

LAND AT BONHAMS FIELD,
YAPTON

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ACD
ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture


Seaward
A SURE SIGN OF QUALITY
Accredited Commercial Development Land Assessment

Written By:	SJD
Checked By:	JS
Date:	DEC 2016
Document File Ref:	SEA20727\via

Revision:	-
------------------	---

Contents

1.0	NON TECHNICAL SUMMARY	4
2.0	INTRODUCTION.....	5
3.0	ASSESSMENT METHODOLOGY AND UNCERTAINTY	6
4.0	LEGISLATION AND POLICY CONTEXT	7
5.0	BASELINE STUDY	8
6.0	METHOD OF ASSESSMENT	9
7.0	LANDSCAPE CHARACTER ASSESSMENT CRITERIA.....	10
8.0	VISUAL ASSESSMENT CRITERIA	16
9.0	ESTABLISHMENT OF BASELINE ENVIRONMENT	22
10.0	ASSESSMENT OF EFFECTS	28
11.0	MITIGATION AND RECOMMENDATIONS FOR DEVELOPMENT	43
12.0	SUMMARY OF RESIDUAL IMPACTS AND SIGNIFICANCE	44
13.0	CONCLUSION	47
14.0	APPENDICES	50

1.0 Non-Technical Summary

- 1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development at Bonham's Field upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.
- 1.2 This report provides a landscape and visual impact assessment of the proposed site for residential use.
- 1.3 A number of landscape character assessments have been undertaken including Nationwide Character Assessment prepared by The Countryside Agency, Sussex County Council Landscape Character Assessment and on site observations.
- 1.4 The site and its surrounding landscape were assessed during August 2016. A total of 10 viewpoints were selected to represent residents of Yapton and its surroundings; along with users of adjacent roads and public rights of way which surround the site.
- 1.5 The visual impact assessment identified a total of 3 viewpoints with significant visual effects, representative of residents and users of public rights of way immediately adjacent to the site boundaries which have direct views onto the site.
- 1.6 Following mitigation measures, vegetation growth and weathering, the visual impacts would remain from two of the significant viewpoints, this is due in most part to their close proximity. For the remaining receptors the views of the development will remain largely unchanged or have only glimpsed views at such a distance that it would be difficult for the casual viewer to distinguish the development from the surrounding existing residential development of Yapton.
- 1.7 When this development is assessed in context with the wider landscape, the visual impact would be reduced, visually blending in with the surrounding suburban landscape to the west, south and east.

2.0 Introduction

- 2.1 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.2 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. 'Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.'
- 2.3 'Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity' Guidelines for Landscape and Visual Impact Assessment 3rd edition published by The Landscape Institute and Institute for Environmental Management and Assessment 2013.
- 2.4 This report provides a landscape and visual impact assessment of the proposed residential development.
- 2.5 The site is located to the north of the B2233, Yapton and includes an appraisal of the following:

Landscape Impacts, including:

- direct impacts upon specific landscape elements within and adjacent to the site;
- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

3.0 Assessment Methodology and Uncertainty

- 3.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:
- 3.2 Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA); and
- 3.3 Landscape Character Assessment: Guidance for England and Scotland, published by Scottish Natural Heritage and the Countryside Agency (2002).
- 3.4 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 3.5 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.
- 3.6 The principal objectives of the LVIA are:
- to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
 - to identify the 'visual receptors' with views of the proposed development; and
 - to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

4.0 Legislation and Policy Context

Landscape Planning Policies

- 4.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 4.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000;
 - Wildlife and Countryside Act 1981;
 - Town and Country Planning Act 1990;
 - Hedgerow Regulations 1997;
 - Environment Act 1995;
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.
- 4.3 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

5.0 Baseline Study

- 5.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 5.2 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 5.3 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the screening effects of vegetation or buildings.
- 5.4 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 5.5 The extent of study area and viewpoints were selected, as part of the scoping exercise, as being representative and having the potential to offer significant landscape and visual effects.

6.0 Method of Assessment

- 6.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

7.0 Landscape Character Assessment Criteria

- 7.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.
- 7.2 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

Quality

- 7.3 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 7.4 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable

landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

- 7.5 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

- 7.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 7.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4. Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 7.8 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.
- 7.9 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.
- 7.10 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 7.11 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc), which would arise through introduction of the proposed scheme.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Significance of Landscape Effects

- 7.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 5.
- 7.13 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

8.0 Visual Assessment Criteria

- 8.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.
- 8.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:
- Sensitivity of the views and viewers (visual receptor) affected;
 - Nature, scale or magnitude and duration of the change
 - Extent of the proposed development that will be visible;
 - Degree of visual intrusion or obstruction that will occur;
 - Distance of the view;
 - Change in character or quality of the view compared to the existing.

Visual Receptors

- 8.3 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 8.4 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.
- 8.5 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

- 8.6 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).
- 8.7 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the screening effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 8.8 The initial photographic study was undertaken in August 2016 and viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 8.9 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 8.10 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 8.11 The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Visual Receptor Sensitivity

- 8.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 8.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 8.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 8.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 8.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Significance of Visual Effect

- 8.17 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.
- 8.18 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Representative Viewpoint Assessment

- 8.19 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The baseline description of each view is contained within the visual impact assessment.

Limitations of Assessment

- 8.20 The initial field study and photographic appraisal was undertaken during August 2016 at a time when vegetation is in full foliage. The visual barriers created by the vegetation without foliage are less dense visual barriers and these views can be considered a worse case. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 8.21 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations.
- 8.22 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

9.0 Establishment of Baseline Environment

Landscape Character Baseline

‘Countryside Character Initiative’ – Natural England

- 9.1 Natural England has published a study on its website entitled ‘Countryside Character Initiative’. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on ‘The Character of England: landscape, wildlife and natural features’ map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were updated in April 2014.

Within the East of England the NCA of relevance to the study area, the site and its vicinity is NCA 126 – South Coast Plain.

- 9.2 The key characteristics of this area are:

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

- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.

Sub-Regional Character

Landscape Character Assessment of West Sussex 2003

- 9.3 The Landscape Character Assessment of West Sussex was commissioned by West Sussex County Council and undertaken in 2003. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.
- 9.4 The key characteristics of the sub-regional character area relevant to the study area are reproduced below:
- 9.5 SC9 – Chichester to Yapton Coastal Plain
- 9.6 Key Characteristics
- Low lying flat open landscape.
 - Meandering riles and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
 - A low density of hedgerows and hedgerow trees with occasional shelterbelts.
 - Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
 - Clusters of glasshouses.
 - Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
 - Large farmsteads along roads, and on dead-end tracks.
 - Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
 - The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
 - Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
 - The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
 - Large gravel pit lakes around the edge of Chichester.
 - Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
 - Light industry in the countryside at Ford and Tangmere.

LOCAL CHARACTER AREA

The site is currently laid out as a field in agricultural use, located adjacent to the existing residential development of Yapton which lies to the east. The site has few landscape features within it, other than the boundary trees which are of varying quality. The Conservation Area is located to the east of the site.

The local residential development that is located adjacent to the site can be clearly seen. The site has a peri-urban feel due to its location on the fringe of the existing residential development and the wider countryside. The transitional nature of the landscape leaves it without a definite 'sense of place'.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	Some landscape elements remain intact and in good repair. Some detracting elements are evident.	Medium
Value	The site contains some features of landscape value, in the form of the boundary trees. The site is undesignated and commonplace at the local level.	Low
Character sensitivity	Elements of the landscape insusceptible to change, some presence of manmade elements, evident, but not dominant human activity and development.	Low
Landscape visual sensitivity	Frequent built or vegetative features, moderate density of population, indistinctive setting.	Low
	Overall, Weighted Landscape Sensitivity.	LOW

Landscape Character of the Site and Its Surroundings

- 9.7 This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

Land to the North of the site

To the north of the site, there is a farm complex on the eastern side, with land in agricultural use beyond that and on north-western boundary, the site boundary is with field in agricultural use, with a hedgerow boundary. Yapton Primary School is located to the north-east of the site.

Land to the East of the site

To the east of the site, the existing residential development makes up the edge of the current edge of the settlement of Yapton. The housing is laid out in a number of cul de sacs and residential streets accessed from both the B2132 North End Road and Main Road.

Land to the South of the site

The site boundary to the south is formed by low walls and hedges and the frontages to existing properties. To the south of the B2233 lie fields in agricultural use with hedgerow field boundaries of varying size and shape. Two solar farms and associated power lines that cross the landscape and form manmade elements with a vertical emphasis in the view sit to the south and south west. The remains of the former canal are located within the agricultural landscape, but this has been developed on in the area of The Pines. Further to the south lies the settlement of Bognor Regis along the coast.

Land to the West of the site

The site is bounded to the west by residential properties and beyond that and to the north are fields in agricultural use with hedgerow field boundaries of varying size and shape. The agricultural landscape continues to the west, with horticulture a feature as well.

Identification and Assessment of Potential Impacts

- 9.8 This section aims to identify the Landscape and Visual effects of the proposed development during construction and operation.
- 9.9 For the purposes of this report the assessment is based on the effects encompassed by the zone of theoretical visibility within the extent of the 2.5km radius study area.
- 9.10 For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.
- 9.11 The characteristics of the proposed development that have been considered as part of this assessment are described below.

Characteristics of the Proposed Development

- 9.12 The proposed height of the differing buildings and structures are expected to be up to a maximum of 9m in height.
- 9.13 Landscape and visual impacts may result during both the temporary construction phase and the permanent operational period of the proposed development, including:
- Site establishment works including temporary spoil mounds;
 - Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
 - Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be:
 - Raised ground levels to form building platforms;
 - Amended road infrastructure and associated car parking together with external lighting;
 - Development set within the consented and agreed framework of landscape structure planting;
 - Consented and agreed landscaping potentially incorporating SUDS ponds and ditches as part of the development;

10.0 Assessment of Effects

- 10.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.
- 10.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See ACD Figure 4 Viewpoints Locations).

Landscape Character Impacts during Construction

- 10.3 While the current use of the site is primarily for agriculture, and is essentially given over to poor semi-improved grassland, the site contains few landscape features in the way of woodland or hedges that act as visual focal points.
- 10.4 The phased and gradual removal of the existing land uses of open grassland, hedges and trees, to be replaced with the temporary storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements.
- 10.5 While the above description explains the changes to the localised site landscape features, the assessment of landscape character impacts must be seen in the wider context of landscape elements that contribute and make up the character areas within the study area.
- 10.6 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a low landscape character sensitivity to this form of development.
- 10.7 When seen as part of an essentially extended residential area the character for this part of the study areas landscape character will continue to have low sensitivity during the construction period.
- 10.8 In summary, both the proposed site itself and the local landscape in general, are assessed as having low landscape sensitivity. For the proposed site itself, it is assessed to be subject to a medium magnitude of change, due to the partial loss or alteration to one or more key elements or features, and the introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for residential proposal is assessed to be moderate/minor. This assessment of landscape effect is not classified as 'significant'.

Visual Impacts during Construction

- 10.9 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to taller parts of structures, such as roofs. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.
- 10.10 The intermittent but temporary introduction of prominent tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.
- 10.11 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.
- 10.12 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. For the roofs of structures, lighting at higher elevations will be required, consequently the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular structures.
- 10.13 As part of the residential area for this part of Yapton, the introduction of prominent construction features and facilities, construction lighting, together with general construction activities for residential projects will not be unfamiliar or uncommon features in the local landscape.
- 10.14 With the introduction of all these construction activities, it would result in a noticeable change in the existing view, and would cause a noticeable change in the wider landscape that may be clearly visible the observer or receptor.
- 10.15 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents on the edge of Yapton and PRow users). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate (i.e. 'Significant').

Operation Stage Impacts

Landscape Effects

- 10.16 The introduction of residential development within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are not in the local vernacular would be similar to the existing residential dwellings found adjacent to the site. The magnitude of change on landscape character is determined to be medium – (a partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.)
- 10.17 Based on a low landscape sensitivity of both the local and wider landscape rather than of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be moderate/minor.

Visual Effects

- 10.18 The introduction of residential development into this part of Yapton will have the effect of infilling an area enclosed by development on three sides. The view will not change in nature, with a hard edge of residential development set against the transitional area of agricultural land.

Viewpoint Analysis

- 10.19 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors. These are detailed in the following section and should be read in conjunction with ACD figure 4.

Viewpoint 1: View from site frontage on B2233



Vp1	Panoramic View	
Baseline Description	This is a view from the site frontage on the B2233 Main Road, showing the low wall, neighbouring residential properties to the west and properties on the site centre frontage. The field is currently pastoral and all of the trees visible are located on the boundaries, either with the properties within the site, or on the eastern and western sides.	
Predicted change	From this viewpoint the existing residential development will appear to extend across the central part of the site, from the existing residential to the west, around the existing properties and to the properties to the east of the site. The views through the site and beyond the farm will be disrupted. The Winter view demonstrates that the perception of the site would not change from this viewpoint, but that the perception of the neighbouring properties is probably more pronounced.	
Type of effect	The introduction of the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would result in a prominent change in the view and would be easily seen by an observer.	
Assessment	Sensitivity	Residents - High
	Magnitude	Large
Significance of Effect		Major - Significant

Viewpoint 2: View from site frontage on B2233



Vp2	Panoramic View	
Baseline Description	This is another view from the site frontage on the B2233 Main Road, showing the frontage fence on the eastern frontage, neighbouring residential properties to the west and property boundaries on the site centre frontage, dominated at this point by decorative conifers. The field is currently pastoral and all of the trees visible are located on the boundaries, with the group in the distance located on North End Road.	
Predicted change	From this viewpoint the proposed residential development will appear to extend across the central part of the site, from the existing residential to the east, around the existing properties in the foreground. The views through the site and beyond the farm will be disrupted. The Winter view demonstrates that the perception of the site would not change from this viewpoint.	
Type of effect	The introduction of the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would result in a change in the view, although would be set back from the site frontage and similarly from the immediate eastern boundary	
Assessment	Sensitivity	Residents and passers-by - High
	Magnitude	Large
Significance of Effect		Major – Significant

Viewpoint 3: View from PRow off Drove Lane



The winter view is on the following page.

Vp3	Panoramic View	
Baseline Description	This is a view from a PRow accessed from Drove Lane, looking north. This view is representative of the potential views of users of the PRow. The fields are in agricultural use and almost all are grain, broadly level from east to west, with the development of Yapton visible along the line of the B2233 and more recent development in The Pines to the right of the image. All of the trees relating to the site are on the northern side of Main Road.	
Predicted change	From this location the proposed development would be discernible, but is distant enough to be indistinct and would form a linking of the built form already visible. No landscape features would be lost or obscured and the central hedgerow would provide low level screening as it does for the existing dwellings. The change would be identifiable to regular users of the path, but would not be to casual users, who would merely see this as the extent of the village.	
Type of effect	The introduction of the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would be discernible but views of the proposals would appear weak to an observer and the change would not be significant.	
Assessment	Sensitivity	Users of PRow - High
	Magnitude	Small
Significance of Effect		Moderate/minor – Not significant

Viewpoint 3 Winter View

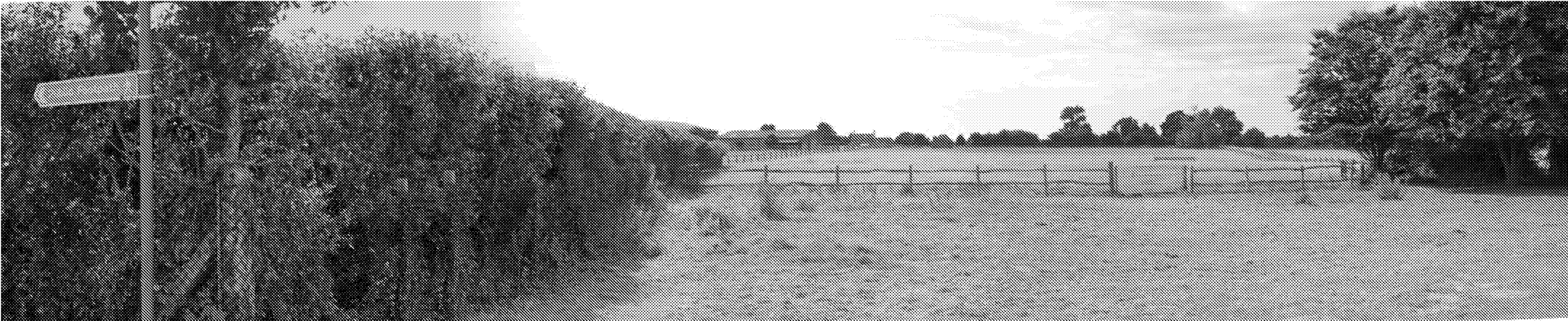


Viewpoint 4: View from PRow to the north of the site



Vp4	Panoramic View	
Baseline Description	This is a view from a PRow immediately to the north of the site, which runs east-west from the B2233 to the B2132 North End Road, through fields all in agricultural use for grain or maize. The farm to the north of the site is visible to the left of the image, with development in The Croft to the left of that. Housing on the B2233 is also visible between the straw bales and the proposed development site is located to the right of the farm buildings, with the woodland group of tree on North End Road as a back-drop.	
Predicted change	From this location, the proposed development will be discernible to the right of the farm barns, but would not over-top the existing trees, which would still provide a visual back-drop. The vegetation on the western boundary would screen the development.	
Type of effect	The introduction of the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character, particularly as the existing housing is visible to the east and west of the proposed site.	
Magnitude of change	The development would result in a slight change to the view and would be discernible but views of the proposals would appear distant to an observer and the change would not be significant.	
Assessment	Sensitivity Magnitude	Users of PRow - High Small
Significance of Effect		Moderate/minor - Not Significant

Viewpoint 5: View from PRow to the north of the site



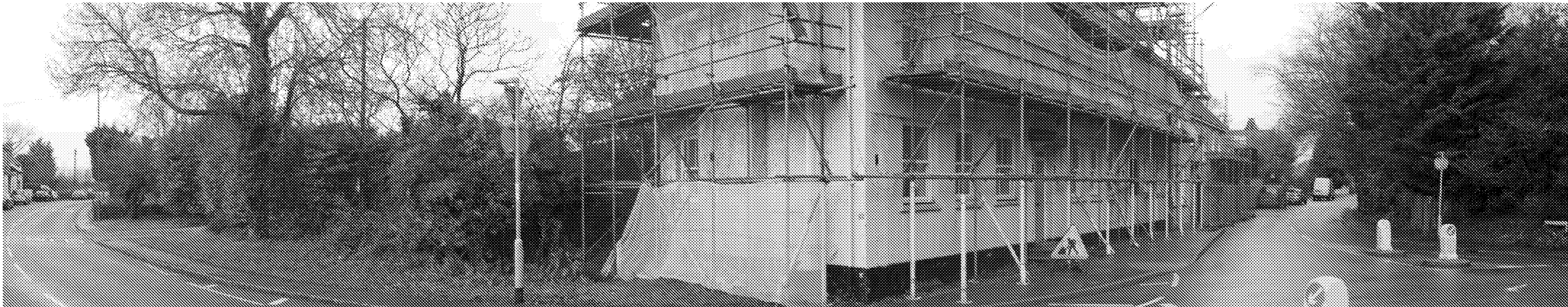
Vp5	Panoramic View	
Baseline Description	This is a view from the same PRow as VP4, taken from the boundary fence to the Primary School, with paddocks immediately to the fore and the proposed site to the rear and right of the farm buildings. The houses on the B2233 frontage can be seen and the existing trees are all located in the residential properties to the west of the site.	
Predicted change	From this viewpoint, the development would be discernible to the right of the farm buildings, softened partially by the existing vegetation, but certainly visible up to the boundary on the western side of the site, where the large tree forms are visible. The Winter view demonstrates that perception of the site would be greater.	
Type of effect	The proposed development and the introduction of the proposed building types would again be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would result in a perceptible change in the view but would be indistinct to an observer.	
Assessment	Sensitivity Magnitude	Users of PRow - High Medium
Significance of Effect	Major/moderate – Significant	

Viewpoint 6: View from the B2132 North End Road



Vp6	Panoramic View	
Baseline Description	This is a view from the eastern side of the B2132 North End Road, with the farm to the north of the site visible over the wall and the existing houses on the site's eastern boundary visible to the left of the image. The flint wall is a dominant foreground feature in this panorama and would limit views from pedestrians on that side of the road. The woodland clump that is visible from all viewpoints is located centre-left of the image and is outside the site.	
Predicted change	From this viewpoint there will be limited views of small parts of the proposed residential development, but these will be glimpsed impressions of roofs and there will be no impression of the extent of the development or the form.	
Type of effect	The introduction of the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would result in a perceptible change in the view and would be evident to an observer, but would not be significant.	
Assessment	Sensitivity Magnitude	Users of PRow - High Small
Significance of Effect		Moderate/minor – Not significant

Viewpoint 7: View from the corner of the B2233 and B2132



Vp7	Panoramic View	
Baseline Description	This is a view from the roundabout on the B2233 at the junction with the B2132, looking north-west towards the site, from the footpath on the southern side of the road, which would otherwise be seen by motorists and travellers. It is a typical view of development within the village, albeit on the edge of the Conservation Area, with trees featuring in the views up both streets and forming a backdrop to the built environment.	
Predicted change	From this viewpoint there will be little perception of development on the site, although the vegetation is deciduous to the left of the building. The Winter view confirms there would be no further views of the proposed site due to deciduous foliage.	
Type of effect	The proposed development would not be readily discernible from this point, but the proposed building types would be comparable to the type of residential development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of change	The development would result in virtually no change in the view and would not be legible to an observer.	
Assessment	Sensitivity	People travelling - Medium
	Magnitude	Very Small
Significance of Effect		Minor – Not significant

Viewpoint 8: View from route of disused canal and PRow



Vp8	Panoramic View	
Baseline Description	This is a view from the PRow on the old canal running east-west to the south of the proposed site and crossing Drove Lane. Beyond Drove Lane, it continues briefly, but has then been developed for housing and the PRow is expunged. The fields to the north of the PRow are all in arable use and the old canal edge is marked with dense hedgerow vegetation and this is the first break in the form, to allow a trackway through from north to south. The view is north-east and the housing visible is on the northern side of the B2233, whilst the proposed site is not visible.	
Predicted change	From this viewpoint there will be no views of the proposed development and along the length of the PRow there will be only limited views.	
Type of effect	Any glimpsed view would be comparable to the type of residential development that already exists on the B2233 and will reinforce its residential character.	
Magnitude of change	The development would not result in a perceptible change in the view and would not be evident to an observer.	
Assessment	Sensitivity	Users of PRow - High
	Magnitude	Negligible
Significance of Effect		Negligible – Not significant

Viewpoint 9: View from Drove Lane along route of PRow



Vp9	Panoramic View	
Baseline Description	This is a view from a PRow south of Yapton, running east-west from the Bilsham Road to Bilsham. The land is in arable use and is flat, with hedgerows and individual trees evident throughout. The woodland clump in the image is south of the B2233 and the housing visible to the right of the image is on Mill View Road. The South Downs are clearly visible in the distance.	
Predicted change	From this viewpoint there would be very limited views and the proposed site would not be discernible.	
Type of effect	The residential character of the village is not obvious from this viewpoint, although visible on the Bilsham Road and Mill View Road and the effect would be minimal.	
Magnitude of change	The development would result in no change in the view and would not be evident to an observer.	
Assessment	Sensitivity	Users of PRow - High
	Magnitude	Negligible
Significance of Effect	Negligible – Not significant	

Viewpoint 10: View from PRow south of the site



Vp10	Panoramic View	
Baseline Description	This is a view from a PRow south of Yapton, connecting Bilsham with Drove Lane. The land is in arable use and is flat, with hedgerows and individual trees evident throughout. The woodland clump in the image is south of the B2233 and the housing visible to the right of the image is on Mill View Road. The South Downs are clearly visible in the distance	
Predicted change	From this viewpoint there would be very limited views and the proposed site would not be discernible.	
Type of effect	The residential character of the village is not obvious from this viewpoint, although visible on the Bilsham Road and Mill View Road and the effect would be minimal.	
Magnitude of change	The development would not result in any change in the view and would not be noticeable to an observer.	
Assessment	Sensitivity	Users of PRow - High
	Magnitude	Negligible
Significance of Effect		Negligible – Not Significant

Summary of Visual Impacts and Significance

Table 10 Summary of Visual Significance of Effect for Operational Stage

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	Site frontage onto B2233	Residents Passers by	High	Large	Major
2	Site frontage onto B2233	Residents Passers by	High	Large	Major
3	Drove Lane PRoW	Users of PRoW	High	Small	Moderate
4	PRoW north of the site	Users of PRoW	High	Small	Moderate/minor
5	PRoW on school boundary	Users of PRoW	High	Medium	Major/moderate
6	North End Road	Users of PRoW and passers by	High	Small	Moderate/minor
7	B2132 and B2233 roundabout	Road users	Medium	Very small	Moderate/minor
8	Disused canal PRoW	Users of PRoW	High	Negligible	Negligible
9	Bilsham PRoW	Users of PRoW	High	Negligible	Negligible
10	Bilsham PRoW	Users of PRoW	High	Negligible	Negligible

Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015

11.0 Mitigation and Recommendations for Development

- 11.1 The scale of the development should be limited to 2.5 storey to retain the same skyline to the south and from the north. The development layout and landscaping should also be sensitive to long distance views from the south to minimise the potential impact of the built form.
- 11.2 Materials that form the external envelope and roof of the buildings to match the surrounding existing palette, for example, the brown brick walls and dark brown roof tiles. These colours will also have a more subtle impact on the landscape.
- 11.3 There should be opportunity to provide additional planting on the northern boundary and within the site, to soften views from PRowS to the north.

12.0 Summary of Residual Impacts and Significance

Summary of Residual Landscape and Visual Effects

12.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction stage is temporary;
- Any planting mitigation will take some years to become effective.

12.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This will be incorporated in the landscape proposals prepared by ACD for the development. This additional screening effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

12.3 With the introduction of new residential development into this part of Yapton and at the same time, the introduction of landscape management objectives including the introduction of further indigenous hedgerow species, the overall magnitude of landscape character impact is assessed as still being medium since in accordance with Table 5 the development would give rise to a partial loss or alteration to one or more key landscape elements but may not be considered substantially uncharacteristic when set against the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a low sensitivity, and a magnitude of change assessed as medium the Significance of Effect will remain as moderate/minor.

Visual Impact

12.4 Within a 15-year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to reinforce the existing vegetation will provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high.
- Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

12.5 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 11 Summary and comparison of Residual Visual Significance of Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
				Operational Stage		Residual Stage	
1	Site frontage onto B2233	Residents Passers by	High	Large	Major	Large	Major
2	Site frontage onto B2233	Residents Passers by	High	Large	Major	Large	Major
3	Drove Lane PRoW	Users of PRoW	High	Small	Moderate	Small	Moderate
4	PRoW north of the site	Users of PRoW	High	Small	Moderate/minor	Small	Moderate/minor
5	PRoW on school boundary	Users of PRoW	High	Medium	Major/moderate	Small	Moderate
6	North End Road	Users of PRoW and passers by	High	Small	Moderate/minor	Small	Moderate/minor
7	B2132 and B2233 roundabout	Road users	Medium	Very small	Moderate/minor	Very small	Moderate/minor
8	Disused canal PRoW	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
9	Bilsham PRoW	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
10	Bilsham PRoW	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015

13.0 Conclusion

Landscape Character

- 13.1 The site falls within no areas of landscape designation. The site displays characteristics typical of this area; the wider landscape has many roads and the urban spread of Yapton can be felt within the site.
- 13.2 With regard to the dominance within the landscape of urban edges the assessment of local character areas, on the whole are assessed as having low sensitivity to this form of development.

Construction Stage

- 13.3 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as trees and water courses, it is assessed to be subject to a medium magnitude of change, due to the partial loss or alteration to one or more key elements or features, and the introduction of elements that may be prominent but may not be considered substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be moderate/minor. This assessment of landscape effect is not classified as 'significant'.

Operational Stage

- 13.4 Due to the nature of the development including;
- Maximum of 2.5 storey residential units and with open space
 - Larger concentration of housing towards north of site
 - Use of materials to match the surrounding existing buildings
 - Allowance for planting on the northern boundary and within the site
- 13.5 It has been assessed that a partial loss of one or more key landscape elements and the introduction of elements that may be prominent but not substantially uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms.

Residual Significance of Landscape Effects

- 13.6 It has been assessed that a partial loss of one or more key landscape elements and the introduction of elements that may be prominent but not substantially uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms. These effects will be ameliorated by mitigation as the proposals mature.

Visual Effects

- 13.7 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Most viewpoints from the wider landscape have partial views of the existing residential development of the southern edge of the settlement of Yapton. The landscape to the south is agricultural in character with large fields that have hedgerow and tree field boundaries.

Construction Stage

- 13.8 The introduction of construction features and facilities, construction lighting, together with general construction activities for residential projects will not be unfamiliar or uncommon features in the local landscape.
- 13.9 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a medium magnitude of change.
- 13.10 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents or users of PRow). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate (i.e. 'Significant').

Operational Stage

- 13.11 The visual impact assessment has identified three significant visual effects when the proposal and ancillary works are considered as a stand-alone development. These are viewpoints 1, 2 and 5 where existing topographical and vegetative visual barriers are minimal.
- 13.12 This is primarily due to the taller elements of the proposals, such as eaves and rooftops being considered noticeable even though it would not affect the quality or character of the view.

- 13.13 For the majority of the receptors the assessment has found that while parts of the development are visible such views are glimpsed and would not have significant visual effects in planning terms.

Residual Significance of Visual Effects

- 13.14 It is expected that the mitigation planting will, after a 15-year period, reduce visual impacts for lower parts of the development.
- 13.15 With heights of these structures being up to 9m the mitigation planting will provide an almost complete visual barrier, although the proposals will still be appreciable from viewpoints closer to the site. On this basis the residual impact assessment is expected, as a worst case, to have 'Significant' visual effects.
- 13.16 When seen within the context of the local landscape, from most viewpoints, the site would have visual effects that are not considered 'Significant'.
- 13.17 However, from viewpoints 1 and 2 the site would remain noticeable with little visual barrier effect from either mitigation planting or its juxtaposition with other residential facilities due to the observers close proximity. In these views the significance of visual effect would remain 'Significant' in planning terms.

14.0 Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Figure 1 - Ordnance Survey Map

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Statutory Designation Plan

APPENDIX A - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
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 the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
“Do nothing situation”	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental fit	The relationship of a development to identified environmental implications opportunities and constraints in setting.
Environmental Impact Assessment	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical 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. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
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 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 the particular sense of place of different areas of the landscape.

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 evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	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 makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
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 wildness, 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.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Regulatory authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
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

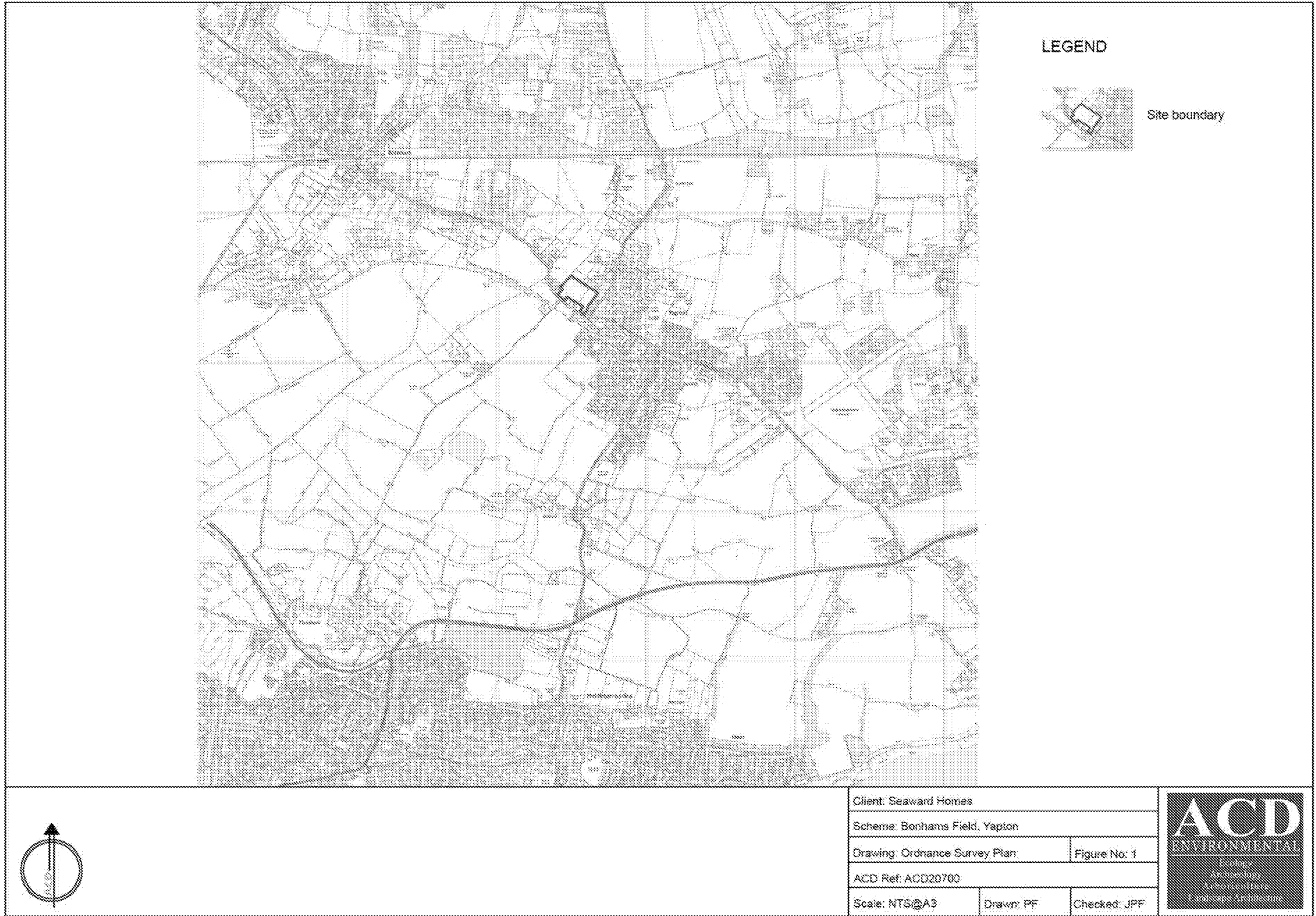
compromising the ability of future generations to meet their own needs.

Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie 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.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX B - Sources of Information

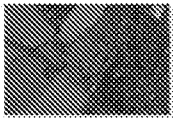
The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- National and West Sussex County Council published landscape character descriptions;
- Aerial photography;
- Magic maps designations information (<http://magic.defra.gov.uk/MagicMap>);
- A computer generated zone of theoretical visibility created using MapInfo geographical information system package;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.





LEGEND



Site boundary

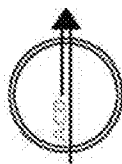
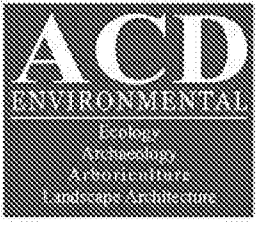
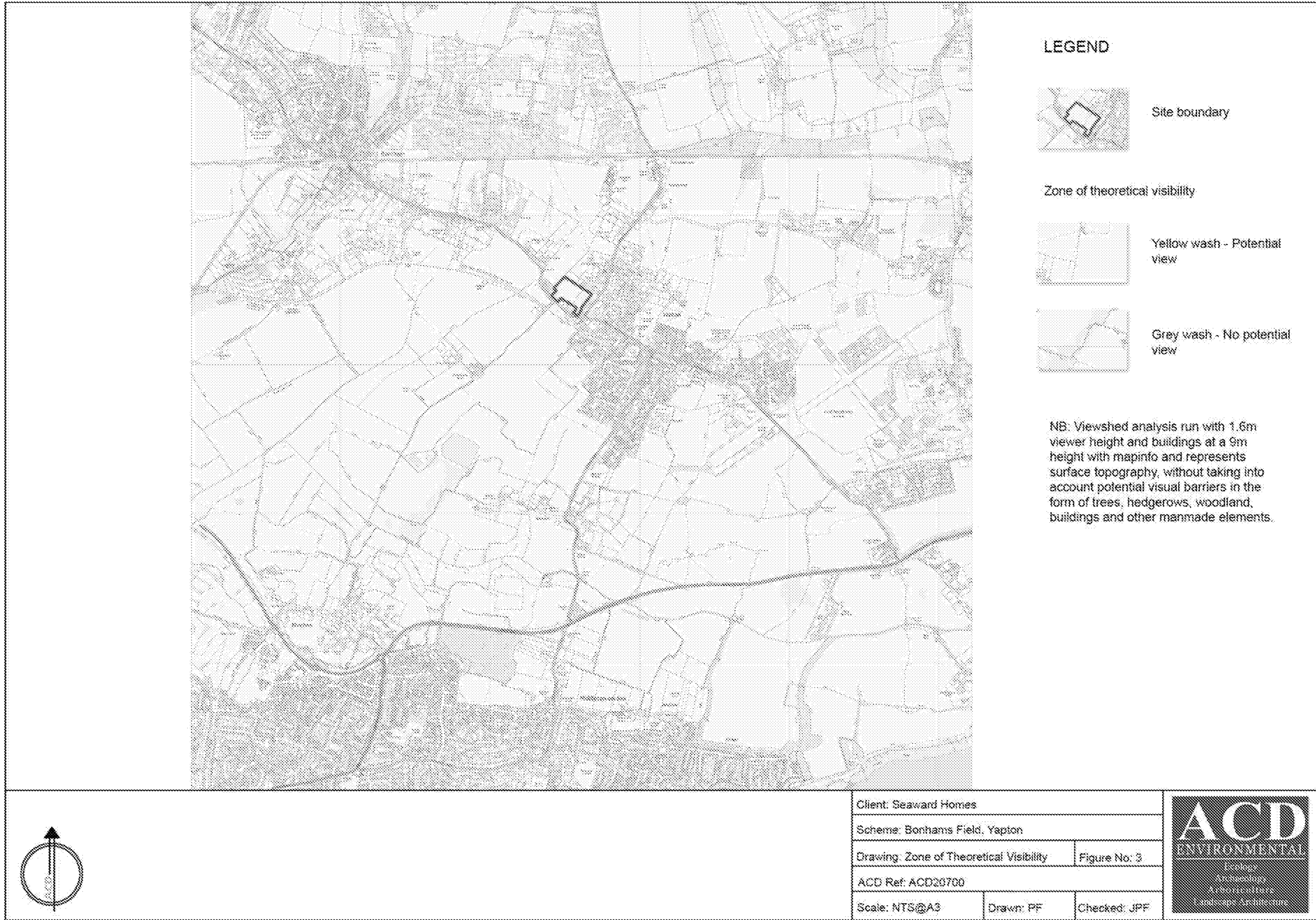
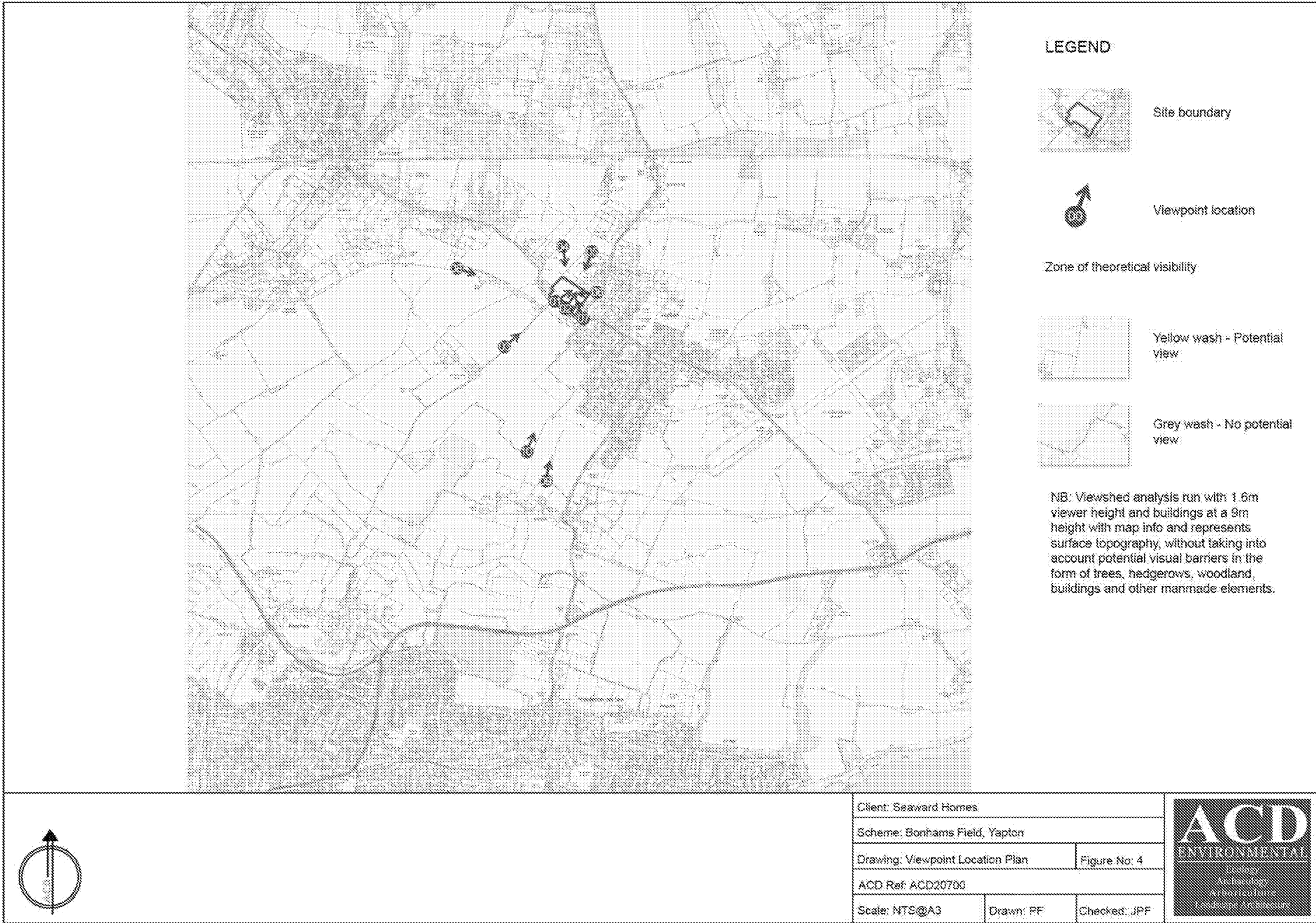


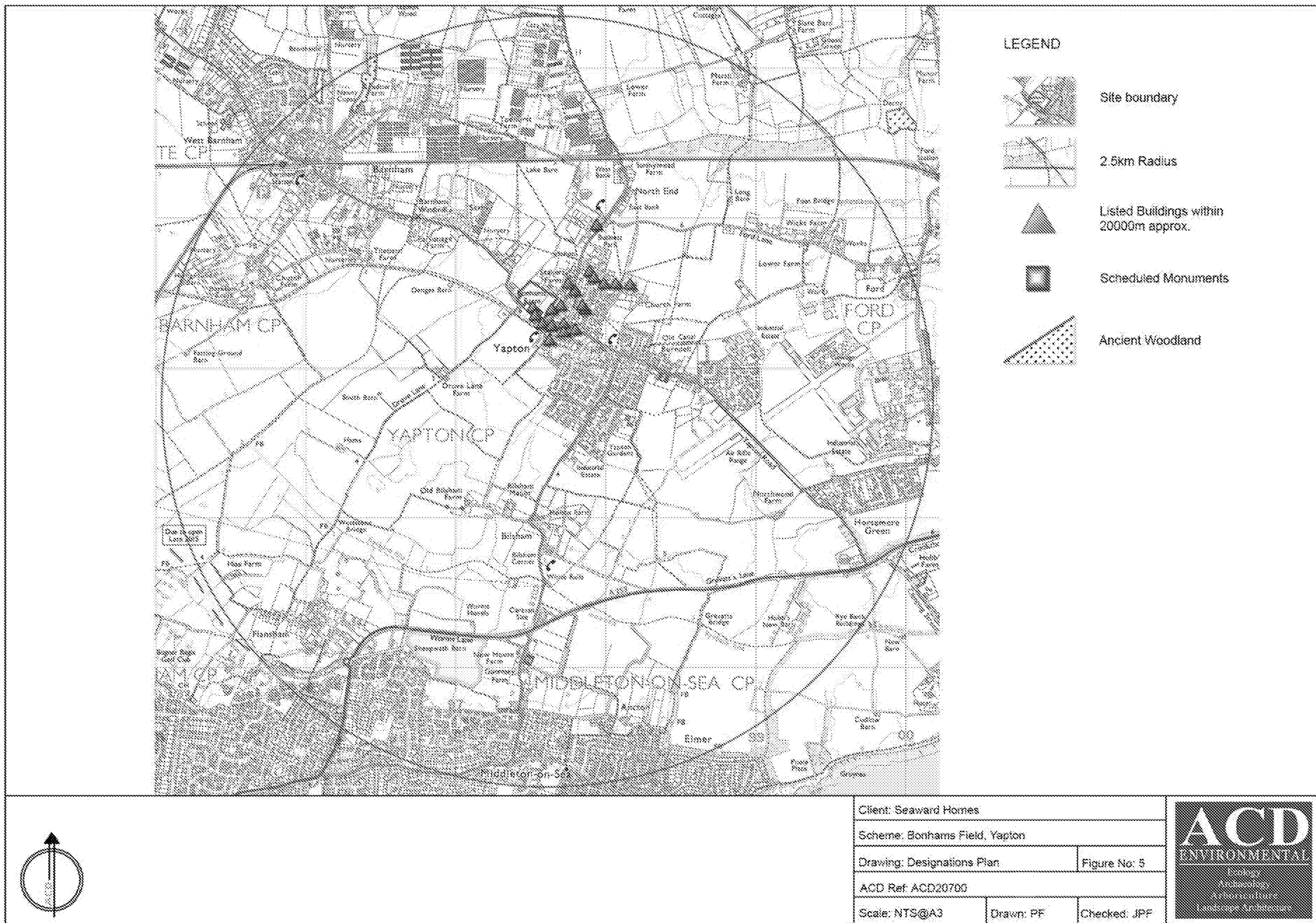
Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 04/08/2016

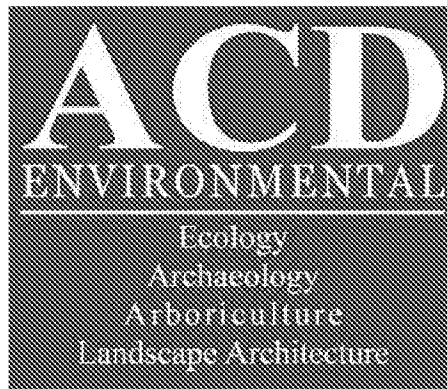
Client: Seaward Homes		
Scheme: Bonhams Field, Yapton		
Drawing: Aerial Photograph		Figure No: 2
ACD Ref: ACD20700		
Scale: NTS@A3	Drawn: PF	Checked: JPF





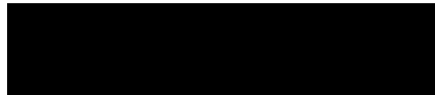






Head Office

Rodbourne Rail Business Centre
Grange Lane
MALMESBURY
SN16 0ES



Surrey Office

Courtyard House
Mill Lane
GODALMING
GU7 1EY



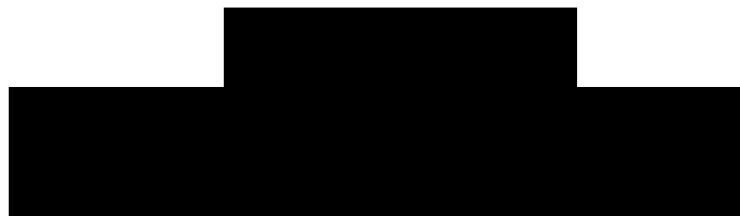
Hampshire Office

Suite 6
Crescent House
Yonge Close
EASTLEIGH
SO50 9SX



Cambridgeshire Office

PO Box 1272
CAMBRIDGE
CB1 0YR



**ECOLOGY * ARBORICULTURE
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE DESIGN & PLANNING
LANDSCAPE AUDIT * PROJECT MANAGEMENT * EXPERT WITNESS
LANDSCAPE MANAGEMENT**