Heath Plantation and tree cover beyond gives the impression of a heavily wooded landscape to the south and fields can be seen only in the far distance

Some of the buildings at Norton can be seen amongst the trees beyond the fields in the midground

The Site

(approximate location)

Viewpoint Photograph 07: View from PROW 375 by Keepers Cottage

Location: 4.3km north-west of Site

Grid Reference: X494184 Y108710

DRAFT

Large arable fields to the west of Binsted are partially visible between the blocks of woodland

The rooftop of St Richard Catholic Church in Slindon can be seen amongst the trees in the foreground while woodland groups on the plain to the south combine to screen views of the Site

Tree cover on the plain to the south is again the strongest feature of the view and largely encloses Walberton

The Site

(approximate location)

Viewpoint Photograph 08: View from PROW 2970

Location: 4.04km north-west of Site

Grid Reference: X495591 Y109647

DRAFT

ARUN DISTRICT COUNCIL WA/80/21/OUT

The Site is not visible due to the dense woodland cover which characterises the Study Area

The English Channel can be seen in the far distance

Woodland to the north of Slindon encloses the view to the right

The Site

(approximate location)

Viewpoint Photograph 09: View from Mill Lane (PROW 382-2)

Location: 2.75km north-west of Site

Grid Reference: X496482 Y108694

DRAFT

Woodland and tree cover on the plain to the south combine to create a strong wooded backdrop to the open arable fields in the foreground

Woodland south of the A27 screens views towards the Site, and a large area of agricultural nurseries to the south-west of Walberton and a tower block in Bognor Regis both detract from the view beyond

Part of one of the settlements to the west of Walberton is visible in the distance beyond the woodland which occupies the midground

The Site

(approximate location)

Viewpoint Photograph 10: View from Long Lane at PROW 415

Location: 2.6km north-east of Site

Grid Reference: X499581 Y108107

DRAFT

Hiorne Tower

Stone from Sevastopol on the Crimean Peninsula

Dense woodland cover obscures views to the west

The Site

(approximate location)

Viewpoint Photograph 11: View from Arundel Park

Location: 3.9km north-east of Site

Grid Reference: X501259 Y108105

DRAFT

APPENDIX E2

VIEWPOINT RATIONALE

Viewpoint and Description	Approximate co-ordinates and distance from closest boundary of the Site	Sensitivity of Visual Receptor	Baseline View	Viewpoint Rationale	Photomontage
VP01A: View from Yapton Lane at Linden Homes site	18m north-west of Site	Low Local Road User	The **baseline view** extends from Yapton Road at the access road to the new Linden Homes residential development. In this view the north-west corner of the Site can be seen at close-range with much of the Site's western boundary with Yapton Lane. To the left of the view the western extent of the shelter-belt of trees which borders the Avisford Park Golf Course and encloses the north and east boundaries of the Site reduces visibility towards the Site. In the centre of the view, the hedgerow which borders the western boundary of the Site also reduces visibility to the east and screens the open field within the central part of the Site. This hedgerow contains a number of mature ash and sycamore trees which can be seen in the distance.	To assess the possible effects of the Development at its north-western corner.	LI TGN 06/19* AVR Type 3 Level 0 **Visual Representation of Development Proposals Technical Guidance Note 06/19,* Landscape

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			To the right of the view the front garden boundaries associated with the existing residential area bordering Yapton Lane are partially visible beyond the softwood fencing and signage for the Linden Homes site, which combined with the road signs and overhead wires, detract from the overall view. Heavy traffic on Yapton Road further reduces the sensitivity of this viewpoint. **Overall,** the view shows the north-western extents of the Site as viewed from Yapton Lane which is a busy road.		Institute
VP01B: View from Yapton Lane at Avisford Park Lane (PROW 333)	14m west of Site	Low Local Road User	The **baseline view** extends from Yapton Lane at Avisford Park Lane, where a direct view towards the Site's western boundary is available looking east. To the far left one of the ash trees situated on the Site's western boundary is a strong feature of the view. In the centre of the view the hedgerow which borders Yapton Lane reduces visibility towards the central part of the Site although visibility would be greater in winter. It is	To assess the possible effects of the Development at its western boundary with Yapton Lane and the PROW.	LI TGN 06/19* AVR Type 3 Level 0

			noticeable at this location how Yapton Lane is sunken , and the hedgerow sits on top of a bank which in parts is up to 1.5 metres above the level of the road. To the right further mature trees along the Site's western boundary combine to give a distinct leafy enclosure to the road. **Overall,** the view shows the western extents of the Site as viewed from Yapton Lane which is a busy road, and could assess how the proposed vehicular access to the Site would be seen from the PROW.		
VP01C: View from Yapton Lane at Blacksmiths Corner	45m south-west of Site	Low Local Road User	The **baseline view** extends from Yapton Lane at Blacksmiths Corner, where a busy mini-roundabout marks the junction with The Street, which serves Walberton village. To the left the former blacksmith's forge can be partially seen on the far side of the highway through the trees bordering Yapton Lane. In the centre of the view the hedgerow and trees bordering Yapton Lane reduce visibility towards the central part of the Site, and only part of the western boundary hedgerow	To assess the possible effects of the Development at its south-western corner with Yapton Lane which at this point forms the eastern edge of the Walberton Conservation Area.	LI TGN 06/19* AVR Type 3 Level 0

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			can be seen, and traffic on Yapton Lane is a major detractor in the view. To the right, Sycamore and Ash trees lend a leafy wooded character to Yapton Lane to the south of the Site and again enclose the highway and reduce visibility to the east of it. **Overall,** the view shows how tree cover bordering Yapton Lane reduces visibility towards the Site to a very small part of the view from this location, and how, as with all of the views from Yapton Lane, traffic is a major detractor.		
VP01D: View from Yapton Lane at PROW 328	480m south of Site	Low Local Road User	The **baseline view** extends from Yapton Lane at PROW 328, which is enclosed by tree cover to the west of the highway. To the left, trees bordering both sides of Yapton Lane enclose the road creating a tunnel-effect and almost completely obscure views towards the Site. In the centre of the view Walberton Farm is not visible due to the dense tree cover bordering the road, while to the right vegetation bordering the road denies views	To assess the possible effects of the Development from Yapton Lane to the south.	

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			to the east. **Overall,** the view shows how tree cover bordering Yapton Lane closes down visibility towards the Site from this location, and how, as with all of the views from Yapton Lane, traffic is a major detractor.		
VP02A: View from PROW 350 at Site's south-west corner	1m south of the Site	Medium-High Footpath User	The **baseline view** extends from PROW 350, just a few metres to the east of Yapton Lane. In this view the whole expanse of the Site can be openly seen to the north of the PROW. To the left of the view the approximately 2.5m high thorn hedgerow along with mature Ash and sycamore trees bordering Yapton Lane screen the highway from view. In the centre of the view, open views are available across the Site towards woodland to the north within the South Downs National Park. To the right a shelterbelt of broadleaf trees bordering the northern and eastern boundaries encloses the Site to the east, and a mature oak tree on the Site's southern boundary with the PROW is visible	To assess the possible effects of the Development on the PROW at its western end.	LI TGN 06/19* AVR Type 3 Level 0

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			to the far right of the view. **Overall,** the view shows how the Site's southern boundary is open allowing wide views across the area including woodland on the southern slopes of the downs to the north.		
VP02B: View from PROW 350 at Site's south-east corner	1m south of the Site	Medium - High Footpath User	The **baseline view** extends from PROW 350 at the gate leading into the Avisford Park Golf Course. To the left the upper-storeys of some of the residential properties situated to the west of Yapton Lane are visible across the Site's boundary hedgerow. In the centre of the view tree cover encloses Yapton Lane but the upper parts of some properties along the highway are visible adjacent to the Site. To the right the shelterbelt of trees bordering the Avisford Park Golf Course encloses the Site and beyond there are views towards woodland at Hedgers Hill and Glatting Beacon. **Overall,** the view shows how the Site comprises an open field to the east of the Settlement which allows	To assess the possible effects of the Development on the PROW at the Site's south-east corner bordering the golf course.	LI TGN 06/19* AVR Type 3 Level 0

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			open views within an otherwise wooded landscape to the north and east of Walberton.		
VP02C: View from PROW 350 at Saint Mary's Church, Binsted	260m east of the Site	High Footpath User	The **baseline view** extends from PROW 350 at Saint Mary's Church and shows the view available looking west towards Walberton across Binsted Valley. To the left, a woodland copse bordering Binsted Valley and Avisford Park Golf Course screens the Site from view. In the centre of the view further woodland in Binsted Valley screens the Site from view, although part of the shelter belt bordering the Site's northern boundary can be seen. To the right Ryders and Quince Cottage which form the eastern extent of the existing residential area at Hedgers Hill are visible beyond the golf course with dense woodland at Little Danes Wood beyond. **Overall,** the view shows how woodland within and bordering Binsted Valley reduces visibility towards the Site and the eastern edge of Walberton from the east.	To assess the possible effects of the Development on the PROW and the historic church to the west of Binsted Lane.	

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VP02D: View from PROW 342	0.78km east of the Site	High Footpath User	The **baseline view** extends from PROW 342 and captures the settlement of Binsted from open arable fields which border it to the east. To the left PROW 342 is visible, running along the edge of the field, which is bounded to the south by a mixed-species hedgerow. In the centre of the view The Glebe House and Mount Pleasant, situated by Binsted Lane, are visible over the hedgerow on the far side of the large arable field in the foreground. To the right Buildings at Church Farm can be seen with woodland at Little Danes Wood beyond. **Overall,** the view shows how intervening tree cover and built form close down westward views towards the Site and the eastern settlement edge of Walberton.	To assess the possible effects of the Development on the PROW which forms part of the western edge of the South Downs National Park (maps show that the boundary is defined by PROW 341 or by the hedgerow to the near side of it on the far side of the field)	
VP03A: View from Binsted Lane at The Black	312m east of Site	Medium Local Road User	The **baseline view** extends from Binsted Lane at the car park of the Black Horse Public House. In this view there is an open vista across the Avisford Park Golf Course (on the far side of Binsted Valley) towards the shelterbelt which borders the Site. To the left of the view tree cover	To assess the possible effects of the Development on Binsted Lane at this location where open	LI TGN 06/19* AVR Type 3

Horse Public House			bordering Binsted Valley obscures views to the south. In the centre of the view, part of the open arable field within the Site can be just glimpsed through the shelterbelt which borders Avisford Golf Course, with tree cover bordering the Yapton Lane creating a wooded skyline beyond. To the right one or two of the residential properties bordering Yapton Lane are just visible beyond the shelterbelt. **Overall,** the view shows how the shelterbelt bordering the golf course provides a strong planting belt which limits westward views towards the Site and the eastern settlement edge of Walberton, although views are expected to be more open in winter since the shelterbelt largely comprises deciduous species.	views across Binsted Valley are available.	Level 0
VP03B: View from Binsted Lane at Church	310m east of Site	Medium Local Road User	The **baseline view** extends from Binsted Lane at Church Farm where there is an S-bend in the highway. In this view there is a glimpsed view towards the shelterbelt at the eastern edge of the Site. To the left one of the houses at Mount Pleasant bordering the road can be	To assess the possible effects of the Development on Binsted Lane and the heritage assets	

Farm			partially seen. In the centre of the view the belt of trees bordering the eastern limits of the Site can be seen in the distance with tree cover along Yapton Lane beyond. To the right a Woodland copse bordering Binsted Valley limits further views to the west. **Overall,** the view shows how tree cover within and bordering Binsted Valley combines to create a wooded backdrop to Binsted Lane when looking west towards Walberton.	associated with the Church Farm.	
VP03C: View from Binsted Lane at Binsted Nursery	460m east of Site	Medium Local Road User	The **baseline view** extends from Binsted Lane at Binsted Nursery where there is a glimpsed open view through a gap in the hedgerow bordering highway. In this view there is a glimpsed view towards the shelterbelt at the south-eastern edge of the Site. To the left the tree belt bordering the Avisford Park Golf Course can be seen beyond the greens with a wide open arable field in the foreground. In the centre of the view a belt of woodland in the Binsted Valley largely obscures views towards the Site. To the right the hedgerow in the foreground and	To assess the possible effects of the Development on Binsted Lane to the south-east of the Site.	

			woodland along Binsted Valley dominates the view. **Overall,** the view shows how tree cover within and bordering Binsted Valley combines to create a wooded backdrop to the large open arable fields to the west of Binsted Lane when looking west towards Walberton.		
VP04: View from PROW 355	1km south-east of the Site	Medium - High Footpath User	The **baseline view** extends from PROW 355 to the north of Marsh Farm. In this view it is clear that vegetation cover bordering the fields by Binsted Lane reduces the visibility towards the Site. To the left of the view one of the buildings at Walberton Farm can be glimpsed through a gap in the hedgerow. In the centre of the view a hedgerow and trees on the field boundary in the foreground combine to obscure any possible view towards the Site although there may be some limited visibility in winter. To the right a large oak tree is a strong feature of the view and little can be seen beyond it. **Overall,** the view shows how tree cover within and	To assess the possible effects of the Development on this PROW to the south-east of the Site.	

			bordering this field to the west of Binsted Lane combines to obscure the view towards the Site.		
VP05: View from PROW 336	0.64km north of the Site	High Footpath User	The **baseline view** extends from PROW 336 at the edge of Barn's Copse. In this view there is a glimpse across part of the Site looking south across the open arable field in the foreground. To the left of the view trees along Binsted Lane reduce visibility to the south. In the centre of the view tree cover surrounding the property of Ashurst situated to the far side of the large arable field reduces visibility to the south but one of the buildings at Walberton Farm (to the south of the Site) can be seen across the Site in the distance to the left of it. To the right Dense tree cover at Little Danes Wood encloses the view. **Overall,** the view shows how tree cover reduces visibility to the south towards the Site from the southern edge of the South Downs National Park.	To assess the possible effects of the Development on the PROW and the southern limits of the South Downs National Park.	LI TGN 06/19* AVR Type 3 Level 0

ARUN DISTRICT COUNCIL WA/80/21/OUT

VP06: View from Old Scotland Lane (PROW 338)	590m north-east of Site	High Footpath User	The **baseline view** extends from Old Scotland Lane, which forms the southern extent of the South Downs National Park at this point. In this view the north-eastern edge of Binsted is formed by Church Farm and arable fields which occupy the land between Binsted and the ancient woodland to the north and east of it. To the left of the view the rooftop and chimneys of the Grade II listed farmhouse at Church Farm can be seen across the hedgerow bordering the field in the foreground. In the centre of the view hedgerows and woodland extend to the horizon. To the right some rooftops of the residential properties bordering Yapton Lane can be partially seen above the hedgerow enclosing the field, while tree cover rises the horizon beyond. **Overall,** the view shows how tree cover and field boundary hedgerows reduce visibility to the south-west towards the Site from the southern edge of the South Downs National Park.	To assess the possible effects of the Development on the PROW and the southern limits of the South Downs National Park.	LI TGN 06/19* AVR Type 3 Level 0

VP07: View from PROW 375 by Keepers Cottage	4.3km north-west of Site	High Footpath User	The **baseline view** extends from PROW 375 to the west of Britten's Lane, north of the A27. In this view the dense woodland which characterises the area forms the backdrop while there are long-range views southward towards the coast. To the left of the view a line of mature trees marks Britten's Lane, beyond which dense woodland at Little Heath Plantation can be seen across an arable field on the far side of the highway. In the centre of the view the woodland at Little Heath Plantation and tree cover beyond gives the impression of a heavily wooded landscape to the south and fields can be seen only in the far distance. To the right some of the buildings at Norton can be seen amongst the trees beyond the fields in the midground. **Overall,** the view shows how tree cover reduces visibility to the south-east towards the Site from this PROW within the South Downs National Park where land starts to rise to the north-west of Walberton.	To assess the possible effects of the Development on the PROW and the south-facing slopes of the South Downs National Park.	

VP08: View from PROW 2970	4.04km north-west of Site	High Footpath User	The **baseline view** extends from PROW 2970 to the north of The Folly, within land managed by the National Trust. In this view the dense woodland which characterises the area forms the foreground while there are long-range views southward towards the south coast plain which features a mixture of woodland and arable fields along with several large agricultural buildings. To the left, large arable fields to the west of Binsted are partially visible between the blocks of woodland. In the centre of the view the rooftop of St Richard Catholic Church in Slindon can be seen amongst the trees in the foreground while woodland groups on the plain to the south combine to screen views of the Site. To the right tree cover on the plain to the south is again the strongest feature of the view and largely encloses Walberton. **Overall,** the view shows how tree cover reduces visibility to the south-east towards the Site from this PROW located within land managed by the National	To assess the possible effects of the Development on the PROW and the south-facing slopes of the South Downs National Park.	LI TGN 06/19* AVR Type 3 Level 0

			Trust within the South Downs National Park where land starts to rise to the north of Slindon.		
VP09: View from Mill Lane (PROW 382-2)	2.75km north-west of Site	High Footpath User	The **baseline view** extends from Mill Lane to the north of Slindon. In this view there is a vista across the south coast plain to the south. To the left of the view the Site is not visible due to the dense woodland cover of the area. In the centre of the view the English Channel can be seen in the far distance while to the right of the view woodland to the north of Slindon encloses the view to the right. **Overall,** the view shows how the dense woodland of the area reduces visibility of both settlements and arable land to the south from this location.	To assess the possible effects of the Development on the PROW and the south-facing slopes of the South Downs National Park.	
VP10: View from Long Lane at	2.6km north-east of Site	Medium - High	The **baseline view** extends from the top of Long Lane where it meets PROW 415. In this view dense woodland again denies views towards the Site and the features	To assess the possible effects of the Development on the	

PROW 415		Footpath User	beyond are difficult to identify with the naked eye. To the left woodland and tree cover on the plain to the south combine to create a strong wooded backdrop to the open arable fields in the foreground. In the centre of the view woodland south of the A27 screens views towards the Site, and a large area of agricultural nurseries to the south-west of Walberton and a tower block in Bognor Regis both detract from the view beyond. To the right part of one of the settlements to the west of Walberton is visible in the distance beyond the woodland which occupies the midground. **Overall,** the view shows how the dense woodland of the area reduces visibility of both settlements and arable land to the south from this location.	PROW and the south-facing slopes of the South Downs National Park.	
VP11: View from Arundel Park	3.9km north-east of Site	High Footpath User	The **baseline view** extends from the Arundel Park just to the north-west of the Hiorne Tower. In this view dense woodland denies views to the south-west towards the Site. To the left Hiorne Tower can be seen in the foreground. In the centre of the view a stone taken	To assess the possible effects of the Development on this historic park which is situated within the	

			from the Crimean Peninsula is situated within the open parkland while woodland forms the backdrop to the view. To the right further dense woodland cover limits visibility towards the Site. **Overall,** the view shows how despite its elevated position the dense woodland within the historic park obscures views towards the Site.	South Downs National Park.	

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Helen Wilkinson
2 Bar Lane
York
YO1 6JU

Date: 26th January 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:
Our Ref: PAA/113/20/

Dear Ms Wilkinson,

Pre-Application Advice

Outline application (with all matters reserved except for access) for up to 100 dwellings on Land to the west of Yapton Lane, Walberton.

Land East of Yapton Lane, NE of Blacksmith Corner Walberton BN18 0LJ

I write regarding the above matter and your enquiry received on 22nd October 2020.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand that you propose to apply for outline planning consent for residential development, including access, with all other matters reserved for future approval. The site measures approximately 9.3 hectares, with access proposed from Yapton Lane off the western boundary. It is proposed to develop the site for up to 100 dwellings, including areas of landscaping, public open space and other associated infrastructure.

DESCRIPTION OF SITE

The site comprises agricultural land. It is generally flat and gently sloping and located to the north east of the village of Walberton and is bounded by Yapton Lane to the west. To the south, the site is bounded by a footpath with Walberton Farm.
Vegetation and hedgerows bound to the site to the north and east.There are notable trees within the site and along the boundaries of the site which are worthy of protection by means of a Tree Preservation Order.
A small watercourse runs beyond the eastern boundary of the site.

DESCRIPTION OF LOCALITY

The area is rural in character with residential properties on the opposite side of Yapton Lane.

PLANNING ISSUES

The following issues have been identified for consideration.
Principle
Design
Neighbour Amenity

Amenity Space Provision
Bin Storage
Affordable Housing
Highways, Transport and Parking
Sustainability
Sustainable Construction
Flooding/Drainage
Protected Trees
Open Space Provision
Light Pollution
Noise Pollution
Infrastructure Provision
Biodiversity
Crime
Loss of Agricultural Land
Landscape Impact
Archaeology
Housing Supply

RELEVANT PLANNING HISTORY

WA/22/93	Extension to existing Avisford Park Hotel 9 hole golf course	Refused 06-10-93 **Appeal: Allowed 12-07-94**

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

AHSP2	AH SP2 Affordable Housing
CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitagation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
GISP1	GI SP1 Green Infrastructure and Development
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities

QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
SDSP1	SD SP1 Sustainable Development
SKILLSSP1	SKILLS SP1 Employment and Skills
SODM1	SO DM1 Soils
HWBSP1	HWB SP1 Health and Wellbeing
QEDM4	QE DM4 Contaminated Land
QESP1	QE SP1 Quality of the Environment
WMDM1	WM DM1 Waste Management
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TELSP1	TEL SP1 Strategic delivery of telecomms infrastructure
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Walberton Neighbourhood Plan Policy 2017 CL6	Health Care
Walberton Neighbourhood Plan Policy 2017 CL7	Recreation Facilities
Walberton Neighbourhood Plan Policy 2017 GA1	Open Access and Permissive Paths
Walberton Neighbourhood Plan Policy 2017 GA2	Footpath Bridleway and Cycle Patch Network
Walberton Neighbourhood Plan Policy 2017 GA5	Traffic Management
Walberton Neighbourhood Plan Policy 2017 GA6	A27/A29 Junction West, and Other Strategic Junctions
Walberton Neighbourhood Plan Policy 2017 HP1	Spatial Plan of the Parish
Walberton Neighbourhood Plan Policy 2017 HP10	Affordable Housing
Walberton Neighbourhood Plan Policy 2017 HP11	Housing Density
Walberton Neighbourhood Plan Policy 2017 HP13	Design Guidance
Walberton Neighbourhood Plan Policy 2017 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2017 VE4	Conservation Areas and Areas of Special Character
Walberton Neighbourhood Plan Policy 2017 VE7	Surface Water Management
Walberton Neighbourhood Plan Policy 2017 VE8	'Unlit village' status

Planning Policy Guidance:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD1	Open Space & Recreation Standards
SPD11	Arun Parking Standards 2020

PRINCIPLE

The most relevant policies are:

- Arun Local Plan (ALP) policies C SP1, SD SP1,SD SP2, SDSP3 and H SP1;
- Walberton Neighbourhood Plan (WNP) HP1 - Spatial Plan of the Parish and
- NPPF paras 11 and 14.

Introduction:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for the Arun District currently comprises the Arun Local Plan 2011-2031, the Walberton Neighbourhood Development Plan and the West Sussex Waste and Minerals Plans.

However, section 38 (5) states: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Any conflict between the Walberton NP and the Arun Local Plan, should therefore be resolved in favour of the latter.

Development policies that relate to the supply of housing in the Local Plan (policies C SP1, SD SP2) have reduced weight because Arun cannot demonstrate an adequate supply of housing land (only 2.9 years). Policies in the Walberton Neighbourhood Plan that relate to the supply of housing have greater reduced weight because they relate to out of date housing needs as the policies were based on the 2003 Local Plan.

Paragraph 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are not all applicable because the Neighbourhood Plan was made over two years ago. Therefore, the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

The Arun Local Plan:

The key policy considerations in the determination of this pre-application are considered to be H SP1, SD SP1, SD SP2 and C SP1 of the Arun Local Plan (ALP) 2011 - 2031.

Policy H SP1 "The Housing Requirement" sets out an overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. It includes a reference to additional non-strategic allocations being made across the District through reviews of Neighbourhood Plans and in cases where there is no up-to-date Neighbourhood Plan, through the publication of a "Non-Strategic Site Allocations Development Plan Document". However, it is no longer planned to prepare such a document and instead the Local Plan will be subject to a formal review. It is understood that both of the respective Parishes are working on a review of their Neighbourhood Plans but at the current time, these have not reached regulation 14 status. Walberton Parish Council are currently working on a Plan Modification Proposal which has been published and was being consulted on between 12th November 2020 until 7th January 2021.

Policy SD SP1 "Sustainable Development" states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work to secure development that contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Policy SD SP2 "Built up Area Boundary" states that the Built-Up Area Boundary (BUAB) is defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the BUAB and will be permitted, subject to consideration against other policies of the Local Plan.

The site lies outside the defined settlement boundary as shown in the ALP and falls in the countryside.

The site is detached from the nearest settlements with its eastern edge around 350m from the centre of Walberton. In terms of sustainability of the site, the following facilities are available in the local area within walking distance of the site, although access across Yapton Lane would be required:
- Walberton and Binstead C of E Primary School
- Walberton Village Hall and sports pitches
- Post office, newsagent, greengrocer, laundrette, hairdressers and dental surgery
- Flintcroft GP Surgery
- St Mary's Church
- Walberton Baptist Church and Church Hall
- The Holly Tree and the Black Horse Public Houses
- Walberton Recreation Ground (Village Green)
- Hooe Farm Industrial Park
- Hilton Avisford Park Hotel and Golf Club

Education facilities, a convenience food store, public houses, churches and church halls and village hall with sports pitches are all available within the village to support the community's needs and well-being; together with two industrial parks (Hoole Industrial Park and Tokar Industrial Park) and nurseries to the south of the village, which provide employment opportunities.

The nearest railway station is at Barnham which is 1.8 miles south west of Walberton with regular services to settlements throughout West Sussex and beyond. The closest bus stops are on Yapton Lane and The Street and there are local bus routes (66C, 665, 85 and 85C) which serve the parish with regular stops to Bognor, Barnham, Yapton, Chichester and Fontwell, linking up with the no 700 bus service along the A259 and B2233. Whilst Walberton currently has limited employment opportunities, the regular bus service would allow current and future residents to access those opportunities and services sustainably. However this site on the eastern side of Yapton Lane has no hard surfaced footpath and access across the road to the footpath opposite would be difficult and dangerous particularly at at peak times. Yapton Lane is a busy thorough fare with heavy traffic flows which is used as a cut through between the A259 and A27. The development would not be located at the centre of a network of safe walking and cycling routes. Although there is pavement along the frontage of Yapton Lane which extends to Walberton, this is narrow and not attractive for groups of people. There is no dedicated cycle lane. It is not considered that it would be attractive for residents to walk or cycle to nearby facilities & services and this would likely be a car reliant development for trips to schools, shops and community facilities.

In this respect the proposal is not sustainably located it is too detached from the centre of Walberton where local facilities comprising community facilities such as schools, shops etc are available.

Policy SD SP2 "Built up Area Boundary" states that the Built-Up Area Boundary (BUAB) is defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the BUAB and will be permitted, subject to consideration against other policies of the Local Plan.

The site lies outside the BUAB. The site does not form part of any proposed Local or Neighbourhood Plan allocation; but the Walberton Neighbourhood Plan Team are currently at the call for sites stage.

Policy C SP1 "Countryside" states that residential development in the countryside outside the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type

of development. It is noted that none of these relate to the proposed development at the application site.

As this site lies outside the nearest BUAB, it is categorised as being within the countryside and the scheme would therefore conflict with Local Plan Policies SD SP2 and C SP1.

Walberton Neighbourhood Plan (2015-2035):

The Walberton Neighbourhood Plan (NP) was made (adopted) in March 2017. A revised plan is being prepared which will be the subject of an examination for soundness on 25 January 2021.

The site is outside the built-up area boundary (BUAB) for Walberton identified by Schedule 8 Existing Built-Up Area Boundaries and Extension Policy HP1 - Spatial Plan of the Parish of the NP. Schedule 8 of the Walberton NP identifies the built-up area boundary, but excludes the application site. The application site is therefore classified as countryside and the pre-application conflicts with the Walberton NP.

The National Planning Policy Framework:

The NPPF is an important material consideration in determining planning applications. As discussed below under "Other Material Considerations", the Council cannot demonstrate a 5-year Housing Land Supply (HLS) and para 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

This means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), planning permission should be granted unless (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

There is no question that (i) does not apply to this determination as the site does not lie in a protected landscape.

Other Material Considerations:

The following is a discussion of material considerations which would be considered if an application is submitted.

On 12 February 2020, following appeal APP/C3810/W/19/3236911 a Planning Inspector considered the authority was able to demonstrate a 2.9 years HLS. The Council is of the view that its AMR evidence is robust but that needs improvement. The Council is of the view that this will be more concise and transparent via signed Statements of Common Ground for Strategic Allocations and the authority is pursuing this. In the interim, the position on the 5 year HLS remains at 2.9 years as determined by this appeal. The Council will update its position in December 2020. The Council needs to consider the effects of Covid-19 on the economy and housing market and it is not likely that the Council will be able to demonstrate a 5 year HLS by December.

In February 2020 (a day after receipt of the above appeal), the government published Arun's Housing Delivery Test (HDT) result for November 2019. The HDT was 68% triggering the application of a 20% buffer to be included in the calculation of the authorities 5-year HLS. The above appeal position reflects this buffer.

The Council's Action Plan (June 2019) made a series of recommendations to boost housing delivery.

This includes relying on the 'presumption in favour of sustainable development' until such time as the 5-year housing land supply is re-established and the HLS is progressed though plan making. It recommends the Council consider inviting applications from landowners/developers on 'deliverable' HELAA sites to re-establish the 5 year housing land supply.

Paragraph 122(a) of the NPPF (February 2019) says that "planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it."

The NPPF requires development not to give rise to an unacceptable risk of flooding detrimental to human health or property. There will be a requirement for the submission of a Flood Risk Assessment (FRA).

Conclusion on Matters of Principle:

The principle of development on this site would be contrary to the local and neighbourhood policies in the development plan. These policies have reduced weight due to the Council not being able to demonstrate a 5-year housing land supply and because (the NP policies) they relate to out of date housing needs. It would be necessary to consider the proposal against the NPPF presumption in favour of sustainable development and weigh the benefits against the costs. It is considered these could include (but there may be others that are identified at application stage):

Benefits
- Jobs, increased spending on local shops & services, council tax receipts, CIL contribution;
- Contribution to current housing land supply shortfall and range of dwelling type;
- New Affordable Homes;
- providing a strong vibrant community

Costs
- Loss of high grade agricultural land;
- Unsafe access to village centre lacking safe crossing and pavement/ cycle routes :
- Potential loss of trees;
- Potential loss of existing wildlife habitat;
- Increase in vehicle movements along Yapton Lane;
- Harm to the local landscape/semi-rural character of the area;

It is considered that the proposal would meet the social and economic objectives of sustainable development, but not the environmental. It has not been sufficiently proved that it would contribute to protecting and enhancing the natural environment by using and incorporating existing natural resources within the site prudently and providing development which is not harmful and prominent in relation to the character and appearance of the area. The site is detached from existing residential developments and would represent a visual incursion into a relatively flat rural landscape which is readily visible from Yapton Lane and the public footpath adjacent to it. Even with significant landscaping along the site boundaries with the adjacent fields this would still represent a significant and visually isolated form of development which would be out of keeping and visually harmful to its rural setting.

In this case whilst the development would satisfy the economic and social test of sustainable development through the provision of much needed housing, jobs and council tax receipts, there would be significant adverse environmental effects as described in the sections below and it is not accepted that the site is capable of being acceptably integrated into the adjoining settlement.

In the tilted balance, referred to above, therefore, the isolated, detached location, visual (and potential trees and ecological) harm and adverse impacts of the scheme would significantly and demonstrably outweigh any benefits of the scheme, and the proposal would therefore not benefit from 'the

presumption in favour of sustainable development'

CIL Contribution
The residential development would be required to make a CIL contribution towards local schools, libraries, sports facilities and the local health service. As such, there would be a further benefit to the local community as the site is located in Zone 3 of the Arun CIL Charging Schedule Zone Maps and would therefore be liable to pay CIL at £100 per square metre of net additional floorspace. (See 'Infrastructure Provision' below) .

DESIGN

No details of the layout or design of the dwellings have been submitted.
Policy D SP1 (Design) of the Local Plan says: "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details". Policy D DM1(2 - appearance/attractiveness) of the Local Plan requires applications to "demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area".

Policy HP13 of the Walberton NP says "new development which would have an effect on the appearance and character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location".

Paragraph 124 of the National Planning Policy Framework (NPPF) says: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 128 of the NPPF states: "design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

Paragraph 130 of the NPPF says: "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

Paragraph 16 of the National Design Guide states: "well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This 'story' will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application."

The Arun Design Guide is a draft with consultation having been undertaken in early 2020 with adoption expected later this month. The guide promotes good design in new development through setting out key design objectives. It encourages creating a network of streets (F.01), appropriate open spaces (H.03), appropriate external space standards (H.04) and appropriate building design (J.01).
Section D.01: (Site Appraisal) of the Arun Design Guide states: "the first step in the design process should be to carry out a detailed appraisal of the development plot and its surrounding context in order to ensure a clear understanding of the site and it wider setting. The appraisal should identify the constraints and opportunities presented by various aspects of the site and its surrounds, which will

inform the upcoming development proposal. Major housing and masterplanning projects should approach site appraisal strategically, considering aspects such as surrounding settlements or landscapes, drainage patterns and transport networks." Section D.02 (Developing a Design Rationale) of the District Design Guide states: "the design rationale should draw upon the results of the site appraisal in order to justify the reasoning behind key design decisions for the proposed development."

The pre-application information that you have submitted does not set out how the proposed residential development accords with the provisions of the National Design Guide or the Arun Design Guide. In the forthcoming detailed planning application you will need to provide a statement supporting your design principles referencing compliance with the Arun Design Guide, even if only provided as supporting information a layout indicating density and potential layout and how it is informed is strongly suggested. The site has a rural location and it should be demonstrated that the rural setting and character would be reflected in any development of the site. The density would be expected to by relatively low to allow for space between dwellings.

SITE LAYOUT
Policy D DM1(1 - Character) of the Local Plan says "when considering any application for development to have regard to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features". Policy D DM1(10 Layout - movement) of the Local Plan requires "any application for development to utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept". Policy D DM1(10 Layout - legibility) of the Local Plan requires any application for development "deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building details, signage)"

The pre-application does not refer to the type of dwelling or the heights of properties. 2 storey and single storey detached properties would be in keeping with the character of the area.

There are a number of significant trees on the site boundary which could be adversely affected by the proposed pre-application layout. With such a large and open site to work the layout should be amended by not developing within the Root Protection Areas (RPAs). There is a considerable number of trees and hedgerows along the boundaries of the site which provide valuable screening and ecological benefit. The view of those trees should not be blocked out by built structures; they should be focal points from within the development, providing visual amenity and a feeling of connectivity with the surrounding area. Their future growth and potential influence over any adjacent residential property should be a major consideration in designing a layout that is sympathetic to accommodating their long-term presence especially in respect of shading, any ongoing maintenance requirements and curtailing future residential pressure to prune.

Access and Movement
No details of the vehicular access to Yapton Lane have been provided, but visibility should be discussed with County Highways at WSCC prior to submission. Provision should made for emergency vehicle access.

Pedestrian and cycle access to Yapton Lane and Walberton Village Centre is important to provide connectivity to the station and bus routes. It is considered that the site layout should include the creation of a cycleway / footway at the entrance to the site.

You are advised to refer to the West Sussex Cycling Design Guide (A guide for Developers, Planners and Engineers), prepared by West Sussex County Council in August 2019, when designing cycleways

within and into/out of the site.

The quantum of car parking spaces should be in line with Arun District Parking Standards SPD January 2020 and electric vehicle charging points will need to be included.

CHARACTER
A Design and Access Statement which should accompany any forthcoming detailed planning application for the residential development would need to identify different character areas within the residential development, which will help to create a sense of place and provide the development with an identity.

DENSITY, SCALE AND MASSING

Policy D DM1 (13) of the Local Plan says "the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity".

Policy HP11 of the Walberton NP says "the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties".

MATERIALS AND ARCHITECTURAL DETAILS
In terms of design and appearance, any planning application for residential development on the site would need to include houses that include traditional materials used on the houses in Walderton and you need to demonstrate why you have chosen them. The use of tile hanging on the elevations of properties and the use of painted render, especially on key buildings and buildings at focal points across the site would be supported. Flint could be used in the elevational treatments of houses on the site, but the LPA considers that the use of flint panels on new buildings sometimes appears visually incongruous; and the use of blocks of flint individually embedded in mortar is preferable to the use of flint panels. The development should include dual aspect units and incorporate active frontages wherever possible, to avoid blank side elevations fronting onto streets or open spaces.

ADAPTABILITY
Policy HP9 (Housing Mix) of the Walberton NP seeks to ensure that "a proportion of the housing required is to meet Lifetime Homes standards in order that homes are suitable for households whose needs change". The equivalent standard to Lifetime Homes is Category 2 M4(2).

The LPA has a Guidance Note setting out standards aimed at securing a percentage of homes as disabled friendly and adaptable, meeting suitable standards. Under building regulations optional requirement M4(2): Category 2 - Accessible and adaptable dwellings can be enforced where it is required by a planning condition, in accordance with Policy D DM1 of the Local Plan. For schemes greater than 51 unit inclusive - 15% of units need to be designed to M4(2) standard plus two additional units to be designed to M4(3) wheelchair accessible, for every 50 units proposed thereafter. However, there is an aspiration to secure 100% M4(2). It is considered that this can be secured adequately via a suitably worded condition.

HEALTH AND WELLBEING
Policy HWB SP1 of the Local Plan says: "all development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:
a. providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
b. creating mixed use development and multi-use community buildings that reduce the need to travel

by providing housing, services and employment in close proximity to each other; and
c. ensuring that arts and cultural facilities are accessible to all residents and visitors to the District. Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community."

As referred to above, it is considered that the site layout be amended through the creation of an additional cycleway / footway link to Yapton Lane so as to create a safe, well promoted walking and cycling route into Walberton Village, in accordance with Policy HWB SP1(a) of the Local Plan.

NEIGHBOUR AMENITY

Policy D DM1(3) of the Local Plan sets out the aspects of form and design quality that any planning application for development would need to address. The policy requires development to have minimal impacts on users and occupiers of nearby property and land; for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy D DM1 indicates that development will be permitted provided that, amongst other considerations, the proposal creates attractive places and spaces with the needs of people in mind.

The NPPF further indicates that good design should contribute positively to making places better for people. When more detailed designs are being developed, consideration should be given to the height of properties to ensure that overlooking and loss of light is not an issue where the site abuts the residential properties to the south of the site. In this case, subject to details of layout and design, it is considered that the proposed residential development would be acceptable on the residential amenities of neighbouring properties.

A schedule of the internal space standards should be submitted with the forthcoming detailed planning application, to ensure that the houses comply with the Nationally Described Spaced Standard (NDSS) table (Table 1).

Although there are no adopted standards on rear garden sizes in the Local Plan, all of the rear gardens of the houses on the site need to measure at least 10 metres in length, to ensure adequate amenity space is provided.

Consequently, it is not possible given the absence of elevational and layout details to conclude that the proposed residential development would comply with Policy D DM1(3) of the Local Plan and the Arun Design Guide in terms of impact on neighbouring residential amenity.

BIN STORAGE

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-
Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.
The same amount of storage space/bins for recyclable materials is required to be provided.
Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.
It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

AFFORDABLE HOUSING

Policy HDM1 provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. It is important to highlight that the policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating that each must be

considered on its own merits. The policy (12.2.4) continues to acknowledge that the final mix will be negotiated on a site by site basis, having regard to the most up-to-date SHMA.

Policy HP9 (Housing Mix) of the Walberton NP seeks to ensure that "proposals providing a range of house types and tenures appropriate to the site size will be supported".

The ADC Housing Officer has made the following comments:In accordance with the Arun Local Plan 2018, the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site.
Tenure
The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing,
Housing Need
There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of November 2020 there were 1036 households in housing need on the Council's housing register.
S106 considerations and Affordable Housing Agreement
To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 30 x affordable dwellings, which equates to 23 x rented and 7 x intermediate.
We would anticipate that at least 50% of the rented dwellings would be set at rents no higher than 65% of open market rent and that the remainder do not exceed 90% of Local Housing Allowance level.
The affordable housing statement should roughly reflect the mix recommended in the Strategic Housing Market Assessment.
All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

SUSTAINABLE CONSTRUCTION

Policy ECC SP2 (ALP) requires all new residential development to be energy efficient and to demonstrate how they will:

a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
b. Use design and layout to promote energy efficiency; and
c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

Should an application be forthcoming accordance with the above criteria would be sought to fulfil the contents of Policy ECC SP2 of the Arun Local Plan.

All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

In assessing the achievement of these standards the Council will consider:
Site constraints; Technical viability; Financial viability; and Delivery of additional benefits.

Policy ECC SP1 - Adapting to climate change
The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

a. Location (in relation to flood risk and vulnerability to coastal erosion);
b. Water efficiency;
c. Shade, cooling, ventilation, solar gain;
d. Connectivity to the green infrastructure network;
e. Layout and massing;
f. Resilience of buildings and building materials to extreme weather events;
g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Officer comment

Any future detailed planning application would need to include a site plan and drawings with details of proposed energy efficiency measures, renewable energy sources and sustainable construction methods.
Further guidance is available in the Arun Design Guide.

PROTECTED TREES

Policy ENV DM4 of the Local Plan says "proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development." Policy D DM1(7) of the Local Plan says "all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals."

Policy VE3 of the Walberton NP says "development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed".

The ADC Arboricultural Officer has made the following comments:
I have accessed the application details and been able to review the documents received by 17th November 2020. I undertook my site assessment on 20th November 2020.
There are significant trees both on and off this site which could be adversely affected by the proposals. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
As general principles of design; careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth. With such a large and open site to work with I would expect any layout proposals to have placed great emphasis on eliminating future 'pressure to prune' of retained trees. Furthermore, there would need to be a compelling argument in favour of any Root Protection Area incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value.
Trees that provide high visual amenity should be made focal points both within any development and from beyond, not obscured by built form; in addition to allocating sufficient area of undisturbed ground around their ultimate root and crown spreads.
No indicative layout plan was provided with this application.
Proposed site access through hedgerow on Yapton Lane appears to be logical and supportable from an arboricultural perspective, subject to RPA (+2metre buffer zone) of retained mature trees being left inviolate. Please note that the use of circular nominal RPAs may not be a reasonable interpretation of root morphology, particularly so along the west boundary of this site due to the proximity of carriageway. I anticipate polygons of equal area to be promoted and illustrated on any Tree Constraints Plan - then used to inform any layout proposal.
There is an individual and isolated oak along the site's southern boundary, adjacent to a public footpath, which is of exceptional landscape and ecological value. This should be incorporated into an area of open space and be so remote from any development such that it can project its veteran status without being subject to any risk mitigation pruning works in the future. Furthermore, there should be no enhancement of the existing PROW (350) within 15metres of this tree and I would strongly recommend early consideration be given to a realignment.

At this stage it is reasonable to state there can be no overriding justification for disturbance of any kind within the above RPA/Buffer Zone.
Roadside hedgerow trees (predominantly ash and sycamore) contribute greatly to the character of the area and their future growth and influence should be a major consideration when designing a site layout.
There is a considerable amount of lesser trees and important hedgerow about the perimeter of the site, visually attractive and vital to ensuring green infrastructure connectivity and wildlife corridors. Their future growth and influence over any adjacent residential property should also be a major consideration in designing a site layout especially in respect of shading and ongoing maintenance requirements, so that they are not perceived as nuisance or left vulnerable to neglect and damage.
Recommendations:
1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.
3. Making of a Tree Preservation Order to cover two pedunculate oak trees is recommended.

OPEN SPACE PROVISION

A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats. This provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate.

A clear indication of the proposed future management of the open space must be provided. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of sports pitches, public open space and children's play areas. This is particularly important where there is a range of typologies and a variety of open space being proposed.

Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space.

Policy OSR DM1(2) of the Local Plan is relevant and sets out requirements for open space, sport and recreation in new development.

ADC Greenspace has made the following comments:

The only information accessible to view appears to be the location plan and viewpoint information, therefore it is difficult to provide specific comment without detail.
The site is clear and arable in nature with associated trees being mostly to the periphery of and offsite. There is no detail submitted to indicate where the access into the site will be and the impact this may have on existing trees/hedges in that area. There is no layout submitted in which to be able to make comment re siting of dwellings in relation to existing features, screening requirements, suds implications or green infrastructure requirements.
This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) therefore CIL contributions would be sought, these will need to

include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.
The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.
The trees and areas of hedgerow and vegetation associated both within and adjoining this site will require protection and retention, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.
Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. There has been no indication of quantum with this PAA submission. Our SPD January 2020 would require 8,250m2 as a minimum of well connected, usable, quality POS provision within this development.
POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These would be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance existing tree presence associated with the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings and beyond.
This development will trigger the requirement for play in the form of onsite LAP LEAP/NEAP provision, which would need to be suitable for location in material choice and play experience offer. Off-site allotment contribution would also be triggered from this development.
SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the ' usable open space calculations'
Impact
The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the Impact this may have on existing trees and hedges on this boundary along Yapton Lane.
Early consideration should be made of existing topography and assets and any considered tree works within the site in consultation with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.
Mitigation/requirements
An existing green boundary is evident along the boundaries of this site and further enhancement and improvement to this made. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site.
All greenspaces should be considered and valued and their connection for biodiversity and habitat explored.
Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops. A robust and appropriate landscape scheme would be required in detail in plan form to include plant quantities, species choice, planting densities and size at time of planting.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:
To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
To enhance the landscape quality of the site when viewed from the surrounding area.
To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.
A clear indication of the proposed future management of the site will be required at detailed stage.
Recommendation/Conclusion
Early and continued consultation throughout development progression would be welcomed. A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. I would have no landscape objection to the PAA outline proposals as presented albeit limited in information provided.

LIGHT POLLUTION

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage as required by policy QE DM2 of the Local Plan .

Policy VE8 of the Walberton NP says "development proposals which detract from the unlit environments of the Parish will not be supported".

Subject to the submission of a lighting scheme, the proposed residential development is likely to be acceptable in terms of light emissions.

INFRASTRUCTURE PROVISION

The council will seek fair and reasonable contributions to be made by the landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development.
Policy INF SP1 of the Local Plan says: "the Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development (including the necessary infrastructure set out in the Infrastructure Delivery Plan) to meet the needs of occupiers and users of the development and the existing community. Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate. Off-site measures will require planning obligations or financial contributions, to secure the necessary provision. "

Policy CL6 of the Walberton NP says "proposals for new medical facilities, especially in Fontwell Village, will be supported".

The proposed development could help to support the local community by providing up to 100 dwellings with a mix of bedrooms (and affordable homes) to meet future needs.

The proposed development would be required to make a CIL contribution towards local schools, libraries, sports facilities (including an off-site Neighbourhood Equipped Area of Play) and allotments as set out in the Open Space SPD, and the local health service. As such, there would be a further benefit to the local community as the development site is located in Zone 3 of the Arun CIL Charging Schedule Zone Maps and would therefore be liable to pay CIL at £100 per square metre of net additional floorspace.

As far as possible, Section 106 contributions would be limited to on-site mitigation and affordable

housing provision, in accordance with Appendix 2 of the Arun CIL Charging Schedule.

In terms of on-site infrastructure, the LPA has adopted guidance on the provision of electric vehicle charging points. No details have been provided in the pre-application Supporting Statement that provision would be made for electric vehicle charging points to serve each house as set out in paragraph 2.8 and Table 2.2 of the Arun District Parking Standards SPD. As such, a scheme would be required to be submitted with the forthcoming detailed planning application for the provision of Electric Vehicle (EV) charging points within the site.

If permission were to be granted for this development, the Council would request that the applicant signs up to the Developer and Partner Charter and agrees to use local suppliers wherever possible as well as producing a Skills Plan.

BIODIVERSITY

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and the right duration.

There is a Designated Biodiversity Opportunity Area to the East of the site which should be considered in any application submitted.

Policy ENV DM5 of the Local Plan says: "development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on the site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats".

The Council's Ecological Advisor made the following comments:
Biodiversity
Due to the size and location of the development we would recommend that an extended phase one habitat survey is undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. Following this survey if any further surveys are recommended we would require these to also be undertaken and any mitigation required to be considered and included within the planning application.

This survey will need to assess the green infrastructure across the site and ensure that this is retained and enhanced as part of the scheme. We require that enhancements to improve biodiversity across the site are incorporated into any future planning application and these should be discussed within the ecological surveys and shown within the landscaping plans.

Biodiversity Net Gain
In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Examples of what we would be expecting to see include;
- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m

above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Wildlife Pond
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- Hedgehog nesting boxes included on the site

CRIME

Planning policies including Policy D DM1(6) of the Local Plan encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime.

LOSS OF AGRICULTURAL LAND

The presence of best and most versatile land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications.

The site is identified as agricultural land Grade 2/3.

The NPPF (paragraph 170) requires that the Council takes into account the economic and other benefits of this type of land. The Local Plan's Sustainability Appraisal recognised that most of the undeveloped coastal plain within the District is high grade agricultural land. The loss of BMV is one factor in the decision making process.

Policy SO DM1 of the Local Plan states that "Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term."

Policy SO DM1 requires the submission of an Appraisal of Agricultural Land Quality, a Soil Resources Plan and a Sustainability and Options Appraisal with the forthcoming detailed planning application for residential development , which demonstrate that care would be taken to preserve the soil resource, such that it could be incorporated into a productive green environment following development.

LANDSCAPE

Planning policies emphasise that the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in development control decisions.

Policy LAN DM1 of the Local Plan says: "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".

Policy D DM1 of the Local Plan says: "make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area in terms of landscaping". Policy D SP1 of the Local Plan says: "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and the local in their landscaping".

ADC Greenspace comments are noted below within the open space section. In terms of landscape specifically they have reviewed the LVIA landscape assessment and the proposed vantage points and viewpoint locations and would consider these suitable and adequate to cover the site area in question. They do recommend that due to the proximity and scale of the site in conjunction to the South Downs National Park that they are consulted at application stage re their consideration and approval of these. They have a better understanding of their position regarding views into the site from their higher vantage point.

A robust and wide landscaped strip around the perimeter of the site will be essential to screen the development from outside the site.

PrOW runs along the southern boundary and this will heighten the visual presence of the development to the public.

Any submitted application should include a Landscape Impact Assessment as submitted with this enquiry, but it is difficult to understand how a site which is bounded by fields would be successfully screened so that a development of 100 dwellings is not visually apparent in the landscape.

ARCHAEOLOGY

Archaeological remains are a fragile and finite resource.

The Council's Archaeologist has provided the following comment:
This is an area that is surrounded by important archaeological sites and it is virtually certain that a development on this scale would impact on something of interest. In the circumstances an application for planning permission should be accompanied by a desk-based assessment of the site's archaeological potential and proposals to ensure suitable conservation of the significance of anything of interest that it is likely to contain(i.e. through sympathetic foundation design, full excavation and recording and/or preservation in-situ). In this case it is likely that the archaeological potential should be evaluated through trial excavation prior to the determination of planning permission.

Policy HER DM6 of the Local Plan is relevant and seeks the submission of a desk based archaeological assessment in any application.

OTHER CONSIDERATIONS

The proposed development site is located adjacent to Walberton Conservation Area and several listed buildings therefore any submitted application should include a Heritage Statement assessing the impact of the development on the setting of these heritage assets in accordance with policies HER DM1 and HER DM3 of Arun Local Plan and the NPPF.

The site is located within the 'Sharp Sand and Gravel Minerals Safeguarding Area (MSA)' as defined by the West Sussex Joint Minerals Local Plan 2018.

The proposal is close to the 200m buffer zone for the A27 bypass.

DRAINAGE ENGINEERS COMMENTS

Policy W DM3 of the Local Plan says: "to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SuDS) , appropriate to the size of development, at an early stage of the design process."

Policy VE7 of the Walberton NP says "surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased".

The Council's Drainage Engineers have made the following comments:

"The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change.

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. Any discharge should be restricted to QBAR greenfield run-off rates. The nearest watercourse of which we have knowledge is located east of the site and is designated as 'main river' ie. managed by the Environment Agency. If any other watercourses/ditches exist on the site itself or on its boundary, then the applicant is urged to contact us to discuss their potential impact on the development layout, etc.

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems.

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge.

Supplementary guidance notes regarding surface water drainage are located here https://www.arun.gov.uk/surfacewater on Arun District Councils website. A surface water drainage checklist is available from the same link, and this should be submitted with a Discharge of Conditions Application."

ENVIRONMENTAL HEALTH COMMENTS

The Council's Environmental Health Officers have made the following comments:

No objection:
However, as part of an outline or full application we would expect the following information to be included as appropriate;
- An air quality assessment to be submitted in line with the following standard condition;
As this is a major application, consideration must be given to air quality issues. As per the National Planning Policy Framework (NPPF) (updated February 2019) air quality should be considered at the design stage and incorporate appropriate and effective mitigation.
The applicant must follow the Air Quality & Emissions Mitigation Guidance for Sussex (2020), available at:
http://www.sussex-air.net/Reports/SussexAQGuidanceV.12020.pdf

This countywide adopted guidance states that where a major sized development is proposed a number of checklists should be followed in order to determine the likely impact of the proposed development on air quality. The intention of the guidance is to identify any air quality impacts through an impact assessment and ensure the integration of appropriate mitigation into a scheme at the design stage, so the damage costs on health can be properly mitigated. The air quality impact assessment can follow the procedures contained within the Institute of Air Quality Management (IAQM) Guidance entitled: 'Land-Use Planning & Development Control: Planning For Air Quality' (January 2017), available at: http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf

A scheme for the provision of electric vehicle charging in line with Arun's Parking Standards will be required in any detailed scheme. Developers should note the requirement for an EV charge point in all

houses with a garage OR driveway (not garage AND driveway as is incorrectly stated in the ADC Parking Standards SPD).

External lighting should comply with the following requirements:
Due to the relative proximity of existing residential premises there is the potential for the development to cause a loss of amenity as a result of light glare / creep / bleed. Conditions are likely to be imposed requiring details of the external lighting of the site to be submitted to and approved in writing by the Local Planning Authority. These details should include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011)

SUGGESTED EXTERNAL CONSULTEES:

Ecology Advisor	environmentalstrategy@chichester.gov.uk
Archaeology Advisor	jkenny@chichester.gov.uk

CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted for residential development it would be likely to be refused for the following reason:

1) By virtue of the location of the site outside the built up area boundary the proposal is contrary to policy C SP1 of the Arun Local Plan and would be prominent from surrounding viewpoints and would constitute an alien intrusion in the countryside which would be out of keeping with and detrimental to the rural character of the locality in conflict with policies D DM1, D SP1 and H DM2 of the Arun Local Plan and policy HP1 of the Walberton Neighbourhood Plan. Further, the proposal fails to provide a development that is easily accessible by means other than the private car with access to local facilities and is therefore also contrary to H DM2 of the Arun Local Plan and Section 15 of the National Planning Policy Framework.

This conclusion is caveated on the fact that not all of the information has been submitted with the pre-application submission. This pre-application response only covers the details submitted.

FOLLOW UP MEETING

Your pre application advice fee included a meeting, and this took place on 22-01-2021.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)

Floor Plans (Existing and Proposed)
Roof Plans

Please note that the Council has a Local Validation Requirements List for each type of application and you should refer to it before submitting your application. Failure to provide the required documentation will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:
Affordable Housing Agreement
Affordable Housing Statement
Archaeological Assessment
Appraisal of Agricultural Land Quality, a Soil Resources Plan and a Sustainability and Options Appraisal
Biodiversity Survey and Report
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Transport Assessment/ Travel Plan
Transport Statement
Tree Survey and Arboricultural Report
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

Neil Crowther

Group Head of Planning

AAH planning consultants

Legend

Site Boundary

Drawing Nr: 21-11-LVIA-GR-01A
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 1A:
Site Location Plan

ARUN DISTRICT COUNCIL WA/80/21/OUT

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- South Downs National Park (southern limit)

Drawing Nr: 21-11-LVIA-GR-01B
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 1B:
Topography & Drainage

ARUN DISTRICT COUNCIL WA/80/21/OUT

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- Listed Buildings
- Scheduled Monuments
- Conservation Area
- Historic Park & Garden
- South Downs National Park

Drawing Nr: 21-11-LVIA-GR-02A
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 2A:
Heritage Designations

ARUN DISTRICT COUNCIL WA/80/21/OUT

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- Public Rights of Way
- Ancient Woodland
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve and Site of Special Scientific Interest (SSSI)
- South Downs National Park
- Sussex Downs Area of Outstanding Natural Beauty (AONB) and Environmentally Sensitive Area (ESA)
- Barnham-Walberton Settlement Gap, as shown on current Local Plan map

Drawing Nr: 21-11-LVIA-GR-02B
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 2B:
Landscape Features

ARUN DISTRICT COUNCIL WA/62/21/OUT

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- LSA 01: East Walberton Farmland
- LSA 02: Binsted Valley and Avisford Park
- LSA 03: Binsted Farmland
- LSA 04: Binsted & Slindon Woodland
- LSA 05: Walberton & North End Farmland
- South Downs National Park

Drawing Nr: 20-40-LVIA-GR-03A
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 3A:
Landscape Character Areas (Wider Scale)

ARUN DISTRICT COUNCIL WR/68/21/OUT

AAH planning consultants

Legend

- Site Boundary
- SCA 01: Site North & East
- SCA 02: Site South
- SCA 03: Site West

Drawing Nr: 21-11-LVIA-GR-03B
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:2,500

Land east of Yapton Lane, Walberton

Figure 3B:
Landscape Character Areas (Site Scale)

ARUN DISTRICT COUNCIL WK80021/OUT

AAH planning consultants

Legend

- Site Boundary
- 2km Study Area
- 0.5km (limit of close-range vie
- Viewpoint Locations
- Zone of Theoretical Visibility: High
- Zone of Theoretical Visibility: Low
- South Downs National Park

Insert at 1:10,000 showing Viewpoints close to the Site

Drawing Nr: 21-11-LVIA-GR-04
Rev Nr: 0
Drawn by: TF
Checked by: WW

Scale @ A3: 1:25,000

Land east of Yapton Lane, Walberton

Figure 4:
Viewpoint Locations & ZTV

ARUN DISTRICT COUNCIL WA/80/21/OUT

FIGURE 5A

Landscape Concept Plan

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Layout amended	23.07.2021	AS	JC

SITE BOUNDARY
Area = 7.6 Hectares

EXISTING PLANTING

PROPOSED NATIVE PLANTING

PRIMARY LANDSCAPE LINKAGES

SECONDARY LANDSCAPE LINKAGES

Project
Walberton
Sussex

Drawing Title
Landscape Concept Plan

Date	Scale	Drawn by	Check by
28.10.2020	1:1250@A2	AS	JC

Project No	Drawing No	Revision
CAL020920	MP-08	A

Master Planning & Urban Design • Architecture • Building Control • Graphic Communication • Public Engagement

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2 Bar Lane York YO1 6JU
01904 341408

LANDSCAPE CONCEPT PLAN

ARUN DISTRICT COUNCIL WA/80/21/OUT

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Figure 5B

LANDSCAPE STRATEGY PLAN

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Layout amended	23.07.21	AS	JC

Existing Hedgerows: Will be retained, where possible, and further reinforced with new native planting. This will help provide habitat linkages across the Site. Development will be pulled back from the Site boundaries to ensure hedgerows are given adequate protection and scope to develop as wildlife corridors.

New Structure Planting: will seek to build upon Site features such as hedgerows and trees. New planting will also be placed to help soften the Development with groups of trees to be reflective of the wooded character of the surrounding area and reduce the visibility of the new housing but tree planting densities will be lower at the southern end of the Site to take into account the open landscape character and the need to protect and conserve long range views.

SITE BOUNDARY
Area = 7.6 Hectares

EXISTING PLANTING

PROPOSED NATIVE PLANTING

Green Infrastructure: The Site will look to support low dwelling densities to assist with the open countryside transition and to be reflective of the scale and grain of the residential areas to the west. The dwelling densities will also provide scope for green infrastructure (GI) linkages across the Site to tie in with existing roads, rights of way, key viewpoints and functional 'greenspace'. The design will also look to explore opportunities to extend existing corridors through biodiversity and wildlife improvements in particular to enhance woodland edges. Dwellings will be arranged as fronting the open space to avoid rear gardens (and associated domestic uses) being exposed in public views. This will also help enhance the landscape character and the transition between urban and rural.

Habitat Areas: Species-rich grassland habitats will be restored and extended. The scheme will look to use species native to the local meadows to encourage the overall reversion of arable cropping back to grassland helping to link up other remaining areas in good condition. A new SUDs facility will also be located in the lower parts of the Site for flood attenuation where housing will be set back to provide a soft frontage and transition zone to ensure a more naturalistic and less engineered approach.

Existing Trees: Will be retained, where possible, as they will assist in providing maturity to the new Development and softening of views across the area. The aim is also to restore and extend broad leaved oak and ash woodland and promote the natural regeneration and planting of small oak, ash and hazel broad-leaved areas to increase landscape diversity. The design will also look to plant new parkland trees along with scrub areas for wildlife purposes.

Project
Walberton
Sussex

Drawing Title
Landscape Strategy Plan

Date	Scale	Drawn by	Check by
28.10.2020	1:1250@A2	AS	JC

Project No	Drawing No	Revision
CAL020920	MP-09	A

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LANDSCAPE STRATEGY PLAN

ARUN DISTRICT COUNCIL WA/80/21/OUT

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