

BONHAMS AND FLINTS, HOE LANE, FLANSHAM, FELPHAM

LANDSCAPE APPRAISAL



Ecology
Archaeology
Arboreal culture
Landscape Architecture



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1.0 Introduction

- 1.1 ACD Environmental Ltd were commissioned by Pallant Homes in April 2017 to carry out a Landscape Appraisal of a proposed development site located at Bonhams and Flints, Hoe Lane, Flansham, Felpham.
- 1.2 A field survey was carried out on 10th April 2017, and nine viewpoints were chosen from publicly accessible vantage points to represent a variety of receptors in the surrounding area.
- 1.3 Particular attention was paid to the potential views of Public Rights of Way (PRoW) and other locally accessible routes.

The Site

- 1.4 The proposal is for a residential development with site entrance along Hoe Lane. The site lies at the corner of Hoe Lane and the A259 Felpham Relief Road. The site is currently green field with an acoustic fence along the south eastern boundary. The boundary to the A259 has been planted with mixed native planting which screens the acoustic fence from the main road.
- 1.5 Another residential development has recently been completed to the south of the site. This recent development is comparable to the proposed development therefore the introduction of this development will not be unfamiliar within the receiving landscape.

2.0 Methodology

- 2.1 The document includes a baseline study that describes and evaluates the existing visual resources.
- 2.2 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.
- 2.3 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.

Table 1. Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Easting	Rationale for selection
1	PRoW located to the west of the site	0.01km, E	50°48'4	0°38'15	Users of PRoW
2	Road users from A259	0.07km, N	50°47'59	0°38'17	Road users
3	Road users from Hoe Lane	0.05km, SW	50°48'5	0°38'7	Road users
4	PRoW west of the site	0.37km, E	50°48'12	0°38'28	Users of PRoW
5	PRoW near Worms Lane	0.42km, W	51°50'59	02°59'09	Users of PRoW
6	Cycle route and road users	1.47km, W	50°48'19	0°36'59	Users of cycle route and road users
7	PRoW near Bilsham Lane	1.17km, S	50°48'38	0°37'44	Users of PRoW
8	PRoW near Blackthorn Avenue	0.31km, N	50°47'53	0°38'9	Users of PRoW
9	PRoW near Shripney Road	2.30km, SE	50°48'46	0°40'3	Users of PRoW

3.0 Receiving Environment

Existing Features

- 3.1 The site is located at the corner of Hoe Lane and A259 Felpham Relief Road. The site is currently green field and had been used as agricultural land. The site is adjacent to the Bonhams and Flints dwellings which date back to the 18th century. An acoustic fence has been implemented along the south eastern boundary of the site along the A259 in the past five years. The boundary to A259 has a split rail fence and mixed native planting which creates a visual barrier of the acoustic fence from the main road. The topography in the local area is flat.

Limits to the study area

- 3.2 The extents of the study area have been determined by the nature of the proposed development site.

Views to the subject site

- 3.3 Potential visibility of the study area from a distance is limited by the topography and enclosed nature of the site. Visibility of the study area from varying distances will be reviewed in the wider landscape.
- 3.4 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.
- 3.5 For the field assessment, a Canon EOS 600D 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).
- 3.6 The site was visited on the 12th of April 2017, the weather conditions were bright.

Viewpoint 1: PRow located to the west of the site



Vp1	Panoramic View	<i>(Distance 0.01km looking east)</i>
Baseline Description	This is the view from the PRow looking east towards the site which is accessible by walking from Hoe Lane or the A259. Boundary fencing and mature vegetation run along the boundary of the site. The PRow runs between dwellings and then opens out to arable land towards the south. The local topography is flat, with housing and agricultural land. Noise from the A259 can be heard.	
Predicted change	From this viewpoint, the vegetation and fencing create an interceding visual barrier from the north of the PRow. There are partial views from the centre and south of the PRow into the site. The proposed residential development will be partially visible from this location. The introduction of the proposed building types would be comparable to the type of development that exists to the south of the site. Only a small part of the development would be discernible through mature vegetation which allows heavily filtered views of the landscape from the east.	

Viewpoint 2: Road users from A259



Vp2	Panoramic View	<i>(Distance 0.07km looking north)</i>
Baseline Description	This is a view from the pedestrian path next to the A259 main road looking north towards the site. The boundary has been planted with dense mixed native planting which creates a visual barrier to the site. The A259 is a busy and noisy road. Taller elements are visible towards the nearside boundary.	
Predicted change	From this viewpoint, the band of vegetation creates a complete visual barrier to views of the site and the wider landscape. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the vegetation in the landscape.	

Viewpoint 3: Road users from Hoe Lane



Vp3	Panoramic View <i>(Distance 0.05km looking south west)</i>
Baseline Description	This is the view near the entrance to the site from Hoe Lane. The site is visible from this view with scrub and mixed woodland. The land falls towards the south with boundary fencing. The adjacent Bonhams property is visible.
Predicted change	From this viewpoint on Hoe Lane the site is visible to road users and pedestrians. The site can be seen as grassland and scrub from this location. The proposed access road will be located where this view is taken. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. Once the native vegetation along the boundary matures it will create a visual barrier from the main road. From this viewpoint the proposed units would be visible from the road.

Viewpoint 4: PRow located to the west of the site



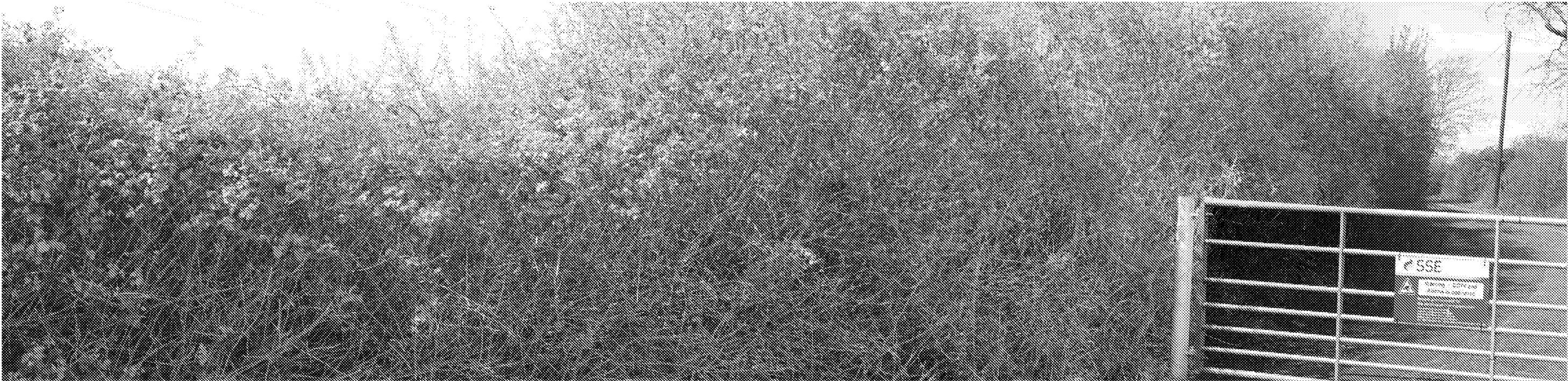
Vp4	Panoramic View	(Distance 0.37km looking east)
Baseline Description	This is the view from PRow in Flansham, a walking route between Yapton and Felpham. This is by the Hoe Lane access looking east. Mature boundary vegetation and large trees to dwellings provide visual barriers from views of the site from this location. The local topography is relatively flat with open arable land and fields defined by post and wire fences.	
Predicted change	From this viewpoint, the vegetation and undulating topography in the foreground forms an incomplete visual barrier that allows partial views of the landscape beyond. The proposed buildings would be set beyond the existing agricultural related buildings and would not break the skyline. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the vegetation in the landscape.	

Viewpoint 5: PRow near Worms Lane



Vp5	Panoramic View	<i>(Distance 0.42km looking west)</i>
Baseline Description	This is the view from the north of the PRow looking west along Worms Lane towards the site. The path is heavily vegetated with deciduous woodland which provide visual barriers towards the development.	
Predicted change	From this viewpoint, the vegetation in the foreground forms a visual barrier which prevents views of the site. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the dense vegetation in the landscape.	

Viewpoint 6: Cycle route and road users



Vp6	Panoramic View	<i>(Distance 1.47km looking west)</i>
Baseline Description	Views west along Bilsham Road B2132 are mainly screened by hedgerows and trees for cyclists and road users on this road. The fields to the west are used as agricultural land and are set within mature vegetation.	
Predicted change	From this viewpoint, the vegetation and undulating topography in the foreground forms a visual barrier to views of the wider landscape. From this viewpoint there are no views through the vegetation. From this viewpoint the proposed development site is not visible through vegetation in the landscape.	

Viewpoint 7: PRow near Bilsham Lane



Vp7	Panoramic View	<i>(Distance 1.17km looking south)</i>
Baseline Description	This is a view from the PRow in Bilsham which is accessible from Bilsham Lane looking south. The topography slopes southwest however vegetation provides visual barriers towards the site. The view is agricultural in feel with ploughed fields and mature field boundaries.	
Predicted change	From this viewpoint, the vegetation and the undulating topography in the foreground forms a complete visual barrier to views of the wider landscape. The proposed buildings would be set beyond the existing agricultural related buildings and would not break the skyline. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the mature vegetation in the landscape.	

Viewpoint 8: PRow near Blackthorn Avenue



Vp8	Panoramic View	<i>(Distance 0.31km looking north)</i>
Baseline Description	This is the view from the PRow which runs east to west from Blackthorn Avenue to Flansham Lane. The dense hedgerow and tree planting along the play area provides visual barriers towards the site from this PRow. The local topography is flat and the landscape is used for play enclosed in a picket fence.	
Predicted change	From this viewpoint, the vegetation in the foreground forms a complete visual barrier that screens views to the development. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the vegetation in the landscape.	

Viewpoint 9: PRow near Shripney Road



Vp9	Panoramic View	<i>(Distance 2.30km looking south east)</i>
Baseline Description	This is a view from the PRow near the town of Shripney towards Barnham. Although the site is set lower in the landscape than the viewpoint the distance and vegetation prevent views of the site. The fields in this area are agricultural and used as permanent pastureland. There are farms visible in the distance and electricity pylons form a manmade vertical element in the view. The landscape is relatively flat and exposed. The horizon in the distance is formed by a mixture of trees, hedgerows, houses, pylons and copses.	
Predicted change	From this viewpoint, there are no views of the site due to the vegetation and undulating topography. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible.	

4.0 Conclusion

- 4.1 The scheme proposes a residential development adjacent to existing dwellings.
- 4.2 Close to the site there are partial views from Hoe Lane and the PRow to the west of the site but otherwise the topography, fencing and dense vegetation surrounding the site limit views of the wider landscape. There are a number of woodlands surrounding the site.
- 4.3 The site will sit alongside the existing residential area and be seen as an extension to the residential landscape.
- 4.4 The local area has developments of a similar type to the proposal and this scheme would not appear out of character to the surroundings.

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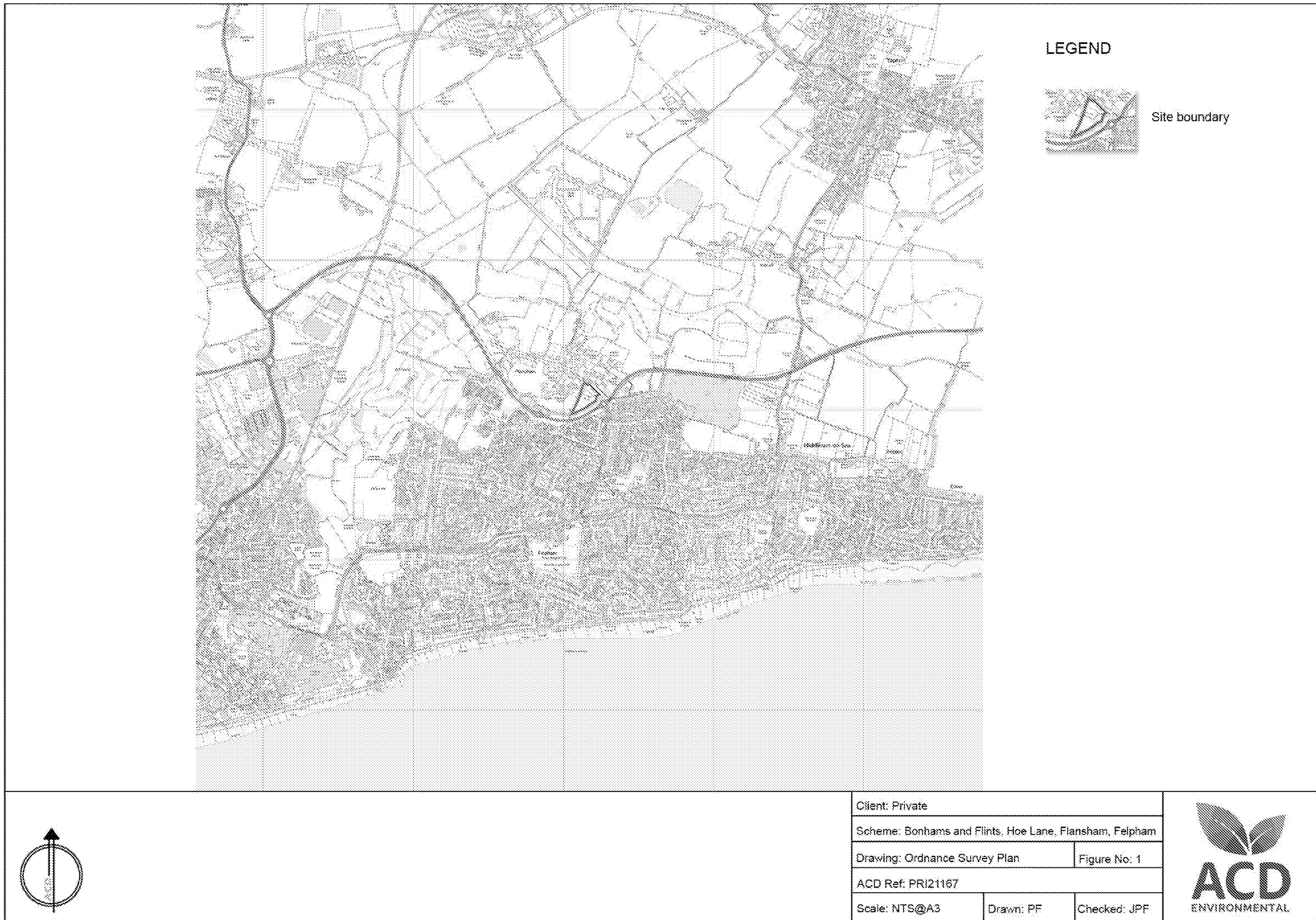
Appendices

Figure 1: Ordnance Survey Map

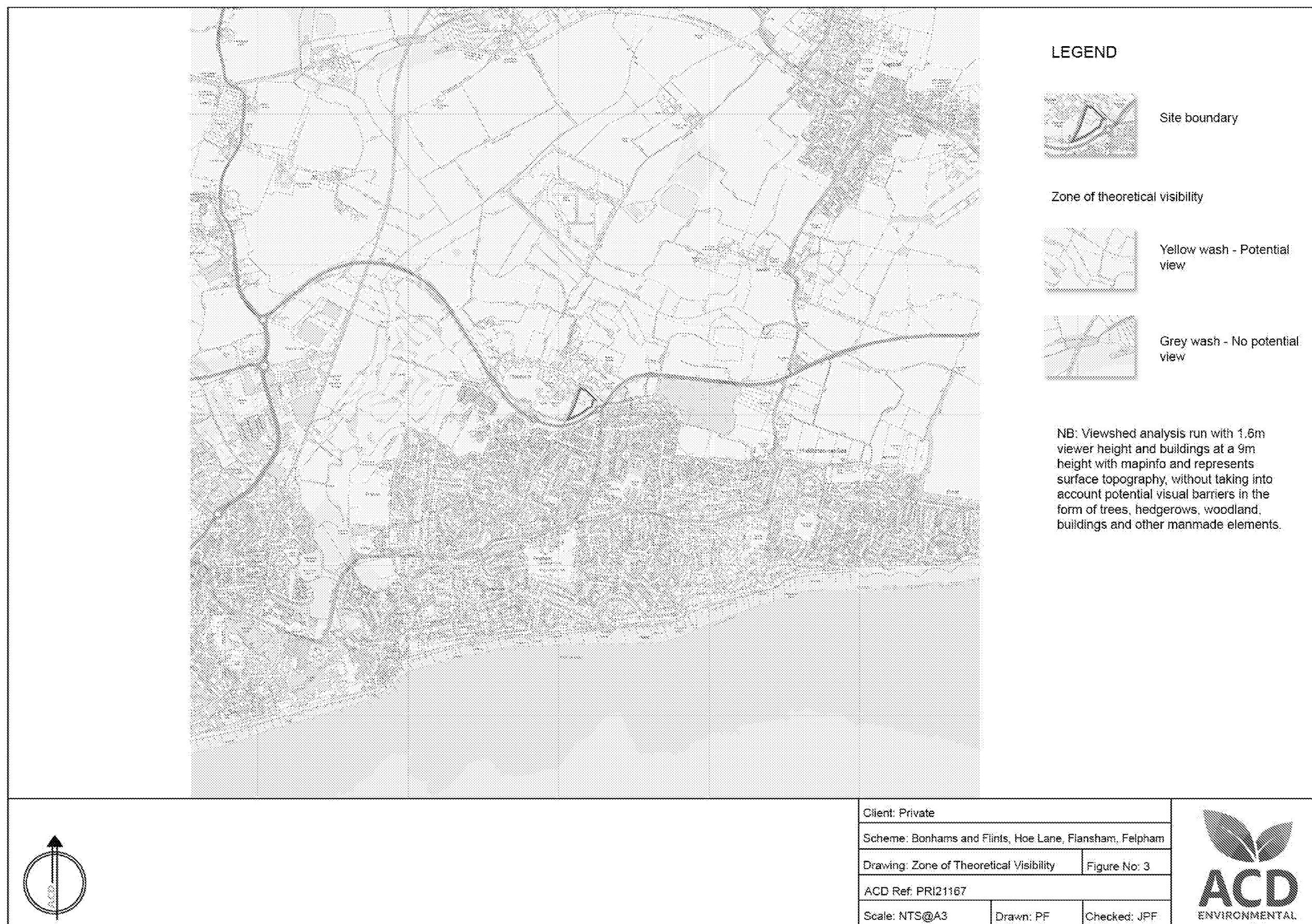
Figure 2: Aerial Photograph

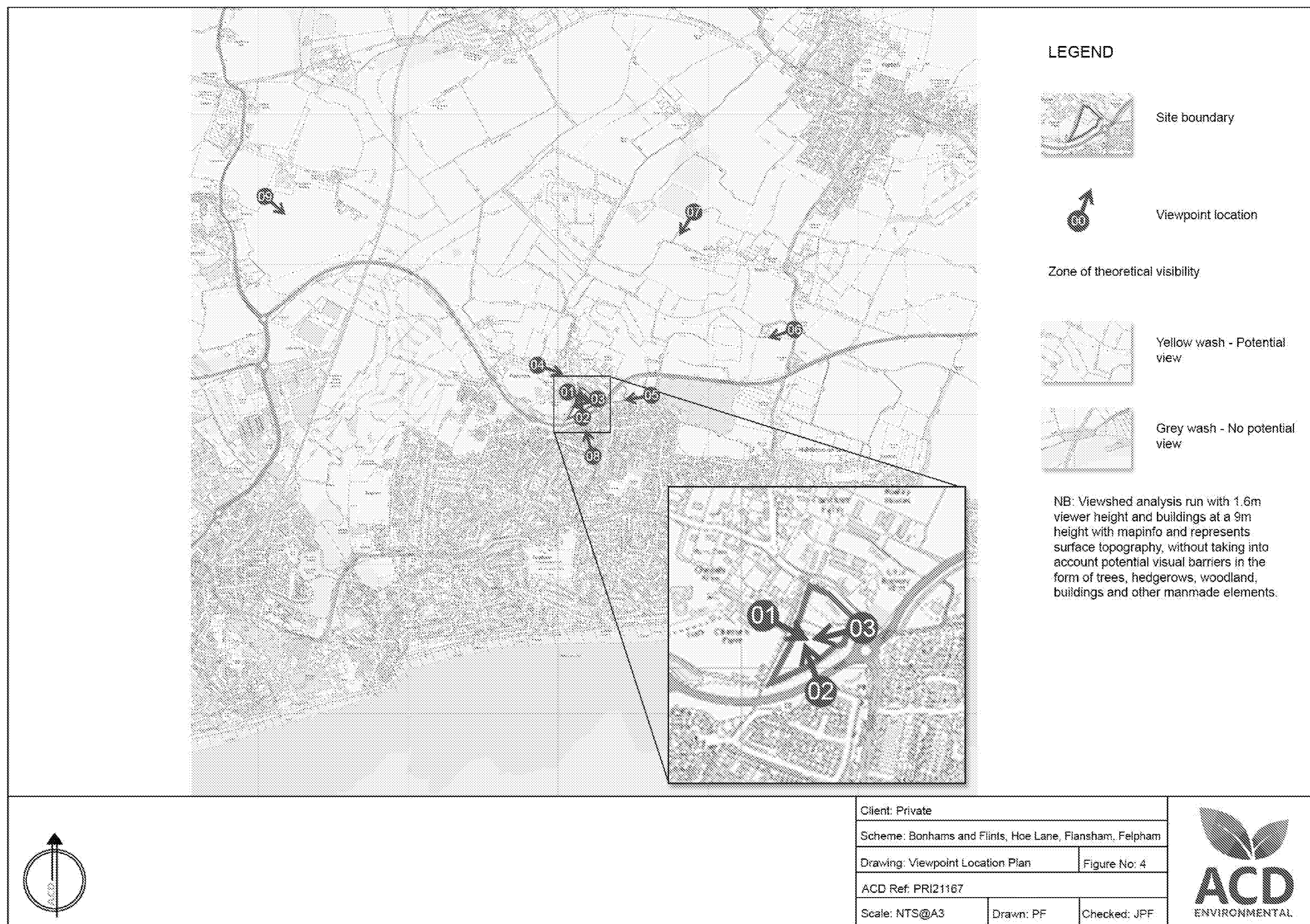
Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan











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