

# LAND WEST OF BILSHAM ROAD, YAPTON, WEST SUSSEX, BN18

Landscape and Visual Impact Assessment (LVIA)

5304-RPS-XX-XX-RP-L-  
9100\_S3-P01\_LVIA  
Land West of Bilsham  
Road, Yapton  
P02  
April 2025

## REPORT

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# 1 INTRODUCTION

## General

- 1.1 RPS has been commissioned by Redrow Homes Ltd. to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany a planning application (the Application) for a proposed residential development (the Proposed Development), on agricultural land within Arun District, West Sussex, (the Application Site).
- 1.2 The Application Site is situated between Yapton and the hamlet of Bilsham, due north of Middleton-on-Sea and west of Littlehampton. The Application Site's eastern boundary is the B2132, Bilsham Road. The Application Site comprises an approximately rectangular, arable field, approximately 10 hectares in size (Figure 1).
- 1.3 The change of use within the Application Site from agricultural land to that of a residential development will, inevitably, result in some significant landscape and / or visual effects, which this report identifies. However, with the retention of existing landscape features and the addition of integrated landscape proposals, any potentially significant landscape and / or visual effects would be limited to areas in proximity to the Application Site. There would be limited effects on the wider landscape as a result of the Proposed Development.

## Baseline Methodology

- 1.4 A review of published information, including landscape character assessments, OS data, online mapping data, aerial photography and local planning documents, was undertaken to inform this LVIA. Additionally, representative viewpoints focussed on the Application Site, from publicly accessible locations were selected. Figures have been produced to support the LVIA as follows:
- Figure 5304-RPS-XX-XX-DR-L-9101: Site Location and Landscape Planning Designations;
  - Figure 5304-RPS-XX-XX-DR-L-9102: Zone of Theoretical Visibility (ZTV) and Representative Viewpoint Locations;
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  - Figure 5304-RPS-XX-XX-DR-L-9110: Local Landscape Capacity.
- 1.5 A site visit was undertaken on the 6<sup>th</sup> December 2024 to take photography from the representative viewpoint locations. Photography was also taken at other publicly accessible locations, to provide information on the views available to visual receptor groups. The fieldwork also included an assessment of the landscape character of the Application Site and surrounding landscape.

- 1.6 Relevant planning guidance and policies are outlined below in section 2 of the LVIA (paragraphs 2.1 to 2.68). The landscape baseline is outlined in section 3 (paragraphs 3.1 to 3.58) together with the visual baseline (paragraphs 3.59 to 3.99).

### Assessment Methodology

- 1.7 The method used to undertake this LVIA is detailed at Appendix A: Landscape and Visual Impact Assessment Methodology, as summarised in Diagram 1 in section 5 below of this report. It is based on the following documents:
- Landscape Institute and Institute of Environmental Management and Assessment, *Guidelines for Landscape and Visual Impact Assessment: Third Edition* (2013)
  - Landscape Institute *Technical Guidance Note 02/21: Assessing landscape value outside national designations* (2021)
  - Landscape Institute *Technical Guidance Note-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)* (2024).
- 1.8 This LVIA provides an overview of the existing or baseline conditions, and then assesses the potential significant effects of the Proposed Development upon the baseline conditions during its construction and operational phases. This has been undertaken through consideration of the sensitivity of the resource/receptor and the magnitude of impact experienced by the resource/receptor resulting from the Proposed Development.
- 1.9 The introduction of built form to a site without any/many buildings will result in landscape and/or visual change. This report identifies whether this change is significant or not in terms of the landscape character, including perceptual qualities and when viewed by people (visual receptors) in the surrounding area.

### Study Area

- 1.10 For the purposes of this LVIA the Study Area extends to 3 km from the outer edges of the Application Site in all directions. While it will be theoretically possible to see the Proposed Development outside the Study Area, given the site location and nature of development on the edge of existing settlement, there is limited scope for significant effects to arise beyond this distance. Sensitive landscape and visual receptors within the Study Area, as defined by the extent of the Zone of Theoretical Visibility (ZTV), have been included in the LVIA.

## 2 PLANNING ENVIRONMENT

### Introduction

- 2.1 The Proposed Development comprising 140 residences, detached, semi-detached, terraced, and apartment buildings. All are two storeys high, with associated parking, internal access roads, public open space, play areas - Local Areas for Play (LAP) and a Neighbourhood Equipped Area for Play (NEAP), and a potential link into the open space associated with the adjacent strategic development. Further open space is provided along the southern boundary of the Application Site, with a Sustainable Urban Drainage System (SUDS) retention basin in the southwestern corner of the Application Site. In addition, the southern part of the Application Site will be set aside for biodiversity improvements, as illustrated in the attached figure (Appendix C: 2138\_1012H\_Preliminary Layout\_Yapton).
- 2.2 As part of establishing the existing baseline environment, relevant planning policy and guidance from National Planning Policy to Neighbourhood Plans have been reviewed.
- 2.3 The Proposed Development falls within Arun District, the local planning policies from the adopted Arun Local Plan 2011-2031 (Arun District Council, July 2018) of relevance to the LVIA are noted below, as are those in the Yapton Neighbourhood Plan 2011-2031 (September 2021).

### Local Development Framework

- 2.4 The strategic objectives relating to the landscape and visual environment contained in the NPPF, summarised above, are reflected in the local plan policy as reviewed in relation to Arun District, below.

### Arun District Council Local Plan (adopted July 2018)

- 2.5 The Arun District Council Local Plan was adopted 18<sup>th</sup> of July 2018. The Local Plan “sets out the vision for the future of Arun and guides development to achieve that vision. Arun’s Local Plan covers the Arun Local Planning Authority Area (LPA) - This area includes all of Arun District apart from those parts within the South Downs National Park (SDNP)” for the period of the plan up to 2031 and beyond.
- 2.6 The Application Site does not fall within any landscape designations and is not covered by any site-specific policies. However, it is not a site allocated for residential development.
- 2.7 The Arun District Local Plan sets out strategic objectives to achieve the long-term vision, manage change and deliver policies to shape a sustainable future for the District. Those of relevance to the Proposed Development are as follows:
- Policy C SP1: Countryside;
  - Policy GI SP1: Green Infrastructure and Development;
  - Policy LAN DM1: Protection of Landscape Character;
  - Policy D SP1: Design;
  - Policy OSR DM1: Open Space, Sport and Recreation;
  - Policy ENV SP1: Natural Environment; and,
  - Policy ENV DM4: Protection of Trees.

**Policy C SP1: Countryside**

- 2.8 Policy C SP1 states that Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. The Application Site lies within land classified as Countryside. It is not a site allocated for residential development. However, it lies adjacent to land allocated for residential development.

**Policy GI SP1: Green Infrastructure and Development**

- 2.9 Policy GI SP1 states “The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

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

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

- 2.10 The Proposed Development is shown at Appendix C. It retains landscape features and characteristic such as trees and hedgerows. It builds on these features and includes public open space throughout the development as well as a larger area of open space to the south of the Application Site. All of these areas of open space form part of a network of green infrastructure and improve the biodiversity of the current arable farmland,

**Policy LAN DM1: Protection of Landscape Character**

- 2.11 Policy LAN DM1 states that “...Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 2.12 The character of the landscape is discussed in section 3. and the impacts on the landscape in section 5. However, the Application Site lies adjacent to areas that are currently being developed as residential development to the south of Yapton.

**Policy D SP1: Design**

- 2.13 Policy D SP1 states that “*All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development...*”.
- 2.14 The Proposed Development is shown at Appendix C, it retains landscape features and characteristic such as trees and hedgerows. It builds on these features and includes public open space throughout the development as well as a larger area of open space to the south of the Application Site.

**Policy OSR DM1: Open Space, Sport and Recreation**

- 2.15 Policy OSR DM1 states that “2. Open space, sport and recreation in new developments Housing and, where viable, commercial development will be required to contribute towards:
- a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development...”.*
- 2.16 The Proposed Development is shown at Appendix C, it includes public open space throughout the development as well as a larger area of open space to the south of the Application Site. There are Local Areas for Play (LAP) and a Local Equipped Area for Play (LEAP).

**Policy ENV SP1: Natural Environment**

- 2.17 Policy ENV SP1 states that “*Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species...*”
- 2.18 The Application Sites is not a site designated for nature conservation, nor is it located adjacent to a site so designated. It is an arable field bounded on three sides by hedgerows with some hedgerow trees. A ditch forms the majority of the western (the fourth) side of the Application Site.

**Policy ENV DM4: Protection of Trees**

- 2.19 Policy ENV DM4 states that “Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity...
- “... Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 [Trees in relation to construction] (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given...”.*
- 2.20 There is no Ancient Woodland on or within the Application Site boundaries. There are no trees covered by a TPO on the Application Site or on its boundaries. The Application Site does not lie within a Conservation Area. A Construction Environmental Management Plan (CEMP) will be produced, which will be used to monitor the construction works. Trees will be protected during construction in accordance with BS 5.

## Supplementary Planning Documents

### Arun District Design Guide Supplementary Planning Document (SPD) (February 2024)

- 2.21 *“The Arun District Design Guide [ADDG] has been prepared as part of the Council’s commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Arun Local Plan.”*
- 2.22 This document complements design policies within the local plan and sets out a number of design principles to follow when completing development within the district. Those sections of particular relevance to the Proposed Development include:
- E.01 Using the Site’s Features and Natural Resources; and,
  - E.02 Landscape Structure and Trees.
- 2.23 Section E.01 of the ADDG states that *“The features and resources of a site should be positively incorporated into development to ensure the highest quality of design which reflects and references its context and avoids negative impacts on neighbouring properties and spaces.”*
- 2.24 Section E.02 of the ADDG states that *“...The protection of trees needs to be carefully considered throughout all stages of the design and construction process, and particularly at the early conceptual stage.”*
- 2.25 The Proposed Development is shown at Appendix C, it includes public open space throughout the development as well as a larger area of open space to the south of the Application Site. There are Local Areas for Play (LAP) and a Local Equipped Area for Play (LEAP).
- 2.26 Existing trees and hedgerows would be retained and protected as part of the Proposed Development and a scheme of landscaping, including areas of open space, implemented as part of the Proposed Development would help to integrate it into the existing landscape and provide links to existing green infrastructure.

## National Planning Policy

### National Planning Policy Framework

- 2.27 The National Planning Policy Framework (NPPF), (Ministry of Housing, Communities and Local Government, December 2024) sets out the Government’s planning policy for England and how it expects that policy to be applied. The NPPF confirms that local planning authorities should set out the strategic priorities for their areas within local plans and deliver the conservation and enhancement of the natural environment, including landscape. The document sets out broad aims to achieve sustainable development in section 2. Paragraph 7 states:

*“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”* The Proposed Development is for residential properties of different types located adjacent to land found suitable for residential development.

- 2.28 NPPF, Section 2. Achieving sustainable development, paragraph 8 sets out three overarching objectives in terms of sustainable development within the planning system, objective 8 (c) is *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 2.29 Paragraph 11 explains that *“plans and decisions should apply a presumption in favour of sustainable development.”* For decision-taking this means (d) granting permission unless:
- “i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. 7”*
- 2.30 Footnote <sup>7</sup> lists those sites of particular importance. Those relevant to LVIA are: Local Green Space; National Landscapes; and National Parks (or within the Broads Authority).
- 2.31 NPPF Section 11: Making effective use of land, recognises the need to safeguard and improve the environment while meeting the need for homes and other development (paragraph 124).
- 2.32 Paragraph 125 (a) promotes new habitat creation or the improvement of public access to the countryside, as part of Proposed Developments. Paragraph 129 (d) recognises the *“desirability of maintaining an area’s prevailing character and setting”...“or of promoting regeneration and change’* and 129 (e) *‘the importance of securing well-designed, attractive and healthy places”*.
- 2.33 NPPF Section 12: Achieving well-designed and beautiful places, sets out general policies to achieve high-quality design for all developments (paragraph 131).
- 2.34 Paragraph 132, advises that *“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”*
- 2.35 Paragraph 133 requires that design guides be prepared that *“reflect local character...”*
- 2.36 Paragraph 135 b) requires that developments *“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”* c) *“are sympathetic to local character and history, including the surrounding built environment and landscape setting.”* and e) *“...accommodate and sustain an appropriate mix of development (including green and other public space)...”*
- 2.37 Paragraph 136 advises that *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

- 2.38 Paragraph 137, requires that “...Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, ...”
- 2.39 Section 15 Conserving and enhancing the natural environment, paragraph 187 requires that:
- “Planning policies and decisions should contribute to and enhance the natural and local environment by:*
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
  - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”*
- 2.40 The Application Site is not a designated landscape, ecological area or an area of geological value. The Application Site is currently a large arable field, surrounded by hedgerows, with some hedgerow trees on three sides.
- 2.41 Paragraph 188 requires that *“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”*
- 2.42 The Application Site does not lie within an internationally, nationally, regionally or locally designated landscape. However, it does lie within the wider countryside. The Proposed Development includes green infrastructure and includes areas of open space. The southern part of the Proposed Development will include areas of informal open space, with ecological enhancements to increase the biodiversity of the Application Site.
- 2.43 Light pollution is considered at paragraph 198, which requires policies to ensure that new development is suitable for its location. Point c) requires new development to *“limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”* The Application Site is not in an area designated for its dark skies. The northern part of the Application Site lies opposite residential development and adjacent to an area allocated for residential development, currently under construction. The dark skies mapping, published by the Campaign for the Protection of Rural England (CPRE) does not reflect the current or near future situation.

### **National Planning Practice Guidance**

- 2.44 The NPPF is supported by the National Planning Practice Guidance (Ministry of Housing, Communities and Local Government, , 2024) (NPPG) a web-based guidance resource that was introduced in 2012 to bring together existing planning practice guidance for England in an accessible and useable way. The Natural Environment section was updated in February 2024. Only sections of relevance to the Application Site are discussed below.
- 2.45 The NPPF (December 2024) supersedes the latest update of the NPPG (February 2024). Some guidance is several years earlier than February 2024).

### Natural environment

- 2.46 Agricultural land, soil and brownfield land of environmental value is considered in Paragraph: 001, Reference ID: 8-001-20190721 (Revision date 21<sup>st</sup> July 2019). This paragraph explains that there are five grades of Agricultural land and that the best and most versatile is defines as Grades 1, 2 and 3a and that planning policies should take account of the benefits of the best and most versatile agricultural land.
- 2.47 Paragraph: 004, Reference ID 8-004-20190721 (Revision Date 21<sup>st</sup> July 2019) explains that green infrastructure can include *“a range of spaces and assets, for example, parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and ‘blue infrastructure’ such as streams, ponds, canals and other water bodies.”*
- 2.48 Trees within settlements are considered at Paragraph 029, Reference ID: 8-029-20190721 (Revision date 21<sup>st</sup> July 2019). The NPPG notes that *“well-placed and well-chosen trees on streets and in urban spaces ca provide a range of benefits, including contributing to local environmental character and distinctiveness: providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage.”*
- 2.49 NPPG at paragraph: 036 (Reference ID: 8-036-20190721) (Revision date 21<sup>st</sup> July 2019) explains the NPPF requires that *“plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.”* The Application Site lies within the wider countryside.
- 2.50 In the same paragraph, the NPPG requires that where landscapes have a particular, local value planning policies should *“identify their special characteristics and be supported by proportionate evidence.”* In addition, *“Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures...”* Also, *“The cumulative impacts of development on the landscape need to be considered carefully.”*
- 2.51 Paragraph 037 (Reference ID: 8-037-20190721) refers to using Landscape and Visual Impact Assessments to demonstrate the likely effects of a Proposed Development on the landscape. The baseline character of the Application Site is described in this LVIA at Section 3. The likely landscape and visual effects are assessed in Section 5.

### Planning for well-designed places

- 2.52 Paragraph:001, Reference ID: 26-001-20191001 (Revision date 1<sup>st</sup> October 2019) sets out how well-designed places can be achieved and explains that the National Design Guide can be used by all those involved in shaping places.

### National Design Guide (January 2021)

- 2.53 The Ministry of Housing, Communities & Local Government (MHCLG) produced the National Design Guide in 2021. It illustrates how we recognise well-designed places that are beautiful, enduring and successful and how these can be achieved in practice. The ten characteristics of good design: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and, lifespan, are set out within the overarching themes of climate, character, and community.

### Light pollution

- 2.54 The NPPG explains in paragraph: 001 (Reference ID: 31-001-20191101) (Revision date 1<sup>st</sup> November 2019) that “*artificial lighting needs to be considered when a development may increase levels of lighting or would be sensitive to prevailing levels of artificial lighting.*”
- 2.55 The NPPG notes, in the same paragraph, that “*Artificial light is not always necessary. It has the potential to become what is termed ‘light pollution’ or ‘obtrusive light’, and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes.*” The Application Site is not located in an intrinsically dark landscape.
- 2.56 The NPPG at paragraph: 002 (Reference ID: 31-002-20191101) requires that consideration should be given to whether the proposed lighting significantly affects sensitive receptors, e.g. residents. The Application Site is not located in an area that lies adjacent to residential development.

### Neighbourhood Plans

#### Yapton Neighbourhood Plan 2 2011-2031 (September 2021)

- 2.57 The purpose of the Yapton Neighbourhood Plan “...is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish.” This document forms part of the Local Development Plan, which includes the adopted Local Plan and is in addition to the Planning Policies detailed above. Policies of relevance to the Proposed Development are as follows:

#### Policy BB1: Built-up Area Boundary

- 2.58 Figure 4.1: Built-up Area Boundary, defines the built-up area of Yapton (BB1 A.). “*Development proposals will be supported within the Built-up Area Boundary*” (BB1 B.) “*Development proposals will not be permitted outside the Built-up Area Boundary unless they accord with Policy C SP1 of the Adopted Arun Local Plan*” (BB1 C.).
- 2.59 The Application Site lies adjacent to, but not within the Built-up Area Boundary, as shown on Figure 4.1. It is not one of the development types listed in policy C SP1 of the Arun Local Plan.

#### Policy E1: Protection of high value agricultural land

- 2.60 Policy E1 A. requires that all new development “*must protect and enhance the character and quality of the Chichester to Yapton Coastal Plain landscape character areas, including the setting of settlements and hamlets, including Bilsham...*”
- 2.61 Policy E1 B. will be refused o development on ALC grade 1 and grade 2 agricultural land, unless it is an allocated site, or it fulfils a housing requirement to meet objectively assessed need.
- 2.62 The Proposed Development at the Application Site includes a landscaped public open space in the southern part of the site, which will provide biodiversity and landscape enhancements to the view across an arable field to residential edge of Yapton as it is currently.

**Policy E3: Protection of Natural Habitats**

- 2.63 The policy justification recognises that Yapton is not rich in landscape areas of recognised value. However, the NP notes that the people of Yapton appreciate what is there, for example the mature trees and hedgerows.
- 2.64 Policy E3 states that *“Development proposals that would result in either the loss of or unacceptable harm to an existing area of natural habitat will not be permitted unless:*
- proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after the implementation of the development; or*
  - the development concerned identifies appropriate measures for the relocation of the existing habitat to an appropriate area within 500 metres of the existing habitat and secures appropriate management arrangements both for the relocation and subsequent monitoring and aftercare.”*
- 2.65 The Proposed Development increases the biodiversity of the arable field by providing a landscaped open space at the southern part of the Application Site and a network of green infrastructure within the development, linking to the retained hedgerows, with the mature hedgerow trees.

**Policy E4: Minimising the environmental impact of development**

- 2.66 Policy E4 states that *“Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds.*
- If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site.”*
- 2.67 The Proposed Development would retain, where possible, all existing vegetation. Including mature trees and hedgerows. An integrated landscape scheme would be implemented to supplement these existing features and try to minimise the overall environmental effects of the Proposed Development.

**Policy E5: Enhancement of biodiversity**

- 2.68 Policy E5 states that *“In order to retain and encourage biodiversity, flood attenuation ponds should, where possible, be included in the design of development proposals and these should incorporate links and corridors for wildlife. If this is not possible, then other forms of Sustainable Urban Drainage Systems (SUDS) should be provided.*
- On smaller developments, domestic rainwater management systems may be included instead of SUDS or flood attenuation ponds.*
- Provision of such features shall be designed to have adequate safety arrangements in order to prevent risk of accidents to children.”*
- 2.69 The Proposed Development increases the biodiversity of the arable field by providing a landscaped open space at the southern part of the Application Site and a network of green infrastructure within the development, linking to the retained hedgerows, with the mature hedgerow trees.

**Policy E6: Green infrastructure and development**

- 2.70 Policy E6 states that *“The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Green Infrastructure Network map. The Network is made up of a sequence of open spaces, allotments, playing fields, woodlands, assets of biodiversity value, children’s play areas, and public rights of way (including historic routes of*

*importance). Development proposals on land that lies within or adjoins the Network will be required to demonstrate how their layout, means of access and landscape design scheme contribute to the Green Infrastructure Network, including connectivity to and maintenance of the Network.*

*All proposals should seek to maintain and enhance the Network by contributing to the delivery of desired routes as identified on Figure 7.1 (the GI Network Map), and where possible, create new green infrastructure and routes particularly those which facilitates non-motorised travel between services and facilities in the Parish.*

*Development proposals should ensure that existing and proposed Green Infrastructure routes retain and/or provide a natural character in terms of materials and nature and ensure a clear demarcation between estate roads/pavements and Green Infrastructure routes.”*

- 2.71 The Proposed Development would retain, where possible, existing trees and hedgerows and supplement them with additional landscape elements. In doing so, existing Green Infrastructure networks and elements, within and adjacent to the site, would be retained and new landscape elements would add to this and create new Green Infrastructure networks.

### **Policy E8: Conservation Areas and Areas of Character**

- 2.72 In Section 8. Biodiversity at Bilsham states that *The various footpaths are popular with walkers enjoying the peace and tranquillity, the character and charm of the buildings and the proximity to the countryside where far reaching views may be enjoyed.”*
- 2.73 The Proposed Development would not directly affect the existing public right of way network. Indirect effects on views from the existing PRow network, would be mitigated by integrated landscape elements throughout the Proposed Development, with areas of public open space providing additional recreational areas to supplement the existing PRow network.

## 3 LANDSCAPE AND VISUAL BASELINE

### Landscape Baseline

#### Introduction

- 3.1 The landscape of the Application Site and the wider Study Area has been assessed at various levels of detail, from national to local landscape character, to the site-specific receptors, e.g. physical landscape features. Notwithstanding the 3 km extent of the LVIA study area, the focus of the assessment is on areas of the surrounding landscape that fall within the Zone of Theoretical Visibility (ZTV) and those areas in proximity to the Application Site that have the potential to be significantly affected by different phases of the Proposed Development.
- 3.2 Relevant published landscape character assessments are reviewed below in paragraphs 3.4 to 3.31, with the site-specific assessment in paragraphs 3.32 to 3.41 (Application Site Description).
- 3.3 This section should be read in conjunction with Figure 5, National Landscape Character Areas, Figure 6, Regional Landscape Character Area, Figure 7 & 8, Local Landscape Character Areas, Figure 9, Local Landscape Character Types and Figure 4, Topography and Drainage.

#### South Downs National Park

- 3.4 The Application Site does not lie within the South Downs National Park and there is no potential intervisibility with the Proposed Development. There would therefore be no direct affect upon South Downs National Park or its special qualities, detailed in the South Downs Local Plan 2014 to 2033 (2019) and South Downs Landscape Character Assessment (2020), as a result of the Proposed Development and there is no scope for the South Downs National Park to be significantly affected by the Proposed Development. Bearing in mind these and other factors, the National Park is considered to have a Negligible sensitivity to the Proposed Development. Therefore, in the interests of proportionality, it is not considered further in this assessment.

#### National Landscape Character

- 3.5 At the national level, the Application Site is located entirely within National Character Area (NCA) 126: South Coast Plains (Figure 5). The construction of the Proposed Development would directly affect a small part of this NCA (see Figure 5304-RPS-XX-XX-DR-L-9105).

#### NCA 126: South Coast Plains

- 3.6 The key characteristics of NCA 126 relevant to the Application Site and the Study Area include:
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
  - *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
  - *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.*

- 3.7 The Application Site occupies a small part of NCA126. As a result, there is no potential for the NCA to experience a significant landscape effect. Due to the small area of NCA126 impacted by the Proposed Development the NCA is considered to have a Negligible sensitivity to the Proposed Development, and it is not considered further in this assessment.

### County and District Landscape Character Assessment

- 3.8 The Landscape Character Assessment of West Sussex (LCAWS) was undertaken by West Sussex County Council in 2003. The LCAWS assessed the character of 42 unique landscape character areas (LCA) of West Sussex and provides landscape management guidelines for each.
- 3.9 The Application Site is located within the group of character areas collectively named The South Coast Plain, which is described as an area that *“lies between the dip slope of the South Downs and the waters of the English Channel, stretching between Selsey and Chichester to Worthing and Shoreham-by-Sea.”*
- 3.10 The LCA in which the Application Site is located is LCA SC9: Chichester to Yapton Coastal Plain (Figure 6).
- 3.11 LCA SC9 is described *“...a large part of this area has been reclaimed from the sea and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes [manmade drainage channels]. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern...Major suburban settlements in the area are Tangmere, Barnham, Yapton and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.”*
- 3.12 The Key Characteristics of LCA SC9, relevant to the Application Site, are described as follows:
- *“Low lying flat open landscape.*
  - *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.*
  - *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
  - *Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.*
  - *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.*
  - *...sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
  - *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.”*

- 3.13 In addition to the key characteristic, it addresses the key Landscape and Visual Sensitivities that are:
- *Key views to the South Downs, Chichester Cathedral and Arundel.*
  - *Fragmentation and loss of hedgerows and connections between hedgerow and woodland.*
  - *Replacement of mature treescape.*
  - *Development on settlement edges of Bognor and suburban settlements of Tangmere, Barham, Yapton and Westergate.*
  - *Loss of distinction between different settlements due to urban expansion.*
  - *Changes in transport infrastructure due to urban development pressures.*
  - *Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.*
- 3.14 The general Land Management Guidelines for LCA SC9: Chichester to Yapton Coastal Plain, are to:
- *Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.*
  - *Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
  - *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.*
  - *Establish landscape management plans for urban edges, to enhance the distinction between the urban and rural landscape.*
  - *Restore and strengthen the landscape of the gaps between settlements.*
  - *Encourage landscape enhancements around villages and on their approaches.*
  - *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.*
  - *Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.*
  - *Enhance the visual prominence of rifes through the establishment of waterside vegetation features.*
  - *Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.*

### **A Strategy for the West Sussex Landscape 2005**

- 3.15 At a county-wide level, A Strategy for the West Sussex Landscape (West Sussex County Council, 2005) outlines a vision for the West Sussex landscape over 50 years (to 2055). The strategy aims to protect and enhance the landscape and its diversity. The West Sussex County Council believes that without a vision and action, the landscape is likely to be affected by many pressures. The strategy is based on a Landscape Character Assessment and includes the following elements:
- 3.16 A 50-year vision for the country as a whole, as well as more detailed visions for each of the five national Character Areas, that fall within the county. It also outlines county-wide

guidance for planning and land management and how the strategy should be implemented.

3.17 Five key objectives are set out to help achieve the vision.

- *“Objective 1: Ensure high-quality new development which contributes to and reinforces landscape character.*
- *Objective 2: Conserve and enhance historic landscape character.*
- *Objective 3: Ensure the maintenance and renewal of the agricultural landscape.*
- *Objective 4: Conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features.*
- *Objective 5: Promote and celebrate the value and variety of the West Sussex landscape.”*

3.18 The strategy includes landscape guidelines specifically for residential development, such as the Proposed Development, on the rural urban fringe, which includes at section 4.2:

- *“ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.*
- *seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates),*
- *make the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local and historic character.*
- *retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.*
- *conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.*
- *ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.*
- *integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.*
- *incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.”*

### **Arun Landscape Study**

3.19 The Arun Landscape Study – Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026 (Hankinson Duckett Associates for Arun District Council, 2006) was undertaken to assess physical and environmental constraints on the development of green field land in order to identify capacity for development in the District.. The following aspects are considered in the study:

- *Inherent landscape quality, i.e. the intactness and condition of the landscape*
- *Contribution each area makes to the distinctive setting of a particular settlement.*

- *Consistency with the form or pattern of existing settlement and the relationship the settlement has with the underlying landscape structure.*
  - *Contribution to the rurality of the surrounding landscape, either by virtue of its own inherent rurality or the containing influence of the landscape being assessed on neighbouring settlements.*
  - *Contribution to the separation between existing settlements.*
- 3.20 Landscape value includes consideration of:
- *National and local landscape designations, which do not include gap policies.*
  - *Non-landscape designations for example, heritage, amenity, biodiversity and flood zones.*
- 3.21 In Section 4 the Landscape Structure Analysis identifies four distinct zones. Each zone is subdivided into a number of Landscape Character Areas (LCA), and Yapton falls within Zone 2 (Z2): Five Villages (Westergate, Eastergate, Barnham, Walberton and Yapton) and north of Middleton-on-Sea. Yapton is located on an outlying area of lower coastal plain, contained on three sides by the Withy and Ryebank Rifes, the Arun Valley and their associated floodplains, within a generally open and flat arable landscape.
- 3.22 Section 5 of the Arun Landscape Study defines 45 LCAs (Figure 7). The Application Site lies within LCA 30, Bilsham Coastal Plain and is adjacent to LCA 21: West of Yapton Coastal Plain. LCA 30: Bilsham Coastal Plain
- 3.23 The Application Site lies within LCA20. Table 1 of the Arun Landscape Study assesses the sensitivity of each LCA, by looking at a number of criteria. Descriptions for LCA 30 are set out below:
- **Inherent Landscape Qualities (intactness and condition):** Boundary features relatively intact south of Yapton
  - **Contribution to distinctive settlement setting:** Minor contribution to setting of Yapton
  - **Inconsistency with existing settlement form/pattern:** Partly on higher ground associated with Yapton. Adjacent to settlement minor area of floodplain adjacent to Bilsham
  - **Contribution to rurality of surrounding landscape:** Enclosed fields contribute to rurality south of Yapton
  - **Contribution to separation between settlements:** Separation between Yapton and Bilsham.
- 3.24 The final assessment sensitivity is considered to be Substantial. It should be noted that in this assessment substantial is not deemed to be the most sensitive as it is in most LVIAs.
- 3.25 In the Arun Landscape Study, landscape value is assessed separately to sensitivity, whereas the latest guidance for LVIA (*Guidelines for Landscape and Visual Impact Assessment: Third Edition*, Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3) explains that landscape value is part of sensitivity.
- 3.26 Table 2 of the Arun Landscape Study assesses the value of each LCA, by looking at a number of criteria. Descriptions for LCA 30 are set out below:
- **Landscape Designation:** None
  - **Other designations (nature conservation, heritage, amenity, including flood zone):** LBs, PSI, RSI, largely in flood zone, abuts SSSI and SNCI

- Contribution to setting of 'outstanding assets' (e.g. South Downs National Park Arundel Castle, Pagham Harbour, etc) the undeveloped coast: None
  - Special cultural/historic associations: None
  - Perceptual aspects (e.g. scenic beauty, tranquillity, wildness): Moderate scenic beauty.
- 3.27 The final assessment of value for LCA 30 is Slight.
- 3.28 The Arun landscape Study combines sensitivity and value to give the landscape capacity for each LCA within the district, in Table 3. Again, this is not a method used in GLVIA3. The landscape capacity of LCA 30 is Low/Medium.

### **LCA 21: West of Yapton Coastal Plain**

- 3.29 LCA 21 is the adjacent LCA to the one in which the Application Site is located. The criteria for assessing sensitivity, describe LCA 21 as follows:
- Inherent Landscape Qualities (intactness and condition): Open arable fields, with little hedgerow structure
  - Contribution to distinctive settlement setting: Minor contribution to setting of Yapton
  - Inconsistency with existing settlement form/pattern: Off coastal plateau, partly in floodplain. Largely unrelated to settlement
  - Contribution to rurality of surrounding landscape: Almost entirely open arable land
  - Contribution to separation between settlements: Moderate contribution to wider separation between Barnham and Yapton.
- 3.30 The final assessment sensitivity is considered to be Substantial.
- 3.31 Table 2 of the Arun Landscape Study assesses the value of each LCA, by looking at a number of criteria. Descriptions for LCA 30 are set out below:
- Landscape Designation: None
  - Other designations (nature conservation, heritage, amenity, including flood zone): Cas, LBs and setting to LBs, partially in flood zone, PSI, RSI
  - Contribution to setting of 'outstanding assets' (e.g. SDNP, Arundel Castle, Pagham Harbour, etc) the undeveloped coast: None
  - Special cultural/historic associations: None
  - Perceptual aspects (e.g. scenic beauty, tranquillity, wildness): Rural to south. Moderate scenic beauty.
- 3.32 The final assessment of value for LCA 21 is Slight.
- 3.33 The landscape capacity of LCA 21 is Low/Medium.

### **Landscape Capacity of Strategic Sites in Arun District**

- 3.34 Hankinson Duckett Associates, undertook a capacity study in 2017, on behalf of Arun District Council. The Landscape Capacity of Strategic Sites in Arun District evaluated each LCA's capacity for housing development. It also identified where visual and landscape impacts will be greatest and which areas can accommodate change.
- 3.35 The Application Site lies within search Area H Yapton outside the Strategic Sites in Arun District (Areas 8a, 8b and 8c). These areas are described as "*areas 8a, 8b and 8c include arable fields adjacent to the settlement*" The Application Site is situated

immediately to the south of Area 8c, which is considered to have Medium/High landscape capacity for housing development, *“This could accommodate a small extension to Yapton without significant detrimental effects on the landscape provided sensitive considerations are taken into account, in particular the views of the site from the south and approach to the village.”*

3.36 During the site visit in December 2024, Areas 8a and 8b were active construction sites.

### Landscape & Visual Amenity Aspects of Development Choices in Arun District 2006

- 3.37 Arun District Council appointed Hankinson Duckett Associates (HAD) to carry out a Landscape Sensitivity Study covering the part of the District between the National Landscape (NL) and the coastline, excluding the defined built-up areas. The Landscape Sensitivity Study provided an assessment of landscape sensitivity which helps to make strategic decisions for the major new greenfield development locations in the district.
- 3.38 The report further provides recommendations for potential integration between settlements considering the potential visual effect on the strategic and local gaps. The report is the evidence base used in preparing the emerging Local Development Framework. These areas are required to include flood risk information sensitivity. HAD produced a district-wide map in 2006 “The Arun LVA DRAWING” defining the Landscape character Types. This indicates that the Application Site falls within LCT L1a: Large-scale enclosed arable farmland (Figure 8).

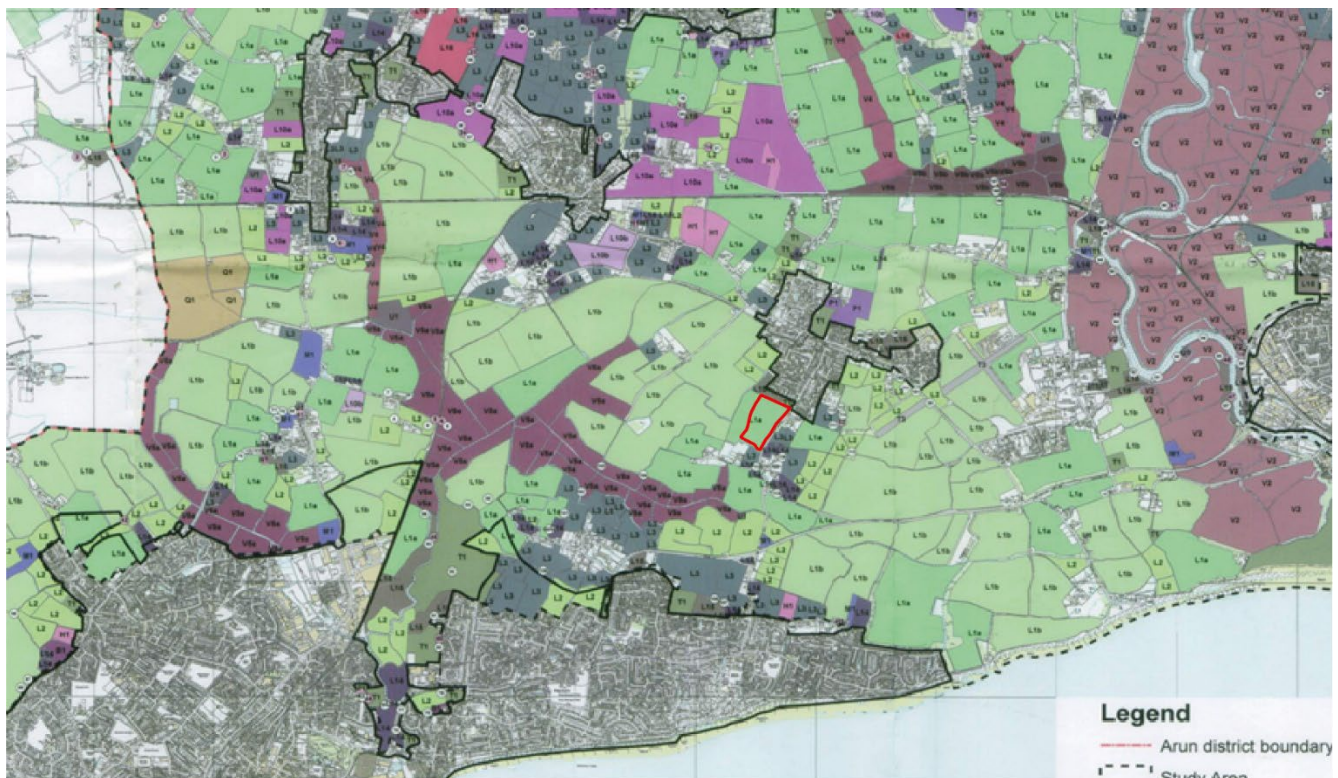


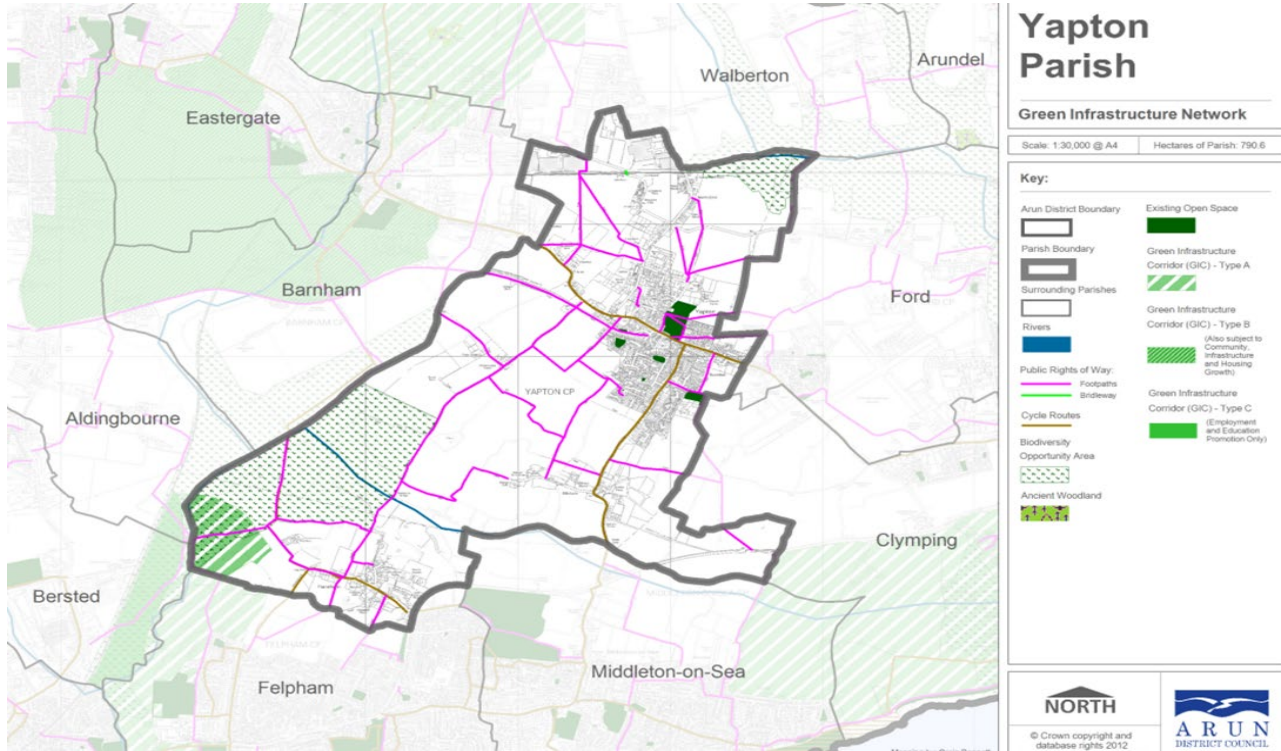
Figure 8: Landscape Character Types 2006 (source: [www.arun.gov.uk/landscape-planning-policy/](http://www.arun.gov.uk/landscape-planning-policy/))

### Arun Green Infrastructure Study 2012

- 3.39 The Arun Green Infrastructure Study 2012 was carried out by Land Use Consultants (LUC) and highlighted the importance of green infrastructure (GI) in mitigating climate change and improving the quality of life for local communities. The main objectives of the study were to: Identify areas of the highest environmental value; identify areas with the potential to create high-value environment; provide a framework for local communities and the local authority to protect, enhance and create new GI opportunities; and, ensure the continued recognition and provision of smaller scale GI projects.

3.40 The Application Site is not located within a Strategic Gap, and no Green Infrastructure (GI) assets have been identified within it. Yapton Allotments (Y09) is the only area promoted as an opportunity area for GI assets. The Application Site is identified as arable farmland and surrounded by farmland with low to medium capacity for housing allocation.

Figure 9: Yapton Parish Green Infrastructure Network (GI)



## Application Site Description

### Topography and Hydrology

- 3.41 Topographical variation and hydrological features are illustrated in Figure 4. The Application Site is relatively level and slopes down gently southwest towards the existing ditch along the western boundary with some topographical variation across the site. Sloping from its highest point of approximately 6.4 m Above Ordnance Datum (AOD) (northeast) to the southwest corner of the Application Site at a height of approximately 2.6 m AOD. Within the south of the Application Site is a localised high point at approximately 5 m AOD.
- 3.42 The wider 3 km study area is relatively level with minor topographical variation throughout. The land rises very gradually northwards to Walverton at 12 m AOD from the seacoast approximately 2.6 km south of the Application Site, at 2 m AOD.
- 3.43 There are numerous watercourses, including the River Arun, Ryebank Rife, and Lidsey Rife, run throughout the 3 km study area. Ryebank Rife runs along the western and southern Application Site boundary, while several drainage ditches, with localised changes in level, are found within the 3 km study area.

### Land Cover and Land Use

- 3.44 The Application Site comprises large open pasture fields, which is part of a wider arable field to the south of Yapton.

### Settlement and Communication

- 3.45 The Application Site lies within the parish of Yapton. Yapton village is also a civil parish in the Arun District of West Sussex. It is centred 4.8 km northeast of Bognor Regis at the intersection of the B2132 and the B2233 roads. The village incorporates the hamlets of Bilsham and Flansham. Bilsham is a single street settlement. The hamlet of Flansham is situated southwest of the village centre and is notable for its rural aspect. The village of Barnham, approximately 1 km from the centre of Yapton, has a railway station on the West Coastway Line which runs between London Victoria and Portsmouth Harbour.
- 3.46 The Application Site comprises pastoral fields and is bounded by the new residential development to the north, the B2123 Bilsham Road to the east, the meadows adjacent to Bilsham Manor and Bilsham Cottage to the south and Ryebank Rife and further pastoral agricultural fields to the west.
- 3.47 The Application Site and most of the 3 km study area is relatively level and does not change substantially in elevation. The land rises marginally towards the South Downs National Park, approximately 3.8 km to the north at a level of 9 m AOD beyond the railway line. The village has expanded north and westwards in recent years.
- 3.48 Vehicular Access throughout the 3 km study area is predominantly via country lanes such as Lovey's Road, Mill View Road, and Canal Road, which link to Church Lane and other main streets, including Bilsham Road and North End Road. Bilsham Road runs north to south and connects to the A259, Grevatt's Lane. Further south is the A259, which links to Littlehampton to the east and Bognor Regis and Chichester to the west.
- 3.49 National Cycle Route 2, a long-distance cycle route linking Dover in Kent with St. Austell in Cornwall, runs through the village along Bilsham Road and Burndell Road / Yapton Road. Moreover, a new on-road cycle route is proposed between Yapton and Barnham.

- 3.50 There is an extensive Public Rights of Way (PRoW) network near the Application Site and throughout the wider 3 km study area. The nearest being 156\_1, 144, and 148\_1, (see Figure 5304-RPS-XX-XX-DR-L-9101-S3-P01-Designations) which connect the Application Site with the wider PRoW network. Details of the PRoW, which are of relevance to this LVIA, are included in paragraphs 3.66 to 3.86 below.

### Landscape Values

#### Designated Landscapes

- 3.51 The Application Site is not located in a designated landscape. However, the South Downs National Park is located approximately 3.9 km north of the Application Site. The Application Site is surrounded by grazing and meadows, which are enclosed by dense hedgerows and vegetation.
- 3.52 GLVIA3, Chapter 5, Assessment of landscape effects, 5.20 states that “*information on the status of individual or groups of features such as, for example, Conservation Areas, listed buildings, Tree Preservation Orders, important hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage site such as battlefields or historic gardens,*” which contribute to establishing the value of the landscape.
- 3.53 It is acknowledged that there are numerous nationally and locally designated areas of importance to historic and nature conservation, settlement pattern and arboriculture throughout the 3 km Study Area. In terms of the views of Bilsham Lane, that are contained and secluded character while offering distinctive historic character of the settlement.

#### Value of Non-designated Landscapes

- 3.54 The Application Site does not lie within a nationally or locally designated landscape. This does not mean that the Application Site has no value. The *European Landscape Convention* (Council of Europe, ratified 2006) (ELC) requires that each party (member state) “*establish and implement landscape policies aimed at landscape protection, management and planning...*” through the adoption of specific measures (Article 5). Landscape Protection is defined in Article 1d as “*actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity.*” The specific measures set out at Article 6 require, amongst other matters, each party to undertake an analysis of the characteristics and the forces and pressures on its landscapes (Article 6C, 1a (ii)) and “*to assess the landscapes identified taking into account the specific values assigned to them by the interested parties and the population concerned*” (Article 6C, 1b).
- 3.55 The ELC requires that account should be taken of all landscapes, designated or not. GLVIA Box 5.1 and the complimentary Landscape Institute *Technical Guidance Note 02/21: Assessing landscape value outside national designations* (26<sup>th</sup> May 2021) (TGN 02/21). Table 1 of the TGN, set out a range of factors that can help in the identification of valued landscapes. An analysis of the attributes listed in TGN 02/21, Table 1, is at Appendix A to this LVIA.
- 3.56 Fieldwork indicates that the landscape of the Application Site is a large semi enclosed arable field bounded by largely intact hedgerows with trees as it is defined as Large-scale enclosed arable farmland for landscape character types. There are no out-of-the-ordinary landscape attributes (e.g. designations, scenic qualities, special interests or uses) on the Application Site which might increase landscape value.

Overall, it is considered that the Application Site is of medium landscape value. The Application Site is part of the farmland that separates the villages of Yapton and Bilsham. The overall evaluation of the landscape sensitivity of the Application Site is identified as Medium.

## Visual Baseline

### Zone of Theoretical Visibility

- 3.57 Areas from where any part of the Proposed Development would theoretically be possible have been determined by generating a Zone of Theoretical Visibility (ZTV). The ZTV takes account of the screening effect of major woodland blocks (at 12 m high) and buildings (at 9 m high) as shown on the Ordnance Survey 1:25,000 mapping, and is illustrated in Figure 2. While Figure 2 is a more accurate representation of what might be seen than a bare-Earth/topography only ZTV, it does not take into account smaller blocks of woodland or hedgerows and individual trees, which add to the screening provided by vegetation. Therefore, the ZTV is an overestimation of actual visibility.
- 3.58 Representative Viewpoints, located within the ZTV, likely to experience visual change, were identified through desk study and confirmed via fieldwork. A description of the views and potential visibility of the Application Site is set out in paragraphs 3.65 to 3.86, below.
- 3.59 The methodology for assessing the sensitivity of the visual receptors is detailed in Appendix B to this LVIA.

## Visual Receptor Groups

### Public Rights of Way (PRoW) and Access Land

- 3.60 The sensitivity of the people using the local PRoW network for informal recreation is high because appreciation of the surrounding environment is a primary concern.
- 3.61 There are several PRoW within the 3 km study area but not within the Application Site. The nearest to the Application Site passes along the western part (PRoW156\_1) of the Application Site, and adjacent to the southern (PRoW148\_1) and to the east of the Application Site connecting to the Bilsham Road (PRoW144). Within the wider 3 km study area, there are several PRoW which fall within the ZTV (Figure 2). As such, high sensitivity users of the PRoW network within the local landscape have the potential to be directly affected by the Proposed Development and are considered further within this LVIA, with Representative Viewpoints located along PRoW.
- 3.62 There are no areas of Countryside Rights of Way Act (CRoW Act) Access Land located within the Application Site, or within the wider 3 km study area (see Figure 1).

### People involved in recreational activities other than those using the PRoW network

- 3.63 People involved in sports and other formal recreational activities at a rural location are considered to have a medium sensitivity to the Proposed Development. This is because the focus of their attention is generally on the activity in question, appreciation of the surrounding environment is secondary.
- 3.64 There are no recreational resources, falling within the ZTV, that have potential to be affected by the Proposed Development, this receptor group is therefore not taken forward for detailed assessment.

### People at work

- 3.65 People at their places of work are considered to have a low sensitivity to the Proposed Development as their attention is focused on their work, not on their surroundings.
- 3.66 Other than farm workers in the local landscape, it is unlikely that people at work will have potential to be affected by the Proposed Development, this receptor group is therefore not taken forward for detailed impact assessment.

### Dynamic receptors (other than walkers)

- 3.67 Because attention tends to be focused on the road or within the vehicle itself, people travelling in motor vehicles through the landscape are considered to have a low sensitivity to the development proposals. Cyclists have a slightly raised sensitivity to the proposals, namely medium.
- 3.68 The ZTV (Figure 2) indicates that there is the potential for vehicle users to have fleeting views of the Proposed Development from a small number of local roads in the vicinity of the Application Site. Including A259, Grevatt's Lane (representative viewpoint 14), Drove Lane 1 (representative viewpoint 6) and Bilsham Lane (representative viewpoint 12).
- 3.69 Within the wider 3 km study area the ZTV (Figure 2) indicates that there would be potential intervisibility to the Proposed Development from a length of several local roads, including other sections of the A259.
- 3.70 National Cycle Route 2 is routed along the A259, Grevatt's Lane (representative viewpoint 14) within the 3 km study area and cyclists have the potential to see the Proposed Development. Other local roads are also used by cyclists, who might have views of the Proposed Development.

### Private Views

- 3.71 In the planning system no individual has the right to a view. The Landscape Institute has provided guidance on residential visual amenity in *Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment* (LI TGN 2/19).
- 3.72 Views of the Proposed Development would neither overwhelm existing properties within the Study Area, nor render these properties so “*unattractive a place to live that planning permission should be refused*” (Inspector Kingaby, Burnthouse Farm Wind Farm, APP/D0515/A/10/2123739, Inspector's Report, paragraph 119) (also at paragraph A1.6 of LI TGN 2/19). Inspector Kingaby noted that “*There needs to be a degree of harm over and above identified substantial effect to take a case into the category of refusal in the public interest. Changing the outlook from a property is not sufficient*” (Inspector's Report, paragraph 120) (also at paragraph A1.7, LI TGN 2/19). The Inspector, in the Langham Wind Farm decision, noted that “*The planning system controls development in the public interest, and not in the private interest. The preservation of open views is a private interest*” (Langham Wind Farm Appeal Decision APP/D2510/A/10/2130539) (also at LI TGN 2/19, paragraph A1.11).
- 3.73 The closest residential properties that might have views of the Proposed Development are the new residential properties along the B2123 Bilsham Road / Taylors Close to the northeast of the Application Site, approximately 20 m from the Application Site. The residents of these new residential properties which are on sale, will experience some degree of change to views, as a result of the Proposed Development. Currently, views from the newly built properties are fairly closed and separated by boundary hedgerows and mature trees along the B2123 Bilsham Road and thus the introduction of new housing into an existing arable field will result in a minor change on views. The existing

properties including Hobbs Farmhouse, Bilsham Manor, The Chapel along Bilsham Lane, approximately 260 m south from the Application Site. These properties have and substantial rear garden vegetation which screens views to the Application Site. As such there would be a degree of separation from the Proposed Development.

- 3.74 Additionally, there is a proposed open space with buffer planting and biodiversity improvement area to be located in the southern part of the Application Site and this will bolster the existing vegetation along the southern edge of the Proposed Development. This intervention, along with existing vegetation would screen much of the Proposed Development in views from these sensitive receptors and limit its impact. Albeit that views to parts of it would likely remain available from these properties.
- 3.75 It is anticipated that no residential properties have the potential to experience a degree of harm over and above substantial (as set out in paragraphs 3.88 and 3.90 above) to make considering private views a public interest matter. Consequently, private views are not considered further in this LVIA.

### Representative Viewpoints

- 3.76 Representative viewpoints of the Proposed Development were, in part, determined by using a ZTV as being representative of a range of views from publicly accessible locations within the ZTV. Whilst undertaking fieldwork, additional viewpoints were identified, and photography was undertaken at these locations. Panoramic baseline photographs looking towards the Application Site are presented in Figures 3.65 to 3.86 viewpoint locations are shown in Figure 2. From the site work, it was evident that people at some of the locations would not experience a significant effect, primarily due to distance, but also due to the Proposed Development being substantially obscured by existing built form, vegetation, or due to the activity of the receptor at those locations. Consequently, only selected viewpoints are taken forward to full assessment.

#### Representative Viewpoint 1: View southeast from Public Right of Way 158

- 3.77 Representative viewpoint 1 (Figure 3.1) is located on PRow 158, to the northwest of the Application Site, with an elevation of approximately 1 m AOD. The Application Site is not discernible in this view, as it is screened by Drove Lane Farmstead and stable, an existing high hedgerow and groups of mature trees. The viewpoint is adjacent to an area of enclosed pasture thus typical views are available. These include looking over post and wire fencing along the PRow. In the foreground is a paddock, and in the background arable land is visible. There are residential properties approximately 600 m to the northwest of the Application Site, which are seen behind mature trees and other vegetation.

#### Representative viewpoint 2: View southeast, from Public Right of Way 148\_1

- 3.78 Representative viewpoint 2 (Figure 3.2) is located on PRow 148\_1, approximately 700 m to the northwest of the Application Site. Open views of the existing arable land in the foreground are available from this viewpoint. Extensive layered vegetation and groups of mature trees partly screen the Application Site from this location. Views to the northeast, from this viewpoint, include residential properties, seen in gaps between the existing mature trees within farmland.

**Representative viewpoint 3: View east, from Public Right of Way 156\_1, at junction of/close to PRow 148**

- 3.79 Representative Viewpoint 3 (Figure 3.3) is located on PRow 156\_1, approximately 150 m from the western boundary of the Application Site at 3 m AOD. Open views are available to the north, across a large arable field to the southern edge of Yapton. Residential properties are visible across the arable field. Mature trees and high hedgerows are prominent roadside features of the B2123 Bilsham Road, which forms the eastern boundary of the Application Site and partly screens views into it. Views of the Application Site available to people using PRow 148\_1, walking east towards the B2123 Bilsham Road, are also partly screened by the mature vegetation that marks the northern edge of Bilsham.

**Representative viewpoint 4: View northeast, from Public Right of Way 156\_1, at the junction with Bilsham Lane adjacent to The Chapel**

- 3.80 Representative viewpoint 4 (Figure 3.4) is located at the southern end of PRow 156\_1, at its junction with Bilsham Lane. It is situated 254 m southwest of the Application Site at an elevation of approximately 2 m AOD. A post and rail fence and metal gate, providing access to the fields in the foreground of the view, are visible. These fields are located to the (east of PRow 156\_1). A line of mature trees, with associated dense scrub vegetation, forms the curtilage of The Chapel, another residential property is completely obscured by the mature trees and dense vegetation. Looking northeast from this viewpoint Yapton is seen in the background. In the mid-ground mature trees and low level vegetation mark a field boundary.

**Representative viewpoint 5: View south, from Public Right of Way 155 / Drove Lane at the junction with Yapton Road**

- 3.81 Representative viewpoint 5 (Figure 3.5) is located on PRow 155 adjacent to the Yapton Scout hut, at the northern end of Drove Lane, approximately 800 m from the northwest boundary of the Application Site. The view is southeast, towards the Application Site. Dense, layered vegetation and mature trees together with buildings, such as Drove Lane Farmstead, help to screen the Application Site from this viewpoint. A temporary construction hoarding is visible in the middle distance, on Drove Lane, which currently contributes to screening the Application Site.

**Representative viewpoint 6: View southeast, from permissive path adjacent to Public Right of Way 158 and Cycle Track P15**

- 3.82 Representative viewpoint 6 (Figure 3.6) is located on the permissive path along Lidsay Rife between PRow 158 and Cycle Track P15, approximately 1.3 km northwest from the Application Site. This panoramic view, southeast to the western boundary of the Application Site, comprises a wide, open, view across the westernmost part of the Application Site. The Application Site is not visible from this location. The view towards the Application Site is across a large open arable field. Yapton is seen in the background to the east. The roofs of the various buildings making up a large farmstead, are seen to the southeast. These buildings together with the layers of vegetation, including groups of mature trees, mean that there is no clear view of the Application Site.

**Representative viewpoint 7: View southeast, from Public Right of Way (PRow) 158 adjacent to Tilebarn Farm at the junction of PRow 200\_1**

- 3.83 Representative viewpoint 7 (Figure 3.7) is located on PRow 158 adjacent to Tilebarn Farm, on the southeast edge of Barnham and is approximately 1.6 km northwest from the

western boundary of the Application Site. This viewpoint lies at 2 m AOD. As with representative viewpoint 6, views are open and expansive. Walkers travelling along PRoW 156 experience views of uninterrupted open large arable fields in the foreground. The views southeast, towards the Application Site, are of a rural landscape with layers of mature hedgerows or groups of mature trees and other areas of dense vegetation. There are filtered views of residential properties, including those currently under construction. The amount of vegetation and residential properties help to screen the Application Site from this viewpoint.

- 3.84 Due to the siting and design of the Proposed Development and the screening of intervening vegetation, built structures (existing and under construction) there is no potential for receptors at this viewpoint to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 8: View southeast, from Public Right of Way (PRoW) 158 at the entrance to Frogs Lodge**

- 3.85 Representative viewpoint 8 (Figure 3.8) is located on PRoW 158 outside the entrance of Frogs Lodge and is approximately 880 m northwest from the western boundary of the Application Site at 1 m AOD. The view of the Drove Lane Farm along PRoW 158 contains a large modern enclosed barn and open-sided hay barn which contrast with the pastoral landscape, in which they are located. The farmland are visible in the mid-range views along this PRoW. The residential properties and farmstead are noticeable features in the distance at this viewpoint. Walkers on PRoW 158 would generally experience the rural agricultural landscape with a line of mature trees along the footpath and a drainage ditch associated with open views across the farmland. The Application Site is not discernible from this viewpoint, due to the presence of the intervening buildings mature and vegetation.
- 3.86 There is no potential for people at this viewpoint to be significantly affected by the Proposed Development. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 9: View southeast, from public right of way (PRoW) 158, at the junction with PRoW 155**

- 3.87 Representative viewpoint 9 (Figure 3.9) is located approximately 700 m to the northwest of the Application Site at 3 m AOD. The viewpoint is at the end of PRoW 158, adjoining PRoW 155 which is leading to Drove Lane. The PRoW is within a short distance from Fransham, and so is a popular route. Walkers will experience open views of farmland bounded by mature hedgerows, to the southeast towards the Application Site. In the foreground is an open field of arable farmland. Long distance views are truncated, by layers of mature hedgerows and trees. This vegetation prevents the Application Site being discernible.
- 3.88 There is no potential for people at this viewpoint to be significantly affected by the Proposed Development. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 10: View east, from public right of way (PRoW) 156 / Bilsham Lane**

- 3.89 Representative viewpoint 10 (Figure 3.10) is located approximately 600 m southwest of the Application Site along PRoW 156 / Bilsham Lane at 2 m AOD. Views northeast towards the Application Site are across an arable field. However, the Application Site is not discernible. Extensive high hedgerows form the northern boundary of the PRoW /

Bilsham Lane, and other field boundaries defining arable fields between the viewpoint and the Application Site. The Application Site is partly visible through gaps in hedgerows.

- 3.90 There is no potential for visual receptors at this viewpoint to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 11: View northeast, adjacent to 201 Bilsham Lane within the Local Conservation Area**

- 3.91 Representative viewpoint 11 (Figure 3.11) is located adjacent to 201 Bilsham Lane, approximately 500 m southwest of the Application Site at 3 m AOD. This viewpoint lies within the Bilsham Character Area, which is the local designated Conservation Area as defined by the Yapton Neighbourhood Plan. Views northeast towards the Application Site are truncated by vegetation along the lane and the built development along the northern side of Bilsham Lane. The Application Site is not visible from this location.

- 3.92 There is no potential for visual receptors at this viewpoint to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 12: View northwest from Grevatt's Lane West adjacent to Arun Crematorium**

- 3.93 Representative viewpoint 12 (Figure 3.12) is located along Grevatt's Lane West, adjacent to the crematorium, approximately 580 m southeast of the Application Site at 4 m AOD. The view is northwest towards the Application Site, where available views include a line of telegraph poles with overhead electric cables which are presently visible on the skyline, between dense vegetation and mature trees. The vegetation does not allow any clear views of the Application Site.

- 3.94 There is no potential for visual receptors at this viewpoint to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 13: View northwest, from the junction of Grevatt's Lane West and the A259**

- 3.95 Representative viewpoint 13 (Figure 3.13) is located at the junction of Grevatt's Lane West and the A259, approximately 1.15 km southeast of the Application Site at 3 m AOD. Open and expansive views are available from this viewpoint. The view itself is across a pasture in the foreground. The fields are divided by hedgerows. Groups of mature trees and a band of vegetation are also features within the view, and on the horizon. The Application Site is indiscernible.

- 3.96 Due to the screening provided by intervening vegetation, there is no potential for visual receptors at the viewpoint location to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

### **Representative viewpoint 14: View west, from Public Right of Way 144**

- 3.97 Representative viewpoint 14 (Figure 3.14) is located along PRow 144, approximately 440 m east of the Application Site at 5 m AOD. Looking west towards the Application Site, across arable farmland. Allotments are visible in the middle distance. There is a densely wooded area, visible in the distance, which screens views of the Application Site. There are glimpsed views through the trees of the roofs of residential properties, between the trees and vegetation. The Application Site is indiscernible, and there are no clear views of the B2123 Bilsham Road, which forms the eastern boundary of the Application Site.

3.98 Due to the screening provided by intervening vegetation and built structures, there is no potential for visual receptors at this viewpoint to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

**Representative viewpoint 15: View south, from Public Right of Way 356 to the north of Yapton**

3.99 Representative Viewpoint 15 (Figure 3.15) is located at PRoW 356, approximately 1.7 km northeast of the Application Site at 6 m AOD. Looking southwest towards the Application Site, this is an open view across arable farmland. In the middle distance, residential properties on the northern edge of Yapton. A tree belt forms the horizon. Due to this viewpoint being only 3 m AOD higher than the Application Site, there is no clear view of the Application Site from this location.

3.100 Due to the screening of intervening vegetation and built development, there is no potential for visual receptors at this location to experience significant effects. This viewpoint has not been taken forward to the impact assessment stage.

## 4 PROPOSED DEVELOPMENT

### Development Components

- 4.1 The site is arable farmland, and the Proposed Development is residential development to include 170 dwellings with a range of housing sizes and tenures, with areas of public open space throughout the Application Site, as shown on drawing reference 2138\_1100\_Planning Layout\_Yapton (Appendix C).
- 4.2 The Development Proposal includes the following elements to help mitigate any adverse landscape and visual effects that might result from the Proposed Development:
- Access to the Application Site from the B2123 Bilsham Road will be provided throughout the site. This preserves the existing hedgerows, trees, and other vegetation. Additional planting and buffers would be provided
  - High-quality green infrastructure networks would be introduced across the site, including a new public open space with children's play facilities.
  - The proposed SUDS solution provides a range of aquatic and marginal habitats with areas of still and flowing water.
  - The proposed layout allows for the retention of key feature trees which are identified as being of high quality which would form a base, around which new and enhanced natural habitats can develop. Appendix C, drawing 2138\_1100\_Planning Layout\_Yapton, illustrates indicative RPA's (Root Protection Areas) and Tree Protection Zones)
  - Landscape proposals include planting to improve and enhance biodiversity in the southern part of the Application Site whilst retaining much of the existing hedgerows and trees.

### Lighting

- 4.3 The lighting is to be designed to be as low-level as possible, directional into the Application Site and shielded with no backwards glare in order to minimise the potential for adverse effects on people, wildlife and the local landscape.
- 4.4 Through the clearance of conditions, the tree planting proposals will need to be coordinated with all above (lighting) and below ground services.

### Landscape Proposals

- 4.5 The Landscape Proposals were prepared taking account of national and local planning policy, landscape character and supplementary design guidance. The scheme includes the retention of the majority of the key feature trees, hedgerows and boundary vegetation. This boundary vegetation plays an important role in contributing to local distinctiveness and sense of place. Separating the settlements of Yapton and Bilsham.
- 4.6 The Proposed Development: 2138\_1012\_Planning Layout\_Yapton (Appendix C) retains and enhances these key features, throughout the Application Site, by the provision of new tree and shrub planting. This will reinforce the existing character and provide a landscape buffer, helping to mitigate effects on views and landscape character.
- 4.7 Landscape mitigation is embedded in the overall project design and will help to minimise potential landscape and visual impacts, whilst enhancing existing landscape features, landscape character and biodiversity of the Application Site. Areas of open space is

proposed along the southern boundary of the Application Site, as well as adjacent to part of the existing settlement edge. The areas of open space will include SUDS features, play areas and planting.

- 4.8 New habitats will be created by using native species, to connect and enhance existing habitats.
- 4.9 Landscape proposals will help to minimise the visual effects of the Proposed Development, from public rights of way and other publicly accessible locations in close proximity to the Proposed Development.

### **Landscape Management**

- 4.10 Proposed landscaped areas, including public open spaces, retained key feature trees, hedgerows and other vegetation will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and of the landscape proposal.

## 5 POTENTIAL LANDSCAPE AND VISUAL EFFECTS

### General

#### Assessment Criteria and Assignment of Significance

##### Relevant Guidance

- 5.1 As a matter of best practice, this Landscape and Visual Impact Assessment (LVIA) has been undertaken based on the relevant guidance on landscape and visual impact assessment (LVIA) described in the following documents:
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3); and
  - *TGN-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)* (Landscape Institute, 2024).

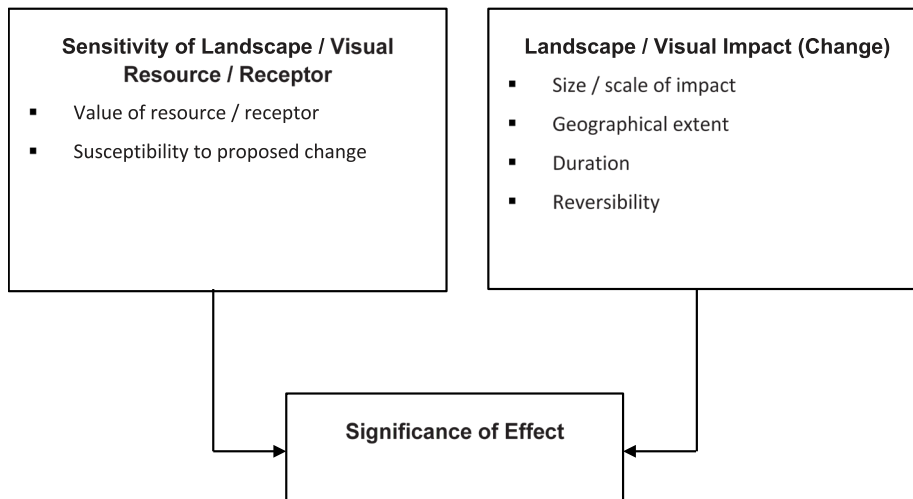
##### Distinction Between Landscape and Visual Effects

- 5.2 As set out in the GLVIA3, paragraph 2.21, landscape and visual effects are assessed separately, although the procedure for assessing each is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:
- Landscape effects relate to the effects of the Proposed Development on the physical and other characteristics of the landscape and its resulting character and quality.
  - Visual effects relate to the effects on views experienced by visual receptors (e.g. footpath users, tourists etc) and on the visual amenity experienced by those people.

##### Assessment Criteria and Assignment of Significance of Effects

- 5.3 GLVIA3 sets out broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of this development is based on GLVIA3 guidance, which recommends that an assessment “*concentrates on principles and process*” and “*does not provide a detailed or formulaic recipe*” to assess effects, it being the “*responsibility of the professional to ensure that the approach and methodology are appropriate to the task in hand*” (preface to GLVIA3). The effects on the landscape resources or visual receptors (people) are assessed by considering the proposed change in the baseline conditions (the impact of the proposal) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). Unless stated otherwise, winter baseline conditions are assumed when deciduous vegetation is devoid of foliage, i.e. when the Proposed Development would be most visible. The methodology is set out in detail at Appendix A and summarised in Diagram 1, below. These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgment.
- 5.4 With regard to valency and visual effects, an unfavourable position has been taken. That is, that of a person who is not in favour of the Proposed Development. Hence the significance of effect is adverse, if you can see even a small part of the Proposed Development. However, if the view is improved by landscape mitigation, effects might be considered neutral or perhaps even beneficial.

Diagram 1: Assessment Methodology Summary



5.5 Using a combination of objective evidence and professional judgement, the potentially significant effects on the landscape and visual resources and receptors during the operational phase of the Proposed Development are assessed below. Only those resources and receptors that have the potential to experience significant effects are considered.

5.6 In this assessment, those effects of Minor and below are not considered to be significant. Those effects to be Major and above are judged to be significant. Those effects judged to be Moderate can be either significant or not significant, depending on context.

## Landscape Sensitivity to the Proposed Development

5.7 This section contains an assessment of the sensitivity of the relevant LCAs / LCTs to the Proposed Development. It should be read in conjunction with Figure 6.

### Note on Approach

5.8 The method used in this LVIA for assessing the sensitivity of the landscape resources and receptors is detailed at Appendix A: Landscape and Visual Impact Assessment Methodology.

5.9 In line with GLVIA3 best practice, the sensitivity assessment considers both the *susceptibility* of the landscape to the Proposed Development, and the landscape’s *value*. The assessment is supported by fieldwork.

### LCT L1a: Large-scale enclosed arable farmland

5.10 The entire Application Site and the majority of land within the 3 km study area is located within LCT L1a: Large-scale enclosed arable farmland. There would be a direct effect upon a part of LCT L1a, resulting from the Proposed Development. The key characteristics of LCT L1a that would be affected by the Proposed Development are detailed within the Landscape & Visual Amenity Aspects of Development Choices in Arun District (2006). However, much of the existing vegetation will be retained and reinforced/augmented. There would be some removal of existing vegetation resulting from the Proposed Development.

- 5.11 The part of the LCT, within which the Application Site sits, and the immediate local landscape are not subject to any national or local landscape designations and are typical of its location. The Application Site is well enclosed with good association and connection to the wider landscape in the 3 km Study Area and is enclosed arable farmed.
- 5.12 Due to its rural location, the part of the LCT that would be directly affected by the Proposed Development is judged to have a medium sensitivity overall. For those parts that could be considered higher sensitivity, the existing hedgerows, individual trees, and other vegetation are retained and enhanced where possible.

## Construction Phase

### Description of construction works

- 5.13 Construction of the Proposed Development would involve the erection of the site security fencing to the perimeter of the construction area, together with protective fencing (to BS5837: Trees in Relation to Construction, 2012) around the existing trees and vegetation identified to be retained; setting up the contractors' compound and the stripping of grass and topsoil to form the Proposed Development platforms and attenuation areas.
- 5.14 The above is to be agreed with the Local Planning Authority prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).
- 5.15 It is anticipated that the contractors' compound and the working area would be lit. The lighting of the compound is to be low-level and directional into the working area. Security lighting may be installed to the periphery of the contractors' compound, especially site entrance(s).
- 5.16 There would be a temporary increase in traffic levels on local roads, particularly the B2132 Bilsham Road to the east, during the construction phase. However, it is anticipated that this would be limited largely to the beginning and end of the working day, with construction workers arriving and leaving the site. However, the timing of deliveries to the Application Site would be throughout the day. This increase in traffic will affect the character of the local area.

### Potential Landscape Effects during the Construction Phase

#### County and District Landscape Character Areas / Types

- 5.17 Construction works would directly impact the characteristics and landscape features of the Application Site itself, with indirect effects on the adjoining LCAs and LCTs. The effects of construction would be temporary, reducing as the Proposed Development is gradually built out.

#### LCT L1a: Large-scale enclosed arable farmland

- 5.18 The Application Site is located wholly within LCT L1a. The temporary construction activities would, therefore, affect a small part of this large LCT. Although temporary construction activities would have a noticeable effect on the part of the LCT that the Application Site is located within, the landscape features around the Application Sites' perimeter would be largely retained and protected during construction.
- 5.19 At a local level, there would be Large direct impacts on a small part of LCT L1a, LCT L1a has a medium sensitivity, the temporary effect of construction on this part of the LCT is judged to be **Major adverse**, which is significant.

- 5.20 When considering the effects on LCT L1a, as a whole, the temporary construction activities would result in a Small, direct magnitude of impact. Given the Medium sensitivity of LCT L1a to the construction works the temporary significance of effect would be **Minor adverse**, which is not significant.

### Effects on Site Specific Landscape Features, Elements and Characteristics during the Construction Phase

- 5.21 The landscape features, elements and physical characteristics within the Application Site include the mature hedgerows and hedgerow trees bounding the field, as well as individual trees within the Application Site. There would be a direct effect on the arable farmland due to the Proposed Development. However, key features such as existing boundary hedgerows, vegetation and individual mature trees would not be substantially affected by it.
- 5.22 During construction, the majority of the key landscape features would be protected and retained. These landscape features are considered to have a Medium to High sensitivity to the proposed construction works, small sections of the hedgerows and a number of trees would experience a Large magnitude of impact during construction. The significance of the temporary effects at construction is judged to be **Major to Moderate adverse**, which are significant.
- 5.23 The arable fields have a Medium sensitivity to the temporary construction compounds and other works taking place within the Application Site. The impact magnitude of construction is assessed as Large for the duration of the works, as the temporary construction compounds would cover a wide area during construction. The significance of temporary construction effects on the arable farmland is judged to be **Major adverse**, which is significant.

### Potential Visual Effects during the Construction Phase

- 5.24 The assessment of visual effects considers both winter and summer scenarios.

### Visual Receptor Groups

#### Public Rights of Way

- 5.25 People using the PRow within the study area would obtain views of the construction works at the Application Site where there is little or no intervening vegetation, such as at gaps in the hedgerows or at field gates/entrances. Views of the Application Site would be oblique and may only be gained by walkers approaching or close to the Application Site, such as PRows 148\_1 and 156\_1.
- 5.26 During the temporary construction period, views of construction activities throughout much of the Application Site would be screened by hoarding or fencing. Most of the existing trees and vegetation would be protected and retained. Views of the construction works would be mostly limited to locations close to the Application Site. Temporary hoarding or fencing used around parts of the construction site would assist in screening views of the low-level plant and construction activities. However, some taller plant, materials and activities are likely to be seen above the hoarding or fencing, particularly where the site may be at a higher level than the viewer.
- 5.27 Where more open views are available at the beginning, end and along the length of PRow 148\_1 as it passes adjacent to the southern boundary of the Application Site, visual receptors would experience a Large magnitude of impact, resulting in temporary, **Major adverse** effects, which are significant.

5.28 Due to intervening and layered vegetation, as well as the topographical variation, views of the construction works from the wider PRow network within the 3 km study area would vary. It is anticipated that there would be no location where the construction works in their entirety would be visible within a single view. There would be sequential views along much of the PRow network where different parts of the Application Site would be visible. Where views are available at varying distances, it is judged that the resultant magnitude of impact would be no greater than Medium, with a significance of effect of no greater than **Moderate adverse**. These effects will vary between significant and not significant, depending on distance, orientation and the context of the viewer.

### **Dynamic receptors (other than walkers)**

5.29 local roads, the B2132 Bilsham Road and Long Lane. Also, from a few residential properties along the B2132 Bilsham Road. Due to the enclosed nature of the Application Site, with extensive mature hedgerows along its boundaries and vegetation within the wider landscape and landform, views of the construction activities from within the wider 3 km study area would be limited.

5.30 Vehicle users and cyclists using the B2123 Bilsham Road to the east of the Application Site would have occasional glimpses of construction activity along this section of road as they pass the Application Site.

5.31 Due to roadside vegetation, views would be intermittent and available only where the roadside hedgerows is low and/or through field accesses/gates Given the fleeting nature of views available to vehicle travellers and cyclists in from the B2123 Bilsham Road, described above, the impact of the construction works would be Negligible

5.32 These visual receptors have a Low and Medium sensitivity, the magnitude of visual impact of the construction works at the Application Site experienced by these road users is judged to be Negligible magnitude of impact during construction, resulting in temporary **Negligible to Minor adverse** significance effects, which will be not significant.

### **The Effect on Visual Receptors at Representative Viewpoints during the Construction Phase**

#### **Representative viewpoint 1: View southeast, from Public Right of Way 158**

5.33 During the temporary construction period, intervening vegetation and the farmstead with stable block will limit views of the construction works at the Application Site from this PRow. However, there would be views from higher land to the northwest of the Application Site, above the existing vegetation. These views would only be to a small part of the construction works at the Application Site and the works would not have a marked effect upon the overall composition of views from this PRow.

5.34 Overall, there would be a Negligible magnitude of impact on people using the PRow, who would be of High sensitivity. The temporary construction works would result in **Negligible to Minor** adverse effects, depending on proximity to the Application Site which are not significant.

#### **Representative viewpoint 2: View southeast, from Public Right of Way 148**

5.35 Much of the construction site compound and works within the Application Site would be screened by groups of mature trees and other vegetation from this location. However, there would be views of other parts of the temporary construction works further from the viewpoint. As this is an elevated location, longer views are available. However, views of

the construction works are less available at this location. There would not be a marked effect on the overall composition of the view from this location.

- 5.36 There would be a Negligible magnitude of impact due to the limited views. Users of the PRow network are considered to have a High sensitivity. The temporary construction works would result in **Negligible to Minor adverse** effects. These effects are judged to be not significant.

### **Representative Viewpoint 3: View east, from Public Right of Way (PRoW) 156\_1**

- 5.37 PRow 156\_1 joins PRow 148\_1, which runs along the south of the southern boundary of the Application Site. PRow 156\_1, follows the western boundary of the Application Site. Users of PRow 156\_1 would have open views to much of the Application Site, during the construction phase. The construction works would be clearly seen in the foreground of the view. If temporary hoarding is used, this would partly screen views to lower level activities but would be a change in the view in its own right.
- 5.38 With generally open views available to the High sensitivity visual receptors using the PRow, there would be a Large magnitude of impact, resulting in temporary **Moderate to Major adverse** effects, which would gradually increase as the site is built out, taking up a greater proportion of the view. These effects are judged to be significant during the construction phase.

### **Representative Viewpoint 4: View northeast, from Public Right of Way 156\_1, adjoining Bilsham Lane adjacent to The Chapel**

- 5.39 For the most part, layers of vegetation screen views towards the Application Site. However, in the middle section of the view the vegetation is sparser. There would be limited views available during the temporary construction phase. The new residential development are visible to the north of the Application Site.
- 5.40 The construction activities will result in a Large magnitude of impact on the High sensitivity visual receptors when at this viewpoint and **Major adverse** effect, which is significant.

### **Representative Viewpoint 5: View south, from Public Right of Way 155 / Drove Lane at the junction with Yapton Road**

- 5.41 At this viewpoint location layers of vegetation, including groups of mature trees, as well as buildings, including the recently constructed housing development, in the foreground, would partly screen views of the construction works from people using PRow 155 / Drove Lane. In some sections of the PRow, there would be glimpsed views of the construction works taking place at the Application Site.
- 5.42 Overall, there would be a Small magnitude of impact visual receptors, as there are glimpsed views from several locations along PRow 155 / Drove Lane. People in vehicles are considered to be of Low sensitivity, with walkers using the PRow having a High. The temporary construction works would result in a **Negligible adverse** effect for the people in vehicles and **Minor adverse** effects for the people using the PRow, both of which are not judged to be significant.

**Representative Viewpoint 6: View southeast, from permissive path adjacent to Public Right of Way 158 and Cycle Route P15**

- 5.43 Due to extensive layers of vegetation, including groups of mature trees on higher land, between this viewpoint and the Application Site, the construction works would not be visible from this viewpoint. As the land is relatively level, built elements, such as farm buildings as well as landscape would obscure the construction work.
- 5.44 There would be a Negligible magnitude of impact because existing vegetation and buildings would effectively prevent views of the Application Site during the construction phase. Local PRow users are considered to have a High sensitivity, with cyclists having a Medium sensitivity. The construction works would result in temporary **Negligible to Minor adverse** effects, which are judged to be not significant.

## Operational Phase Effects

- 5.45 A summary of the components of the Proposed Development is provided in Section 4.
- 5.46 The operational phase relates to the completion of the Proposed Development and will see the occurrence of secondary effects considering the completion of the landscape proposals. The proposed building facades will comprise materials, finishes and hues evident in the local area. At this stage, it is anticipated that the approval of the details of materials will be covered by an appropriate planning condition. Other than the selection of materials for the built form, which are to reflect materials found locally and are to be muted in colour, no additional mitigation measures are required.

## Potential Effects on Landscape Character during the Operational Phase

### County and District Landscape Character Areas / Types

- 5.47 Refer to the Construction Effects section above for an introduction to / the scope of this subsection.

### LCT Large-scale enclosed arable farmland L1a

- 5.48 The entire Application Site and much of the 3 km study area is located within LCT L1a (Figure 8). On completion, a large part of the Application Site would be covered by residential properties. However, the Application Site is only a small part of this large LCT. Although there would be a direct effect upon the farmland in this part of the LCT, other landscape features and characteristics of the Application Site, including boundary hedgerows and scattered trees would be retained and included in the layout of the Proposed Development.
- 5.49 LCT L1a has a Medium sensitivity. The likely effect of the Proposed Development footprint will have a Large impact, due to the permanent loss of farmland, to residential development. However, this is to be expected with any built development on a green field site. The significance of effect is considered to be Major **adverse** at winter Year 1, which is significant. At summer Year 15, with proposed mitigation measures and continued management of existing vegetation, the Proposed Development will have begun to be absorbed into the surrounding landscape. While the effects on landscape character would reduce to **Moderate to Major adverse**, they would remain significant.
- 5.50 When considering LCT L1a as a whole, the Proposed Development would result in a Medium magnitude of impact. The effects are judged to be **Moderate adverse** and significant in winter Year 1, reducing to **Moderate adverse** and not significant in Summer year 15.

### Effects on Site Specific Landscape Characteristics during the Operational Phase

- 5.51 Other than the arable farmland itself, landscape elements and physical characteristics at the Application Site are the hedgerows and mature hedgerow trees, which divide the fields and scattered trees within the farmland itself.
- 5.52 Where possible the existing landscape elements of the Application Site would be retained, enhanced and / or managed during the operational lifetime of the residential development proposal (Appendix C: 2138\_1100\_Planning Layout\_Yapton, dated 19.12.2024) The Application Site is currently laid to grass with some areas of scrub. The

- fields are divided by mature hedgerows with hedgerow trees. Despite there being no legal public access into the site, footpaths around the edges of the site are apparent.
- 5.53 The land use of the Application Site will sequentially change from enclosed arable farmland to residential development, set within publicly accessible green infrastructure, that includes new tree and shrub planting to improve overall biodiversity.
- 5.54 The key characteristic features, including mature trees and hedgerows, will be retained. The southern field will form part of the green infrastructure provision, softening the impact of the residential development. Effects on the physical elements and characteristics at the Application Site during the operational phase, are predicted to vary across the Application Site from **Negligible to Minor adverse**, not significant, in the case of the trees and hedgerows. The effect on the arable farmland is judged to be **Moderate to Major adverse** and significant. The effects on the arable farmland will not change between winter Year 1 and summer Year 15. However, the effects on the hedgerows and trees, including landscape and biodiversity improvements, such as lengths of new hedgerows and tree planting implemented as part of the Proposed Development, and the creation of green space that is publicly accessible, the effects are considered, on balance, to be **Minor beneficial**, by summer Year 15.

### Potential Visual Effects during the Operational Phase

- 5.55 The assessment of effects has been considered in winter at Year 1 (the first year of the implementation of the landscape mitigation) and at summer Year 15.

### The Effects on Visual Receptor Groups during the Operational Phase

#### People using Public Rights of Way

- 5.56 Visual receptors using the PRoW network would have views of the Application Site from locations where there are gaps in intervening vegetation or through field gates. Available views from the Public Rights of Way are gained when approaching the Application Site or where the PRoW runs alongside the Application Site. The footpaths closest to the Application Site are PRoW 156\_1 and PRoW 148\_1 (Representative Viewpoint 3), which lie adjacent to the southern boundary of the Application Site. Users of these two PRoWs will experience a Large impact from the Proposed Development to the existing views.
- 5.57 The Proposed Development would extend residential development towards the viewpoint, and there would be an obvious increase in built form. At winter Year 1 the landscape proposals will not soften the built form. Users of Public Rights of Way are considered to have a High sensitivity to changes in their views. The effects experienced by people using the PRoW network will vary depending on which part of the PRoW they are. They range across the Application Site from **Negligible to Major adverse** at winter Year 1, which are not significant to significant. By Year 15, the establishment of the planting within the Proposed Development soften views of it. This will reduce the effects on visual amenity to moderate at summer Year 15. Over time, the effects on users of these PRoW would reduce to **Moderate adverse** and not significant.

#### Dynamic receptors

- 5.58 People in vehicles and cyclists using the B2123 Bilsham Road to the east of the Application Site would have occasional glimpses of the Proposed Development, along a small section of this road as it passes the Application Site. The most noticeable change would be the modifications to the existing access off the B2123 Bilsham Road and glimpsed views to the Proposed Development from the Bilsham Road.

- 5.59 Due to the existing residential properties along the B2123 Bilsham Road, the majority of the Proposed Development would be screened from view. As such, views available from passing road users as they use this section of the road would remain largely unchanged.
- 5.60 Given the fleeting nature of views available to people in vehicles and cyclists, using this road the visual impact on these Low and Medium sensitivity receptors is judged to be Negligible at winter Year 1 and summer Year 15. The effects are judged to be **Negligible adverse**, which are not significant.

### Effects on Visual Receptors at Representative Viewpoints during the Operational Phase

#### Representative viewpoint 1: View southeast, from Public Right of Way 158

- 5.61 Views of the Proposed Development from the majority of PRoW 158 would be screened by existing, retained vegetation and farm buildings at winter Year 1. A small part of the Proposed Development would be visible, through gaps in the existing retained vegetation and mature trees and built form. However, the impact would be Negligible at winter Year 1. The effects are judged to be **Negligible to Minor adverse** which are not significant. It is anticipated that these effects would remain at summer Year 15.

#### Representative viewpoint 2: View southeast, from Public Right of Way 148

- 5.62 Layers of existing vegetation and groups of mature trees would screen the majority of the Proposed Development from view. Partial views of the Proposed Development might be gained by users of the PRoW through gaps in the vegetation. At winter Year 1, there would be a Negligible magnitude of impact. The effects are judged to be **Negligible to Minor adverse**, which are not significant. It is anticipated that these effects would remain at summer Year 15.

#### Representative viewpoint 3: View east, from Public Right of Way 156\_1, at the junction of/close to PRoW 148\_1 and the B2123 Bilsham Road

- 5.63 The Proposed Development would be visible to people using PRoW 156\_1 and PRoW 148\_1. The magnitude of impact of the Proposed Development at this viewpoint would be Large. People using the PRoW have a High sensitivity to the proposed change in views. The effects experienced by these visual receptors are judged to be **Major adverse** at winter Year 1, which are significant.
- 5.64 By summer Year 15, the landscape proposals including hedgerow planting along the southern and western site boundary, enclosing the accessible public open space, will have become established. This would assist in softening the views of the Proposed Development. The magnitude of impact for visual receptors using the PRoW would reduce to Medium and the overall effects would reduce to **Moderate adverse**, which are not significant.

#### Representative viewpoint 4: View northeast, from Public Right of Way 156\_1, at the junction with Bilsham Lane adjacent to The Chapel

- 5.65 People using PRoW 156\_1 will have open views towards the southern part of the Proposed Development, at its junction with Bilsham Lane. The proposed hedgerow and tree planting, along the southern boundary of the Proposed Development would have no mitigation effect. The impact of the Proposed Development would be Large at winter Year 1. It is judged that these High sensitivity receptors would experience a **Major adverse** effect, which is significant. However, as the proposed mitigation planting

becomes established, it would close the open view, reducing the magnitude of impact to Small. By summer Year 15 the significance of effect is judged to be **Moderate adverse** and not significant.

### **Representative Viewpoint 5: View south, from Public Right of Way 155 / Drove Lane adjacent to Yapton Road**

5.66 Open views towards the western parts of the Proposed Development would be available to both walkers and people in vehicles along this section of PRow 155 / Drove Lane. However, intervening layers of mature trees and vegetation as well as Drove Lane Farm and Flogs Lodge Cottage would screen the Proposed Development. Only a small part of the Proposed Development are visible from this PRow at both winter Year 1 and summer Year 15, resulting in a Negligible magnitude of impact. Walkers have a High sensitivity to the Proposed Development and the effects experienced by these visual receptors would be **Minor adverse**. People in vehicles have a Low sensitivity and cyclists a Medium sensitivity to the Proposed Development. The effects on these receptors at this location is judged to be **Negligible adverse**. None of the effects would be significant, at winter Year 1 or summer Year 15.

### **Representative Viewpoint 6: View southeast, from Permissive path adjacent to Public Right of Way 158 and Cycle Track P15**

5.67 Most of the Proposed Development would be screened by intervening layers of vegetation and mature trees from this viewpoint. Parts of the Proposed Development would be visible through gaps in the hedgerows and groups of mature trees. Cyclists at slightly higher vantage points may experience more unimpeded views than walkers. However, the small part of the Proposed Development which may be visible would not have change the overall composition of this view. Walkers are considered to have a High sensitivity, and cyclists a medium sensitivity to the Proposed Development. At winter Year 1, there would be a Negligible magnitude of impact. Walkers would experience **Minor adverse** effects and cyclists would experience **Negligible adverse** effects. None of the effects would be significant at winter Year 1 and summer Year 15.

## **Summary of Landscape and Visual Effects**

5.68 The Application Site is low-lying, level farmland. The majority of existing vegetation to the Application Site boundaries would be retained and enhanced as an integral part of the Proposed Development. Landscape mitigation, including biodiversity improvement from part of the project design. The landscape mitigation minimises potential landscape and visual impacts and helps to enhance the Application Site's existing landscape features and character.

5.69 The land use of the Application Site will change from large-scale enclosed arable farmland (LCT L1a) to a residential development, set within a retained network of vegetation and new publicly accessible, green infrastructure to improve overall biodiversity. The landscape proposals will help to minimise the visual effects of the Proposed Development, including in views from existing public rights of way. The key characteristic features, including mature trees and hedgerows within and on the boundaries of the site, will be retained. The greenfield nature of the southern field will be retained, enhancing the landscape character of the area.

5.70 With the continued management of existing, retained vegetation, the landscape and biodiversity improvements including the retention, management and lengths of new hedgerow and tree planting implemented as part of the scheme, and the creation of

## LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

publicly accessible green space While the significance of effects on the landscape of the built elements of the Proposed Development would have a significant effect on landscape character, on balance, the effects on landscape character are not considered to be significant.

- 5.71 New residential developments are currently being constructed adjacent to the Application Site along Yapton Road and the northern part of the village of Yapton within the 3 km study area. Cumulatively these developments and the Proposed Development would not have a significant effect on the character of the local landscape.
- 5.72 The Proposed Development would change some views, particularly those from local PRoW in close proximity to it, some of which would be significant. Local PRoW 156\_1 and 148\_1 adjacent to the southern and western boundaries of the Application Site, are in close proximity to the Application Site (representative viewpoint 3, Figure 5304-RPS-XX-XX-DR-L-9102-S3-P01-ZTV). With the establishment of the proposed mitigation planting, it is anticipated that these significant effects at winter Year 1, would reduce to a point at which they are no longer significant effects at summer Year 15. However, it is possible that more open views towards the Proposed Development would remain where parts of the PRoW network pass in close proximity to it.
- 5.73 Beyond the immediate vicinity of the Proposed Development and due to the almost level topography, layers of vegetation and buildings would partly or entirely screen potential views of the Proposed Development. There is no location where the whole of the Proposed Development is visible. While parts of the Proposed Development would be visible from higher ground within the local landscape (see representative viewpoint 6, Figure 5304-RPS-XX-XX-DR-L-9102-S3-P01-ZTV) it is judged that that there would be no other significant visual effects from within the 3 km study area, than those identified within the assessment.
- 5.74 Table 5.2 provides a summary of the effects on landscape character, and views.

**Table 5.2: Summary of Likely Environmental Effects on Landscape and Visual Resources**

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
<b>Construction phase (temporary effects)</b>							
<b>Landscape resources and receptors</b>							
LCT Large-scale enclosed arable farmland (L1a)	Medium	Direct	Short-term (temporary)	Large	Major to Moderate adverse	Significant	
Application Site	Medium	Direct	Short Term (Permanent)	High	Major to Moderate adverse	Significant	
<b>Visual receptors</b>							
Users of Public Rights of Way 148_1	High	Direct	Short Term (Temporary)	High	Major to Moderate adverse	Significant	
Dynamic Receptors (road users)	Low to Medium	Direct	Short Term (Temporary)	Negligible	Negligible to Minor adverse	Not Significant	
Representative Viewpoint 1:	Low to Medium	Indirect	Short Term (Temporary)	Negligible	Negligible to Minor adverse	Not Significant	

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)**

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Public Right of Way 158							
Representative Viewpoint 2: Public Right of Way 148	Medium	Indirect	Short Term (Temporary)	Negligible	Negligible to Minor adverse	Not Significant	
Representative Viewpoint 3: Public Right of Way 156_1/148_1	High	Direct	Short Term (Temporary)	High	Major to Moderate adverse	Significant	
Representative Viewpoint 4: Public Right of Way 156_1/ Bilsham Lane	High	Indirect	Short Term (Temporary)	High	Moderate adverse	Not Significant	
Representative Viewpoint 5: Public Right of Way 155 / Drove Lane	Low to Medium	Indirect	Short Term (Temporary)	Small	Negligible adverse	Not Significant	
Representative Viewpoint 6: Public Right of Way 158 / Cycle Track P15	Low to Medium	Indirect	Short Term (Temporary)	Negligible	Negligible to Minor adverse	Not Significant	
<b>Operational phase (residual effects)</b>							
<b>Landscape resources and receptors</b>							
LCT Large-scale enclosed arable farmland (L1a)	Medium	Direct	Long-term (Permanent)	High (winter Year 1) Medium (summer Year 15)	Moderate adverse (winter Year 1) Minor to Moderate adverse (summer Year 15)	Not Significant	
Application Site	Medium	Direct	Long Term (Permanent)	High (winter Year 1) Medium (summer Year 15)	Moderate adverse (winter Year 1) Minor to Moderate adverse (summer Year 15)	Not Significant	
<b>Visual receptors</b>							
Users of Public Rights of Way	High	Direct	Long Term (Permanent)	Medium (winter Year 1) Medium (summer Year 15)	Major adverse (winter Year 1) Moderate adverse (summer Year 15)	Significant (winter Year 1 only) reducing as the mitigation planting matures	

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)**

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Dynamic Receptors (road users)	Low to Medium	Indirect	Long Term (Permanent)	Negligible to Small (winter Year 1) Negligible (summer Year 15)	Negligible to Minor adverse (winter Year 1) Negligible adverse (summer Year 15)	Not Significant	
Representative Viewpoint 1: Public Right of Way 158	Low to Medium	Indirect	Long Term (Permanent)	Negligible (winter Year 1) Negligible (summer Year 15)	Negligible to Minor adverse (winter Year 1) Negligible to Minor adverse (summer Year 15)	Not Significant	
Representative Viewpoint 2: Public Right of Way 148	Low to Medium	Indirect	Long Term (Permanent)	Negligible (winter Year 1) Negligible (summer Year 15)	Negligible to Minor adverse (winter Year 1) Negligible to Minor adverse (summer Year 15)	Not Significant	
Representative Viewpoint 3: Public Right of Way 156_1/148_1	High to Medium	Direct	Long Term (Permanent)	High (winter Year 1) Medium (summer Year 15)	Major adverse (winter Year 1) Moderate adverse (summer Year 15)	Significant (winter Year 1 only)	
Representative Viewpoint 4: Public Right of Way 156_1/ Bilsham Lane	High to Medium	Indirect	Long Term (Permanent)	High (winter Year 1) Moderate (summer Year 15)	Moderate adverse (winter Year 1) Minor adverse (summer Year 15)	Not Significant	
Representative Viewpoint 5: Public Right of Way 155 / Drove Lane	Low	Indirect	Long Term (Permanent)	Negligible (winter Year 1 and summer Year 15)	Negligible adverse (winter Year 1 and summer Year 15)	Not Significant	
Representative Viewpoint 6: Public Right of Way 158 / Cycle Track P15	Low to Medium	Indirect	Long Term (Permanent)	Negligible (winter Year 1 and summer Year 15)	Negligible adverse (winter Year 1 and summer Year 15)	Not Significant	

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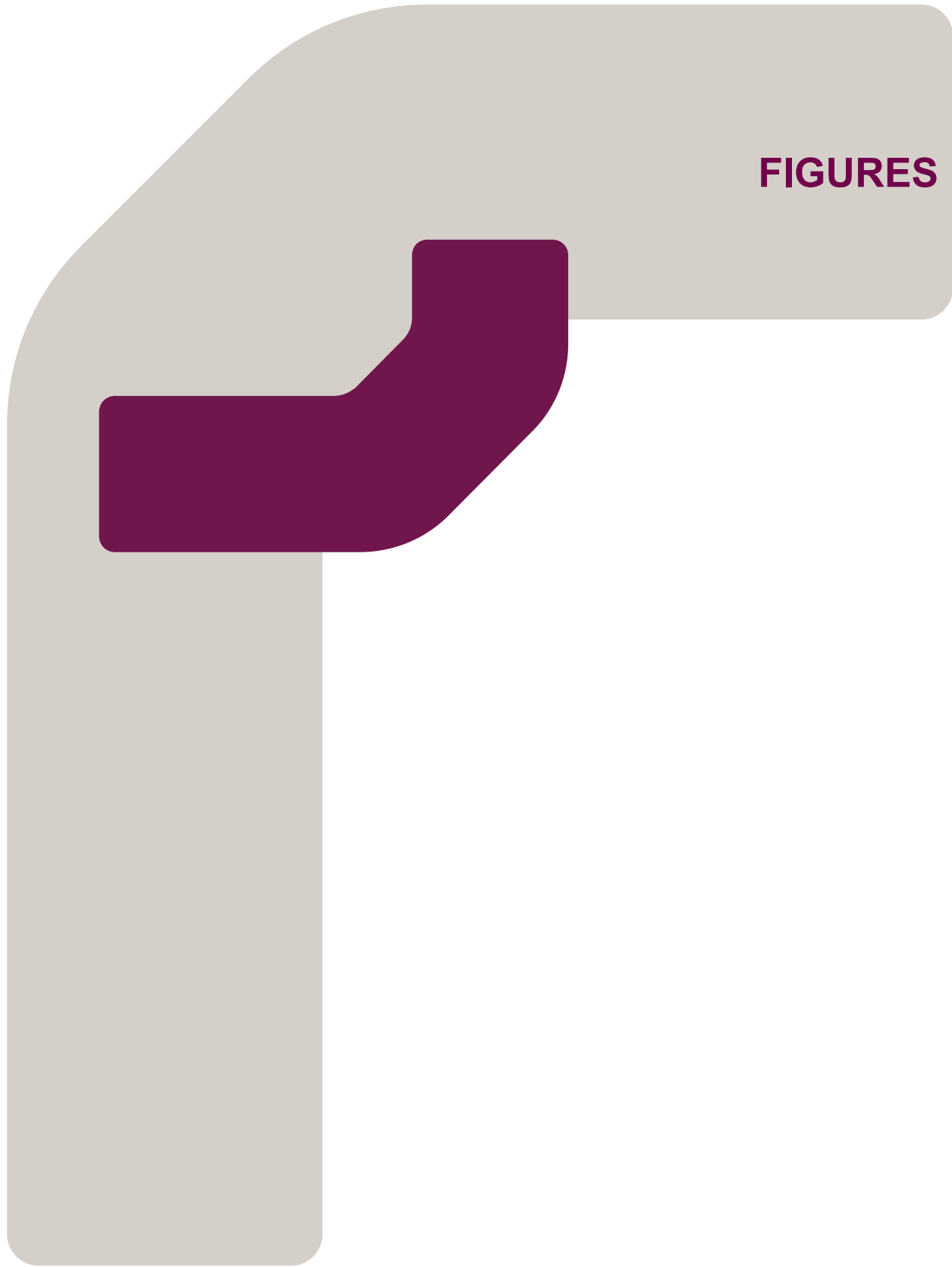
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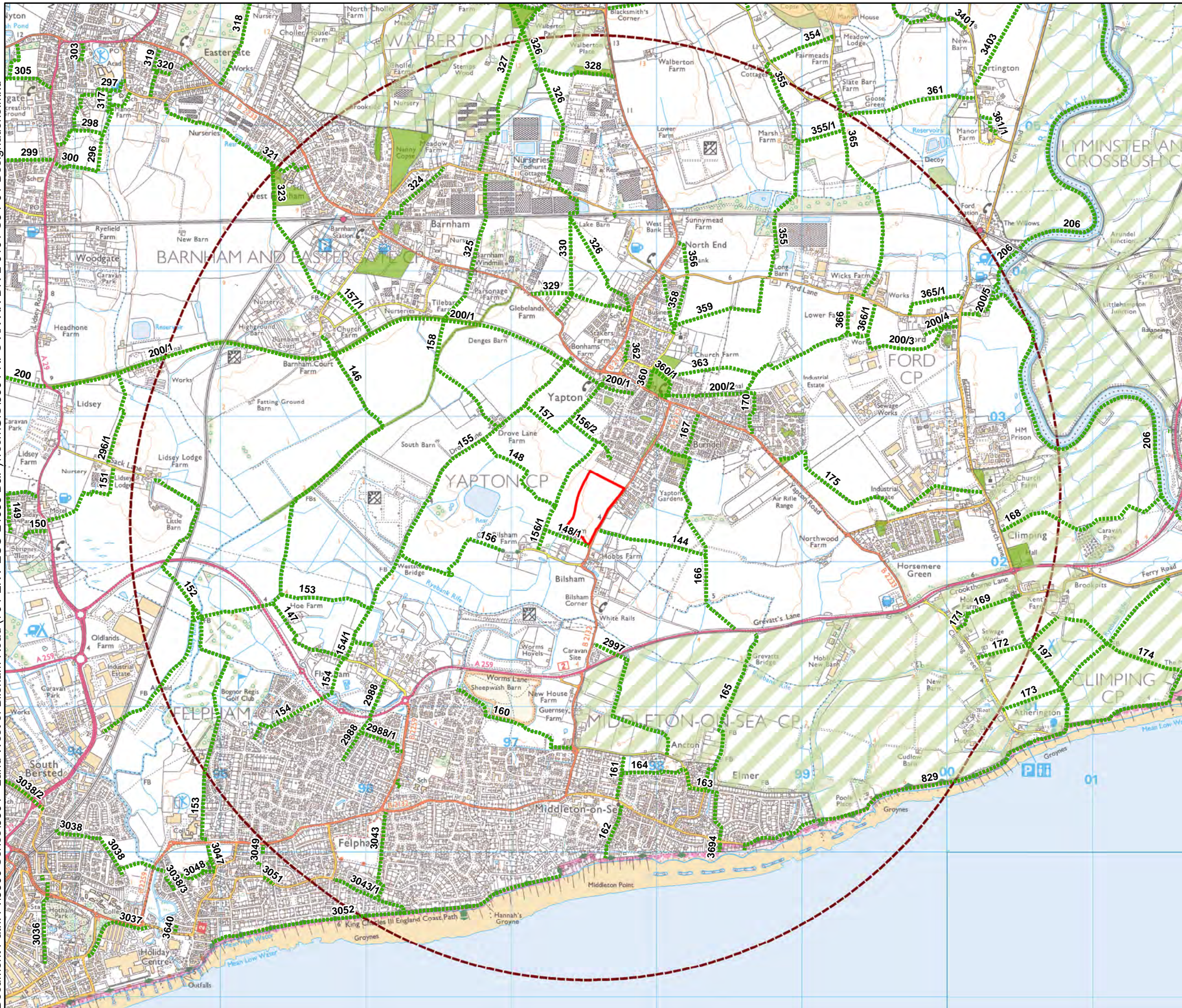
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# FIGURES



Document Path: P:\5300 Series\5304 - Land West of Bilsham Road (794-ENV-ECO-21633 B&P)\Tech\GIS\5304-RPS-XX-XX-DR-L-9101-S3-P01-Designations.mxd



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- Legend**
- Application Site Boundary
  - Study Area (3km radius)
  - Public Rights of Way (PRoW)
  - Ancient Woodland
  - South Downs National Park
- Adopted Arun Local Plan (2018)**
- Local Green Space (Policy DM1)
  - Gaps Between Settlements (Policy SP3)

Rev	Description	By	Ckd	Date

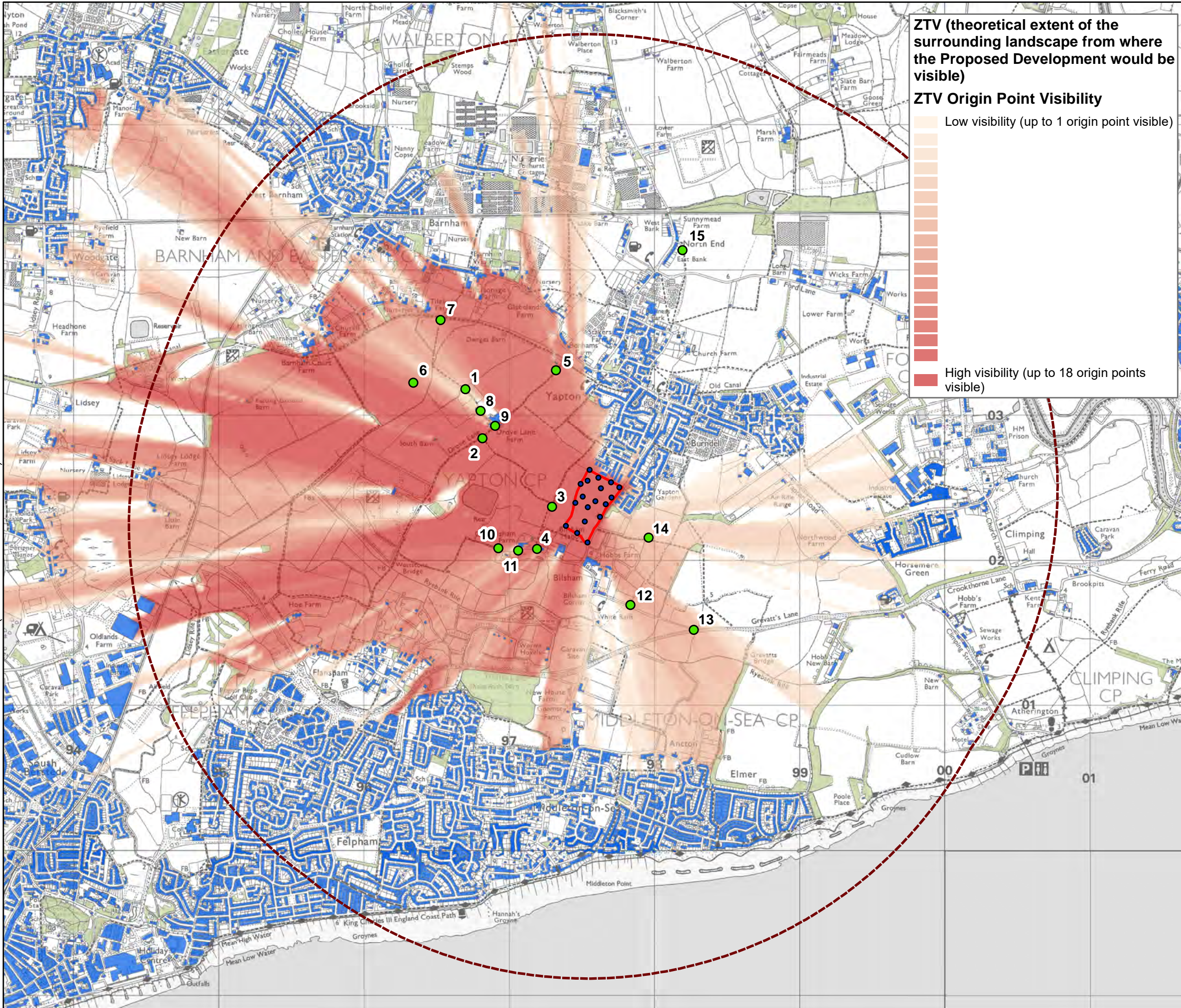


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 Title Site Location and Landscape Planning Designations

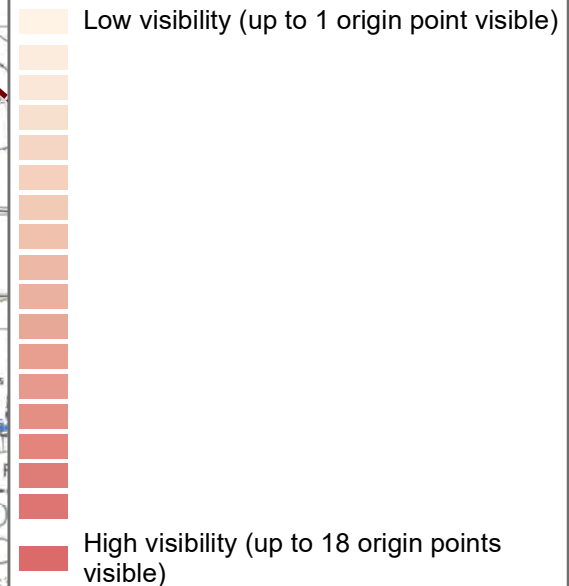
Status	Title	Date Created
For Planning	1:25,000@A3	Jan. 2025
Task Team Manager	Information Author	Task Information Manager
DC	GL	CD
Document Number	5304-RPS-XX-XX-DR-L-9101	
Project Code - Originator - Zone - Level - Type - Role - Drawing Number		
RPS Project Number	Suitability	Revision
794-PLN-LAN-5304	S3	P01

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**ZTV (theoretical extent of the surrounding landscape from where the Proposed Development would be visible)**

**ZTV Origin Point Visibility**



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**Legend**

- Application Site Boundary
- Study Area (3km radius)
- ZTV Origin Points
- Settlement
- Woodland
- Representative Viewpoints

Note:

ZTV compiled assuming observer height as 1.7 m at eye level, and takes into account screening effects of local settlements at 9m and existing vegetation / woodland at a height of 11m.

18 origin points, from within the Application Site, have been used to illustrate the full parameters of the Proposed Development. Including:

- 11 origin points (in total), set at 9.5 m above existing ground level (EGL) at the approximate centre of residential units throughout the Application Site; and,
- 7 origin points from the edges of the Application Site and within the POS area, set at 9.5 m EGL.

OS Terrain 5 data has been used for generating the ground model.

Rev	Description	By	Ckd	Date



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Project **Land at Bilsham Road, Yapton**

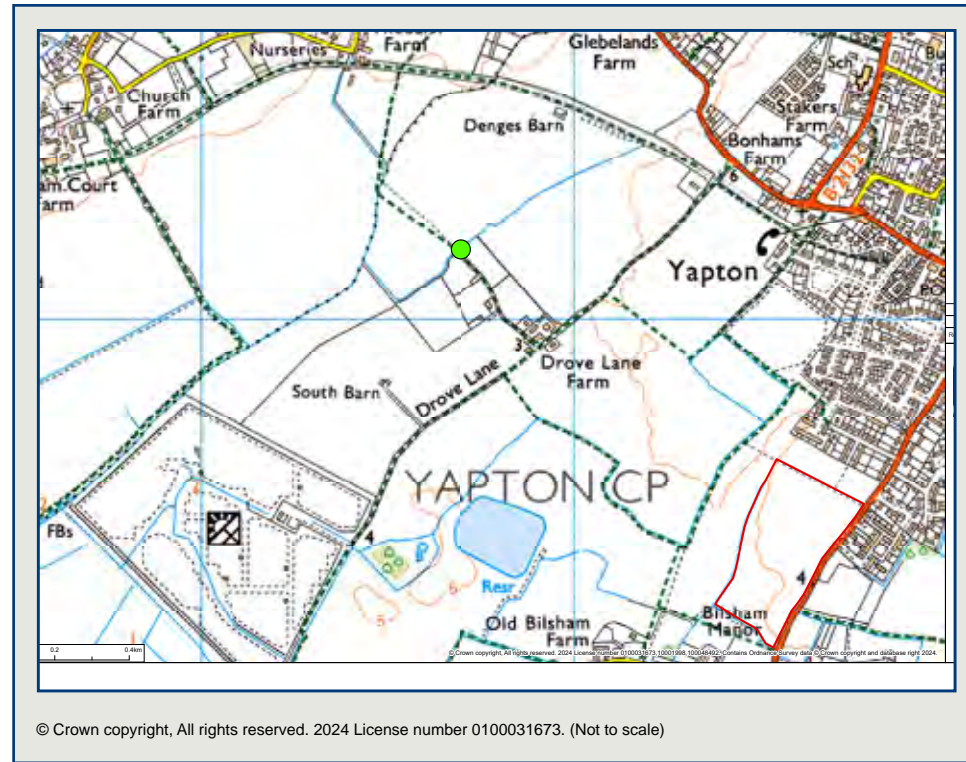
Title **Zone of Theoretical Visibility (ZTV) - inc. Representative Viewpoints**

Status	Title	Date Created
For Planning	1:25,000@A3	Jan. 2025
Task Team Manager	Information Author	Task Information Manager
DC	GL	CD

Document Number  
**5304-RPS-XX-XX-DR-L-9102**

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-5304	S3	P01



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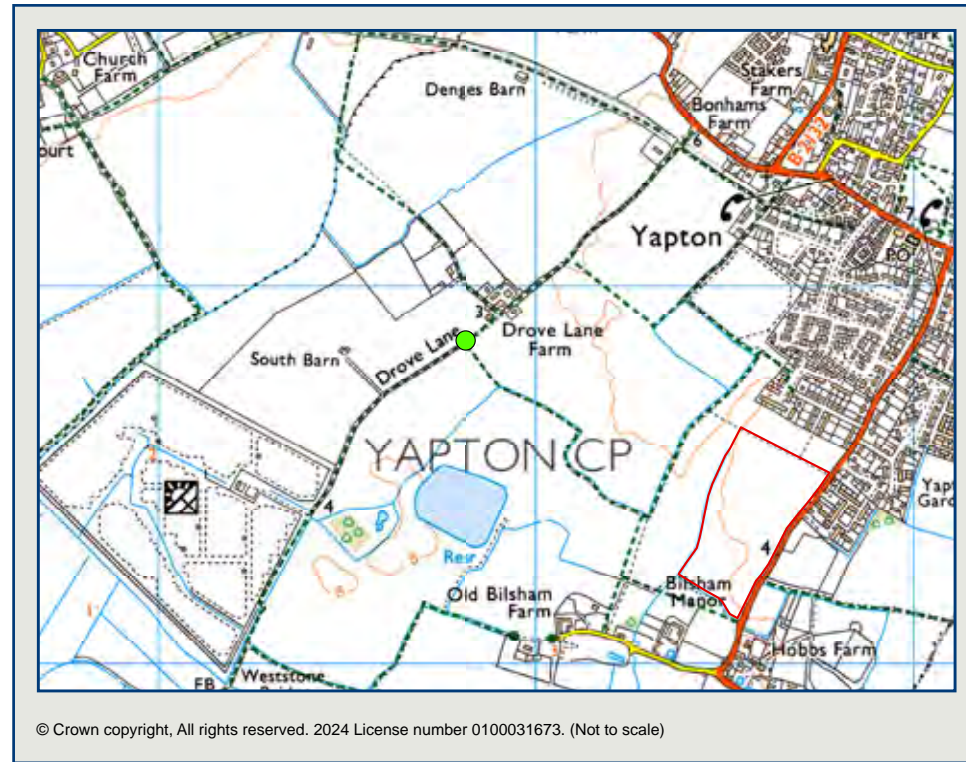


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Representative Viewpoint 1 - Public Right of Way 158

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 2
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Project Name JSL5304	Date of photograph: 06/12/24	Horizontal field of view: 180 To be viewed at comfortable arms length	Figure: 3
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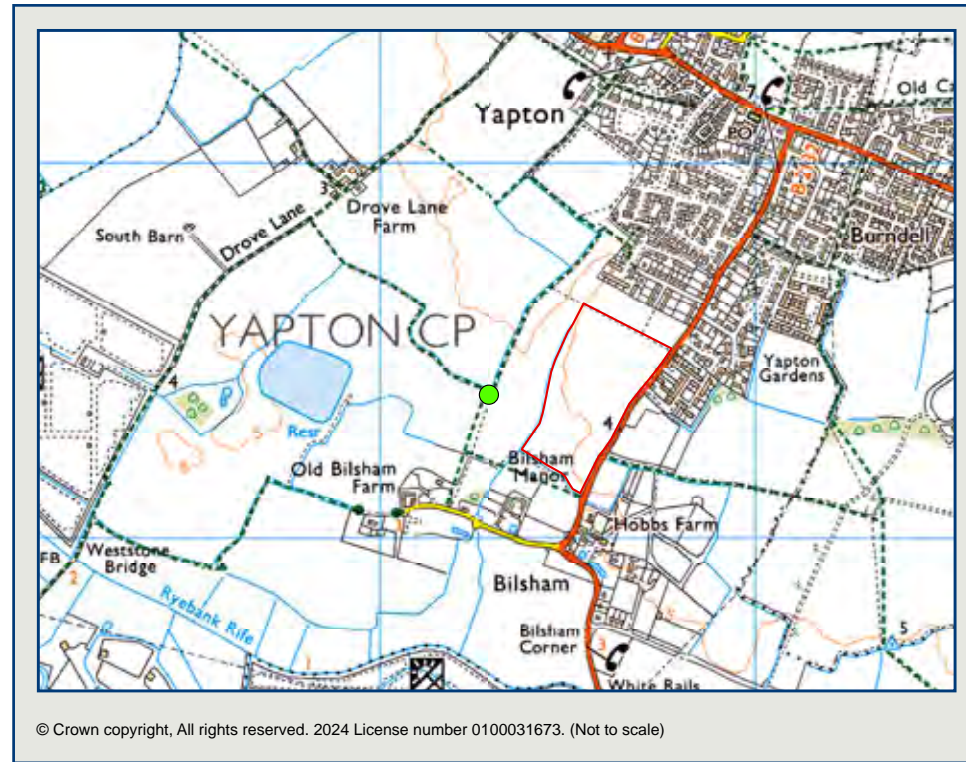


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Representative Viewpoint 2 - Public Right of Way 148, looking east

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 4
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Representative Viewpoint 3 - Public Right of Way 156\_1, looking to 148\_1 Bilsham

Project Name JSL5304	Date of photograph: 06/12/24	Horizontal field of view: 180 To be viewed at comfortable arms length	Figure: 5
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Representative Viewpoint 3 - Public Right of Way 156\_1, looking to 148\_1 Bilsham

Project Name  
JSL5304

Date of photograph: 06/12/2024

Horizontal field of view: 90  
To be viewed at comfortable arms length



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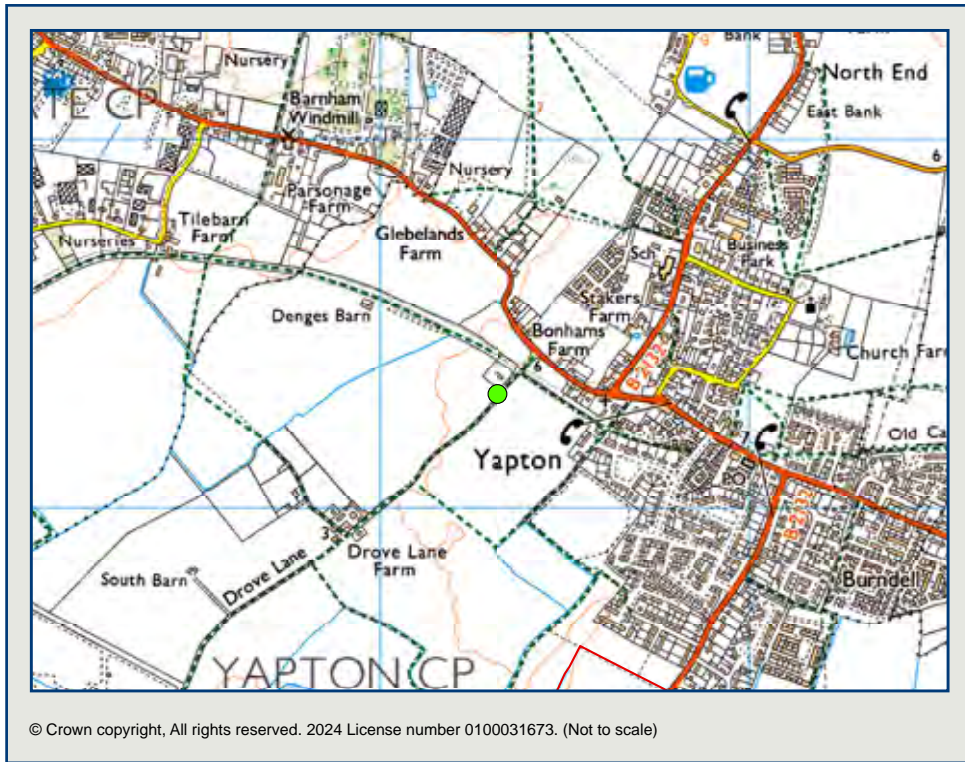


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Representative Viewpoint 4 - Bilsham Lane and The Chapel Public Right of Way 156\_1

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 8
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Representative Viewpoint 5 - Public Right of Way 155, Yapton Road, Drove Lane

Project Name  
JSL5304

Date of photograph: 06/12/24

Horizontal field of view: 180  
To be viewed at comfortable arms length

Figure: 9

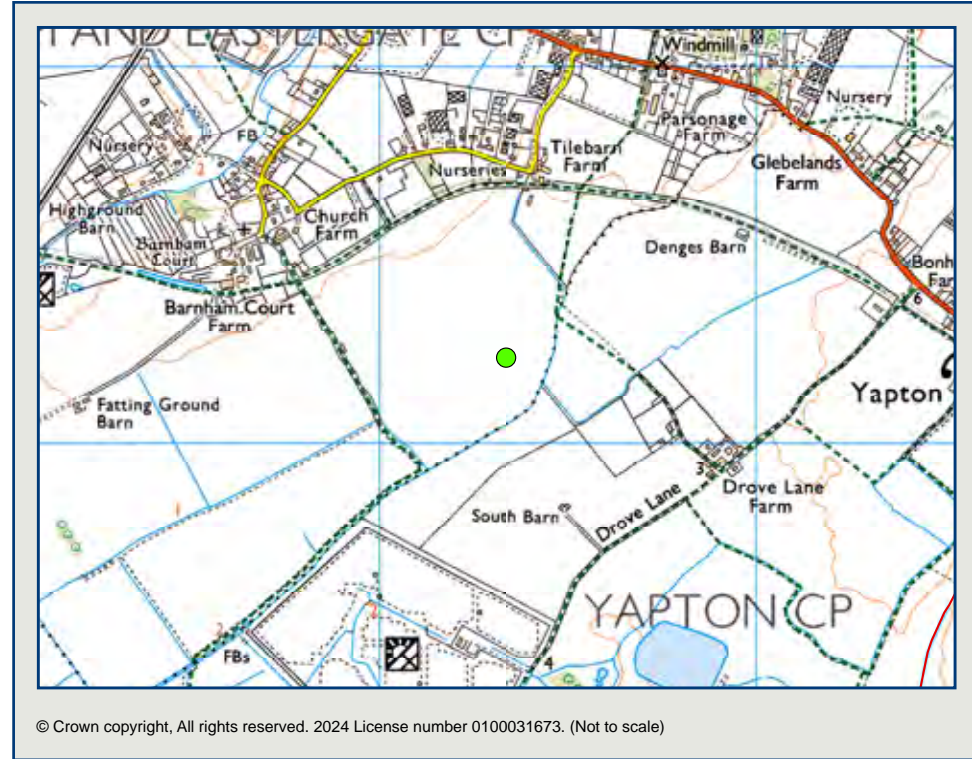


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Representative Viewpoint 5 - Public Right of Way 155, Yapton Road, Drove Lane

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 10
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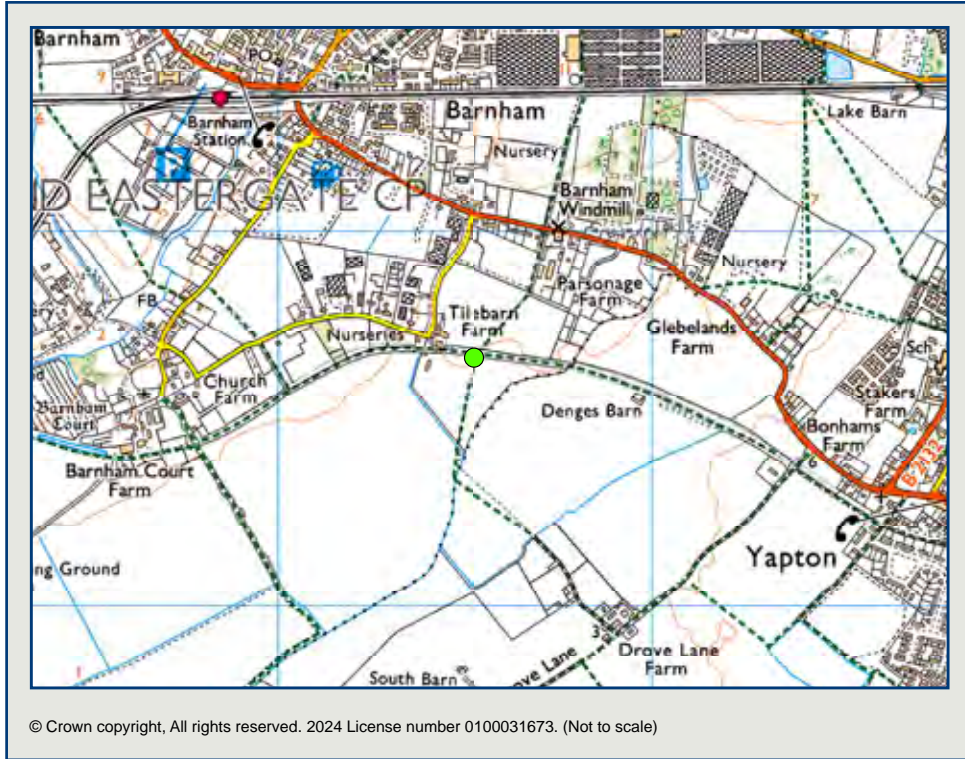


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Representative Viewpoint 6

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 12
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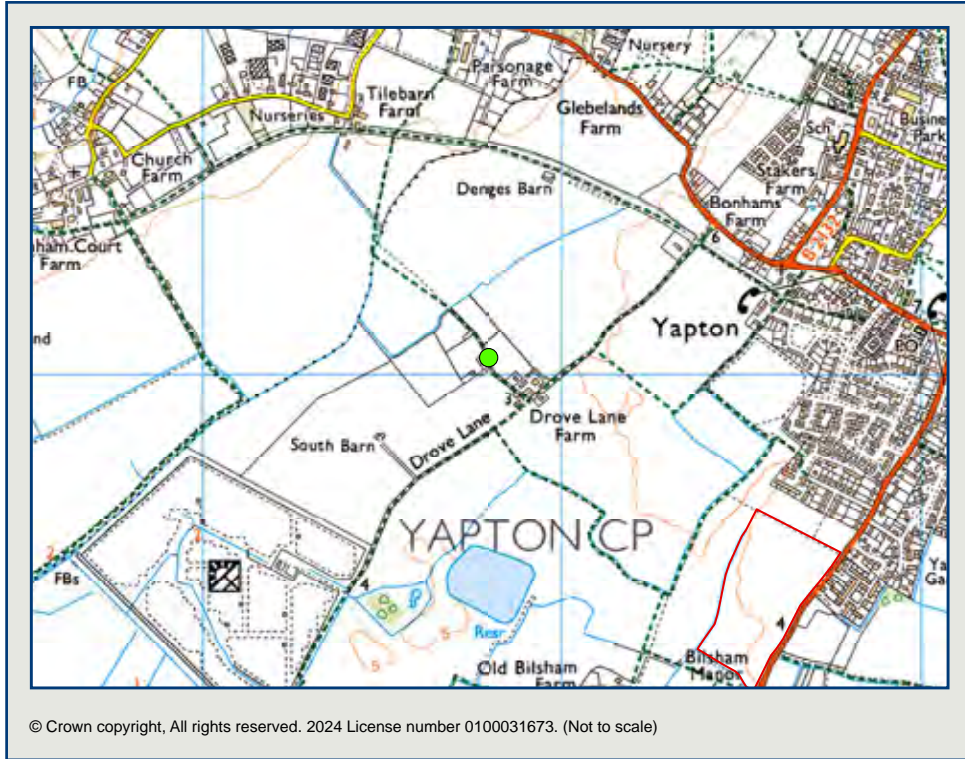


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Representative Viewpoint 7

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 14
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Representative Viewpoint 8 - Public Right of Way 148, looking east

Project Name JSL5304	Date of photograph: 06/12/24	Horizontal field of view: 180 To be viewed at comfortable arms length	Figure: 15
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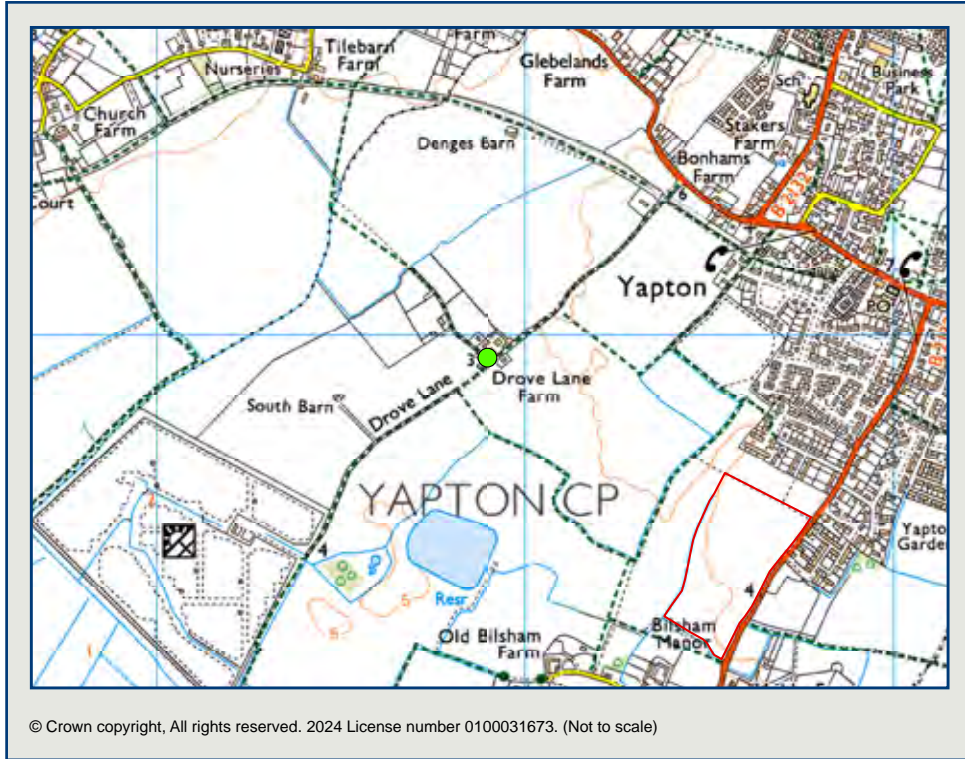


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Representative Viewpoint 8 - Public Right of Way 148, looking east

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 16
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Representative Viewpoint 9 - Public Right of Way 158 and 155, looking southeast

Project Name  
JSL5304

Date of photograph: 06/12/24

Horizontal field of view: 180  
To be viewed at comfortable arms length

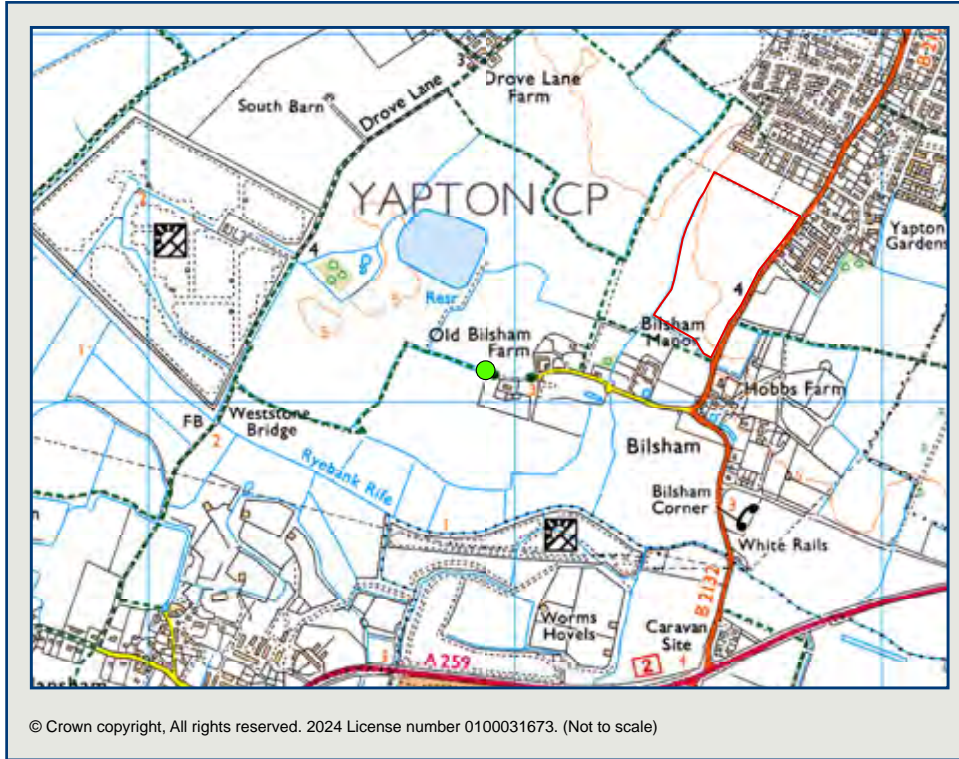


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Representative Viewpoint 9 - Public Right of Way 158 and 155, looking southeast

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 18
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Representative Viewpoint 10 - Public Right of Way 156, Bilsham Lane

Project Name  
JSL5304

Date of photograph: 06/12/24

Horizontal field of view: 180  
To be viewed at comfortable arms length

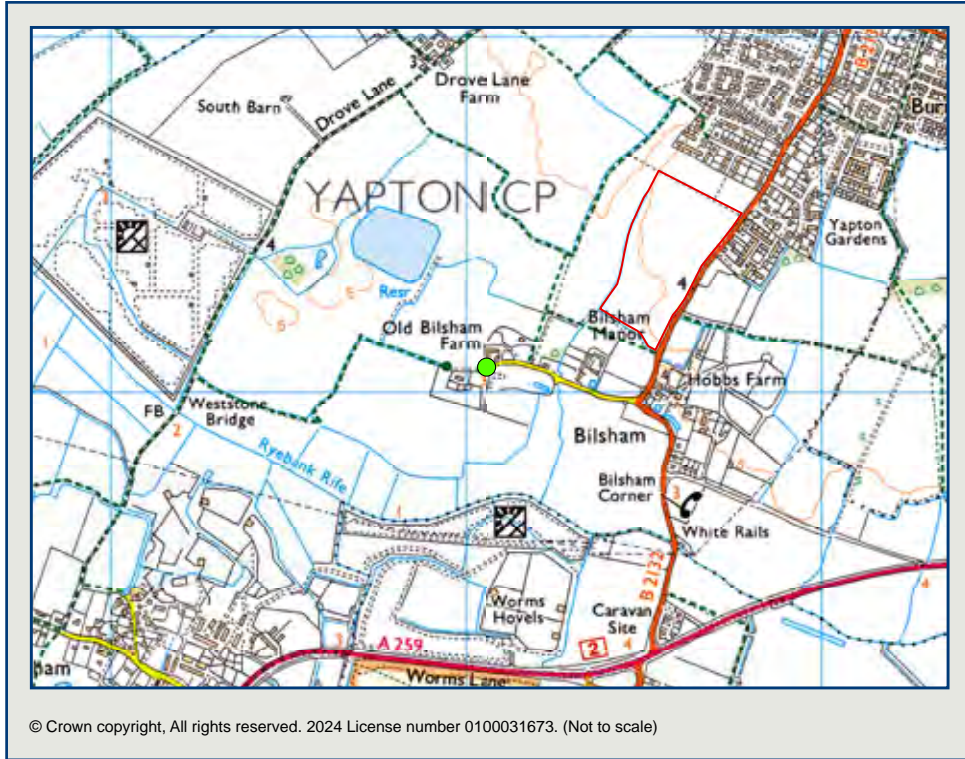


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Representative Viewpoint 10 - Public Right of Way 156, Bilsham Lane

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 20
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Representative Viewpoint 11 - Bilsham Lane

Project Name  
JSL5304

Date of photograph: 06/12/24

Horizontal field of view: 180  
To be viewed at comfortable arms length

Figure: 21