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Representative Viewpoint 11 - Bilsam Lane

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 22
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Representative Viewpoint 12 - Grevatts Lane West adjacent to Arun Crematorium

Project Name JSL5304	Date of photograph: 06/12/24	Horizontal field of view: 180 To be viewed at comfortable arms length	Figure: 23
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Representative Viewpoint 12 - Grevatts Lane West adjacent to Arun Crematorium

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 24
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Representative Viewpoint 13 - Junction at Grevatts Lane West and A259

Project Name JSL5304	Date of photograph: 06/12/24	Horizontal field of view: 180 To be viewed at comfortable arms length	Figure: 25
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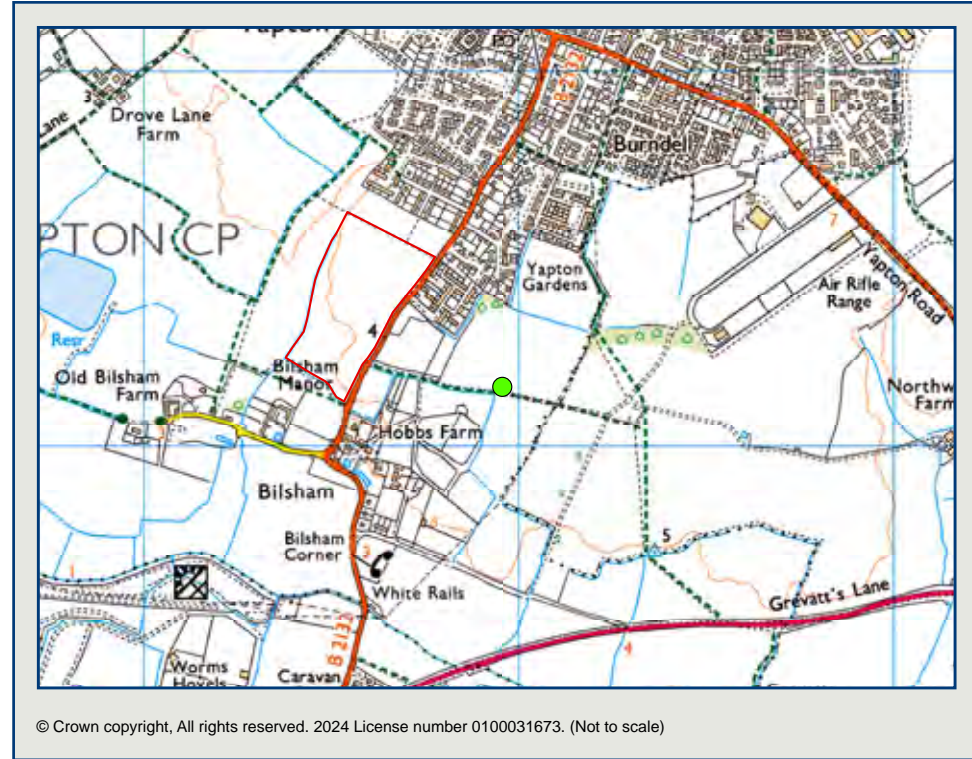


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Representative Viewpoint 13 - Junction at Grevatts Lane West and A259

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 26
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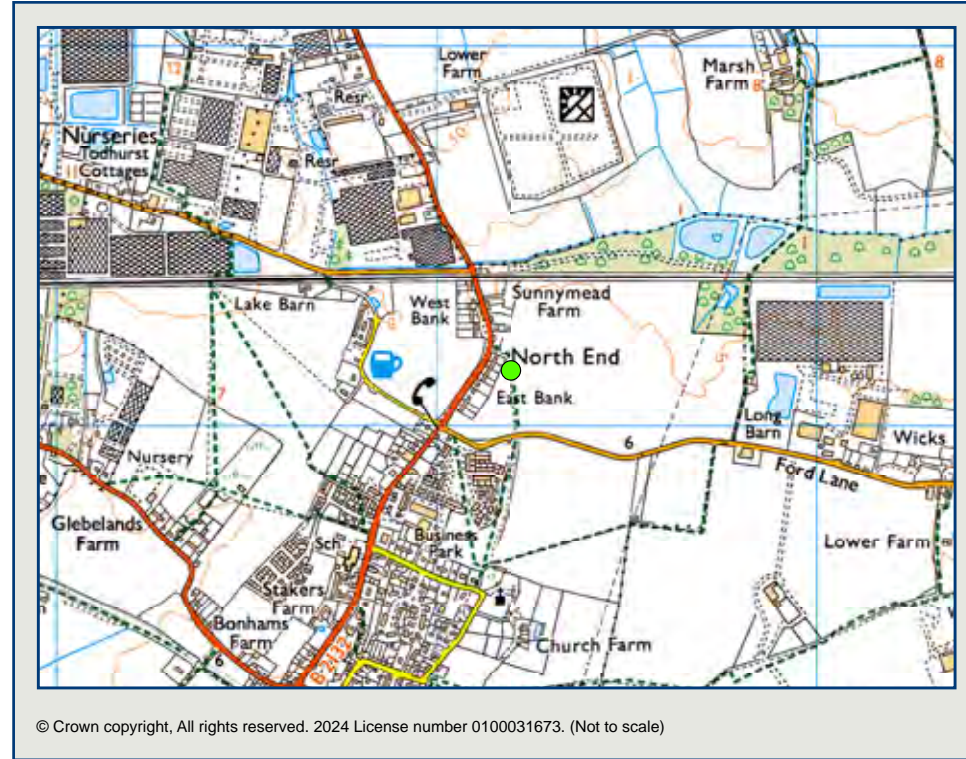


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Representative Viewpoint 14 - Public Right of Way 144

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 28
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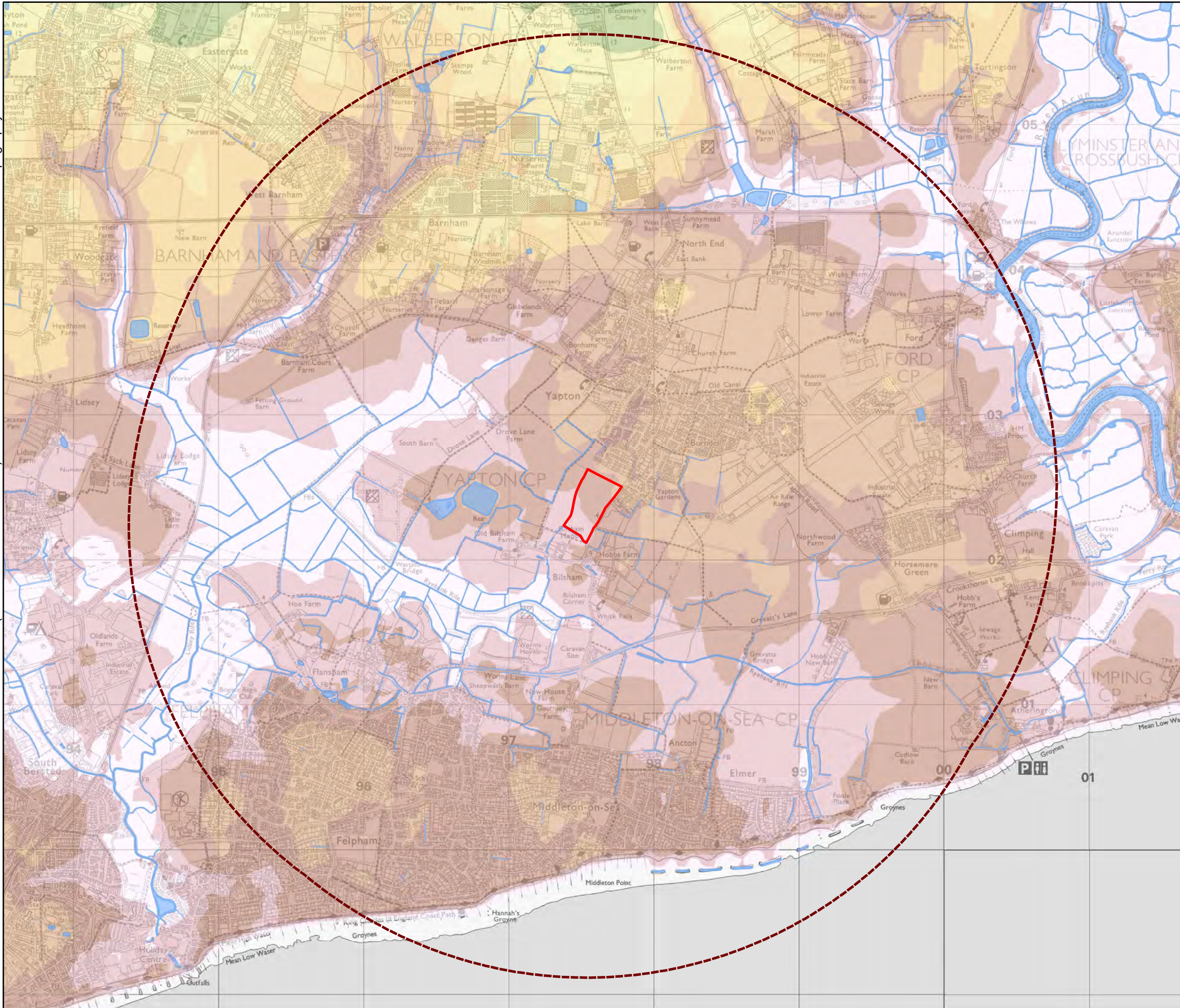


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Representative Viewpoint 15 - Public Right of Way 356, towards Public Right of Way 358 and site

Project Name JSL5304	Date of photograph: 06/12/2024	Horizontal field of view: 90 To be viewed at comfortable arms length	Figure: 30
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Legend

- Application Site Boundary
- Study Area (3km radius)
- Water Bodies

Topography

Levels

- 0-2m
- 2-4m
- 4-6m
- 6-8m
- 8-10m
- 10-12m
- 12-14m
- 14-16m
- 16-18m

Rev	Description	By	Ckd	Date



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Client **Redrow Ltd.**

Project **Land at Bilsham Road, Yapton**

Title **Topography and Drainage**

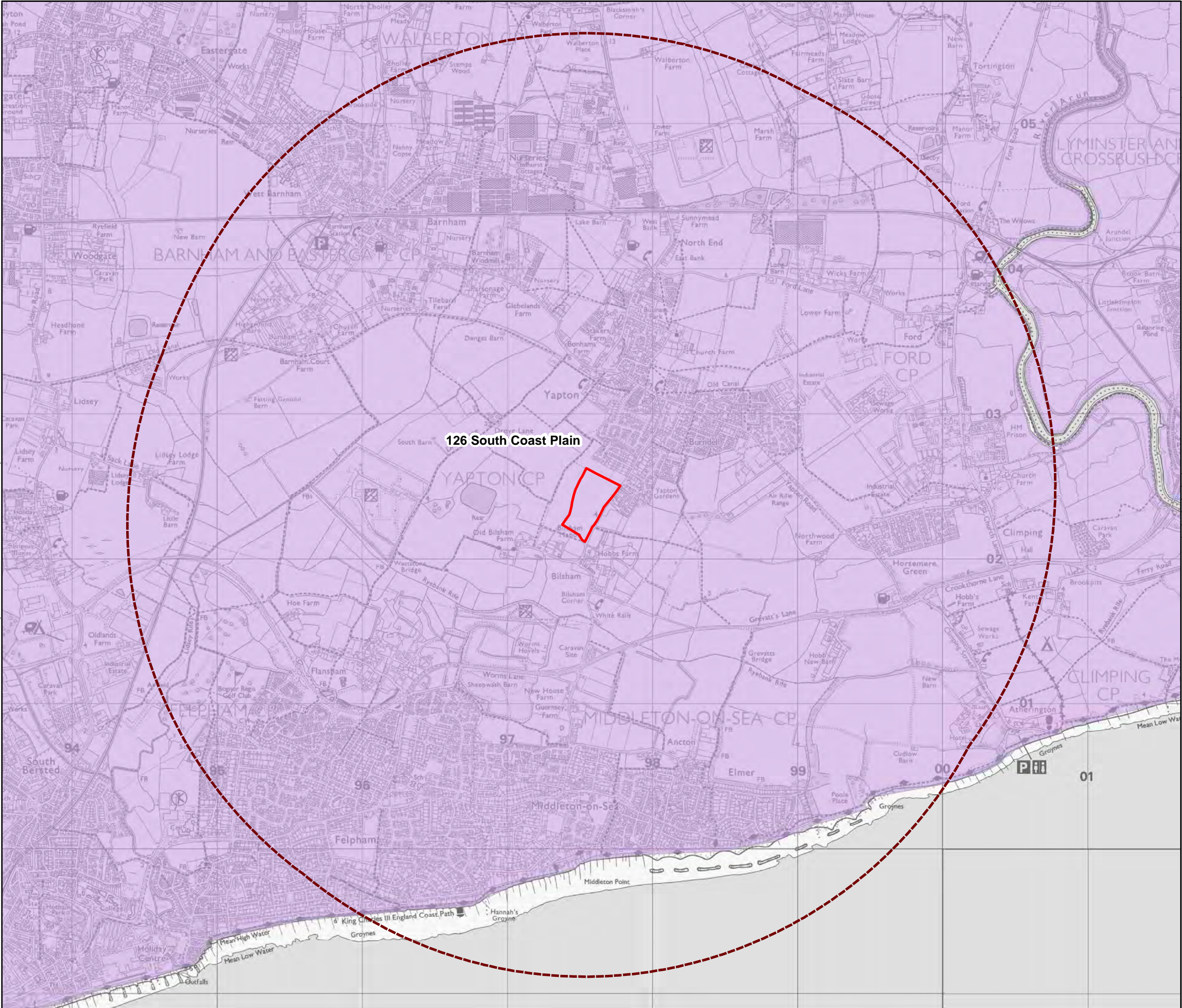
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5304-RPS-XX-XX-DR-L-9104

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Legend

- Application Site Boundary
- Study Area (3km radius)
- South Coast Plain and Hampshire Lowlands

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Client **Redrow Ltd.**

Project **Land at Bilsham Road, Yapton**

Title **National Landscape Character Areas (NLCA)**

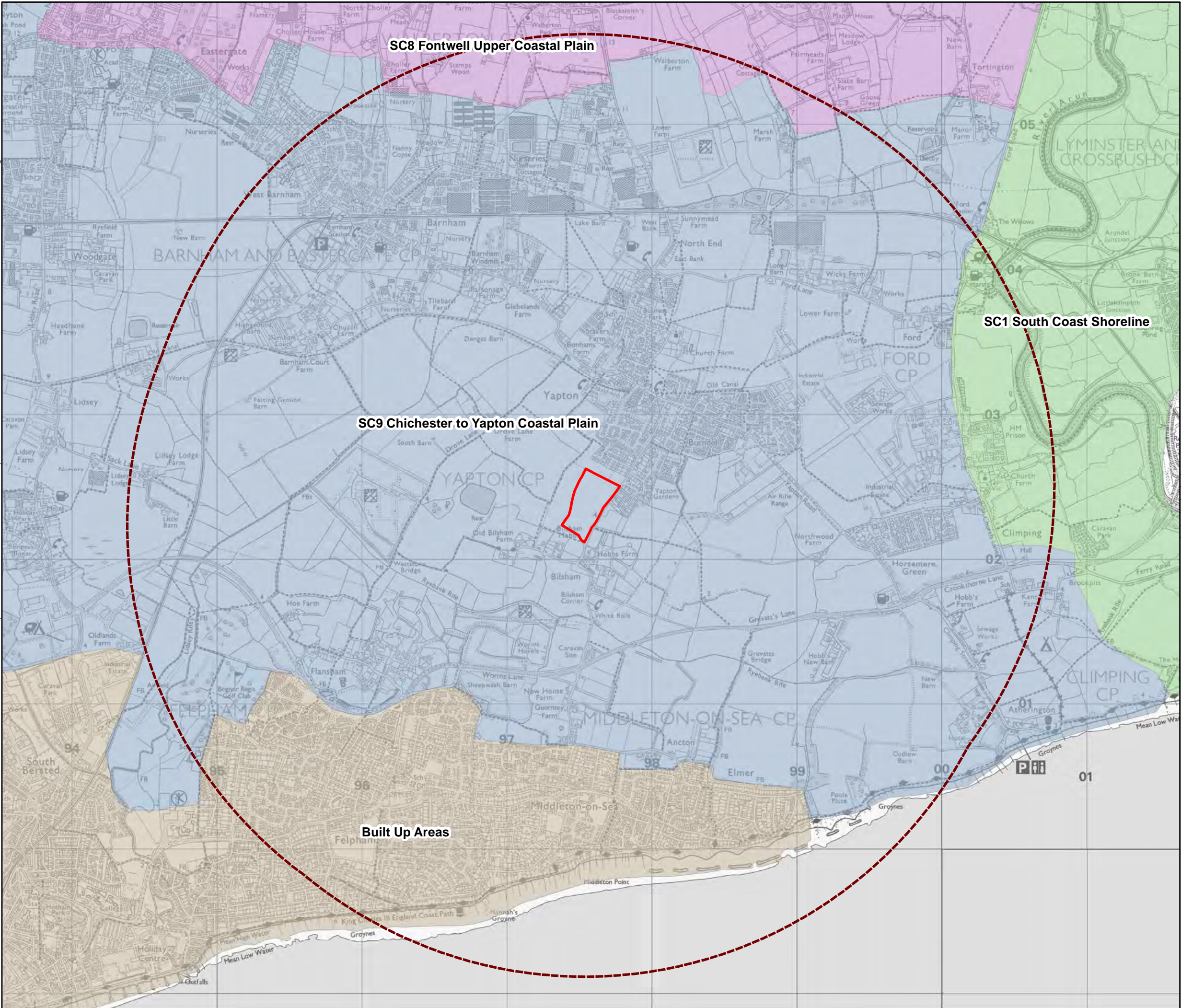
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Legend

- Application Site Boundary
- Study Area (3km radius)

Regional LCA

West Sussex Landscape Character Areas

- Built Up Areas
- SC1 South Coast Shoreline
- SC8 Fontwell Upper Coastal Plain
- SC9 Chichester to Yapton Coastal Plain

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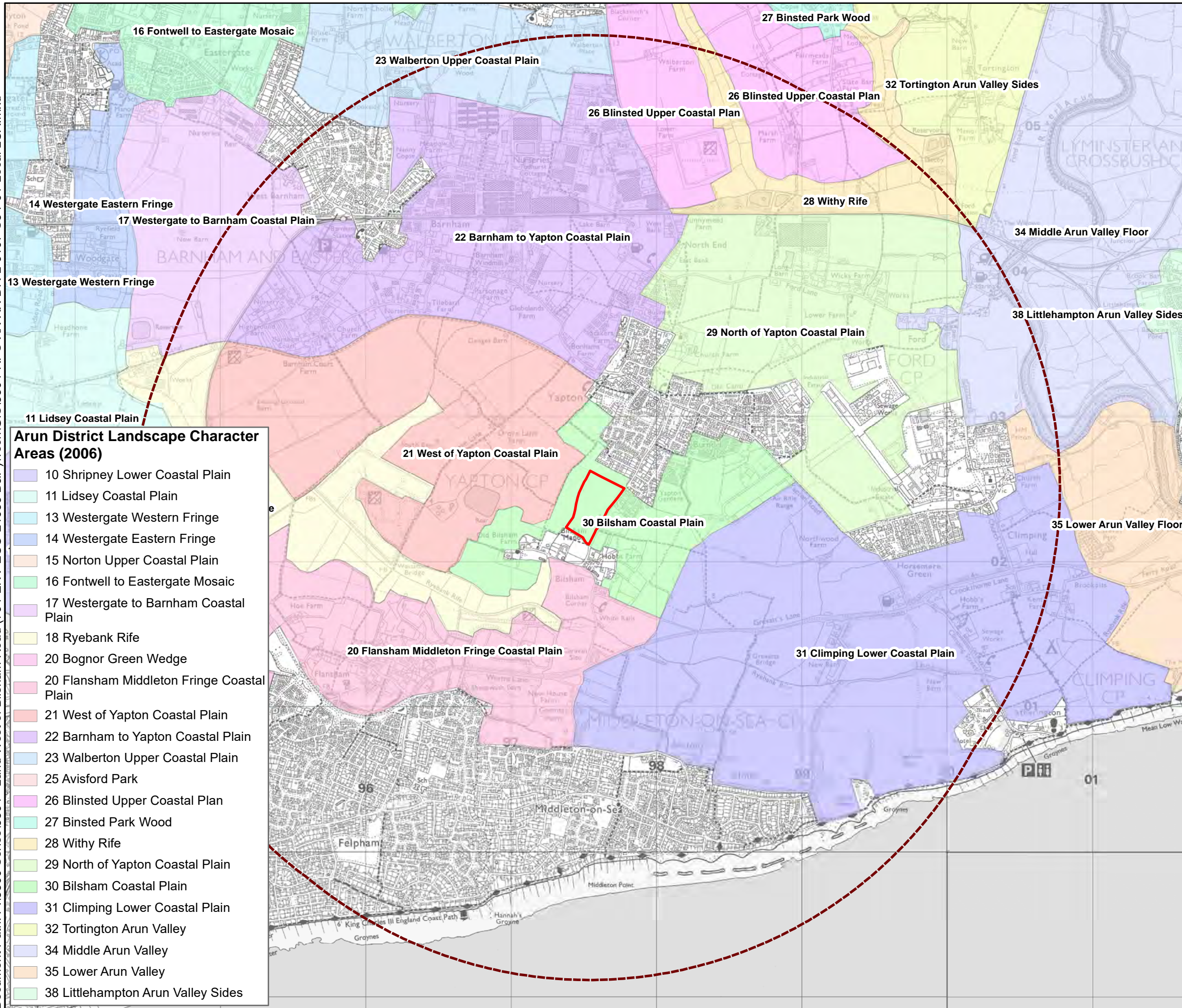
Client **Redrow Ltd.**

Project **Land at Bilsham Road, Yapton**

Title **Regional Landscape Character Areas**

Status	Title	Date Created
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Arun District Landscape Character Areas (2006)

- 10 Shripney Lower Coastal Plain
- 11 Lidsey Coastal Plain
- 13 Westergate Western Fringe
- 14 Westergate Eastern Fringe
- 15 Norton Upper Coastal Plain
- 16 Fontwell to Eastergate Mosaic
- 17 Westergate to Barnham Coastal Plain
- 18 Ryebank Rife
- 20 Bognor Green Wedge
- 20 Flansham Middleton Fringe Coastal Plain
- 21 West of Yapton Coastal Plain
- 22 Barnham to Yapton Coastal Plain
- 23 Walberton Upper Coastal Plain
- 25 Avisford Park
- 26 Blinsted Upper Coastal Plain
- 27 Binsted Park Wood
- 28 Withy Rife
- 29 North of Yapton Coastal Plain
- 30 Bilsham Coastal Plain
- 31 Climping Lower Coastal Plain
- 32 Tortington Arun Valley
- 34 Middle Arun Valley
- 35 Lower Arun Valley
- 38 Littlehampton Arun Valley Sides

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Legend

- Application Site Boundary
- Study Area (3km)

Rev	Description	By	Ckd	Date



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Client **Redrow Ltd.**

Project **Land at Bilsham Road, Yapton**

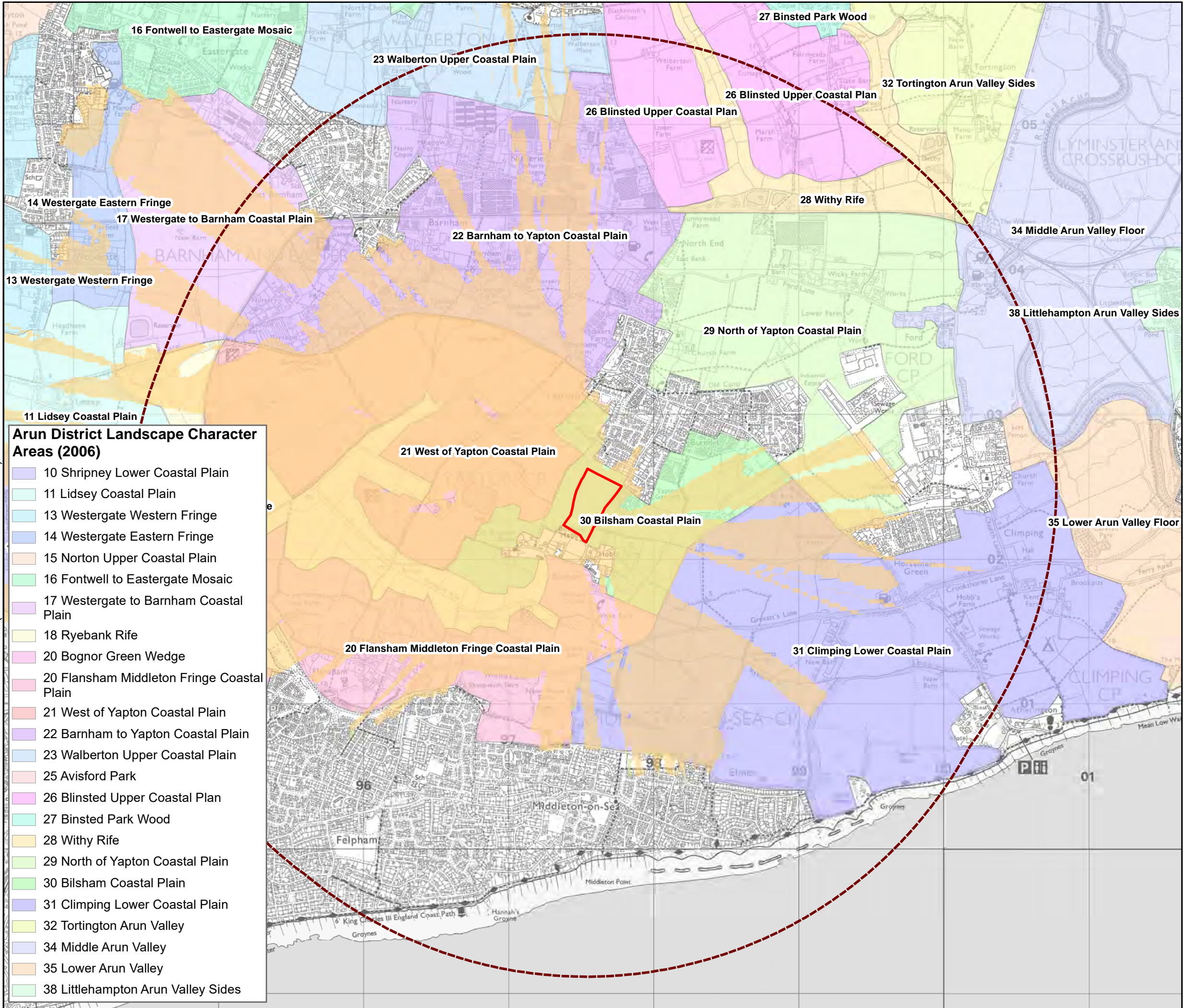
Title **Local Landscape Character Areas**

Status	Title	Date Created
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Arun District Landscape Character Areas (2006)

- 10 Shripney Lower Coastal Plain
- 11 Lidsey Coastal Plain
- 13 Westergate Western Fringe
- 14 Westergate Eastern Fringe
- 15 Norton Upper Coastal Plain
- 16 Fontwell to Eastergate Mosaic
- 17 Westergate to Barnham Coastal Plain
- 18 Ryebank Rife
- 20 Bognor Green Wedge
- 20 Flansham Middleton Fringe Coastal Plain
- 21 West of Yapton Coastal Plain
- 22 Barnham to Yapton Coastal Plain
- 23 Walberton Upper Coastal Plain
- 25 Avisford Park
- 26 Blinsted Upper Coastal Plan
- 27 Binsted Park Wood
- 28 Withy Rife
- 29 North of Yapton Coastal Plain
- 30 Bilsham Coastal Plain
- 31 Climping Lower Coastal Plain
- 32 Tortington Arun Valley
- 34 Middle Arun Valley
- 35 Lower Arun Valley
- 38 Littlehampton Arun Valley Sides

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Legend

- Application Site Boundary
- Study Area (3km radius)
- ZTV (theoretical extent of the surrounding landscape from where the Proposed Development would be visible)

Rev	Description	By	Ckd	Date



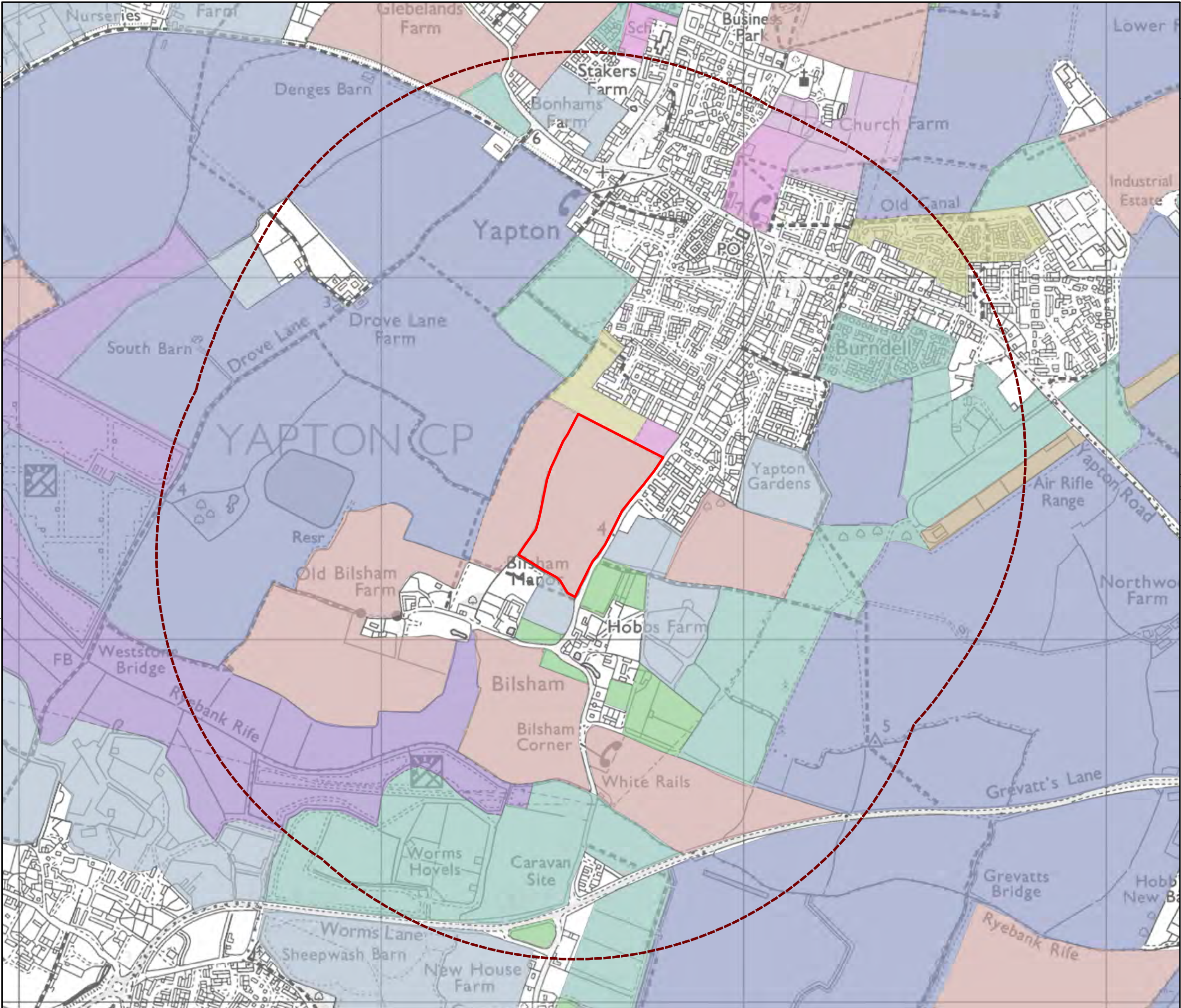
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Project **Land at Bilsham Road, Yapton**

Title **Local Landscape Character Areas (inc. ZTV)**

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Legend

- Application Site Boundary
- Study Area (1km radius)

Arun District Landscape Character Types (2006)

- L1a Large Scale Enclosed Arable Farmland
- L1b Large Scale Open Arable
- L2 Medium to Small Scale Arable
- L3 Coastal Plain Enclosed Pasture
- L14 Paddock
- L15 Apparently Unmanaged Land
- P1 Parkland and Estate Farmland
- T1 Amenity Recreation
- T3 Airfield Military Land
- V5a Medium to Large Scale Rife Landscape

Rev	Description	By	Ckd	Date



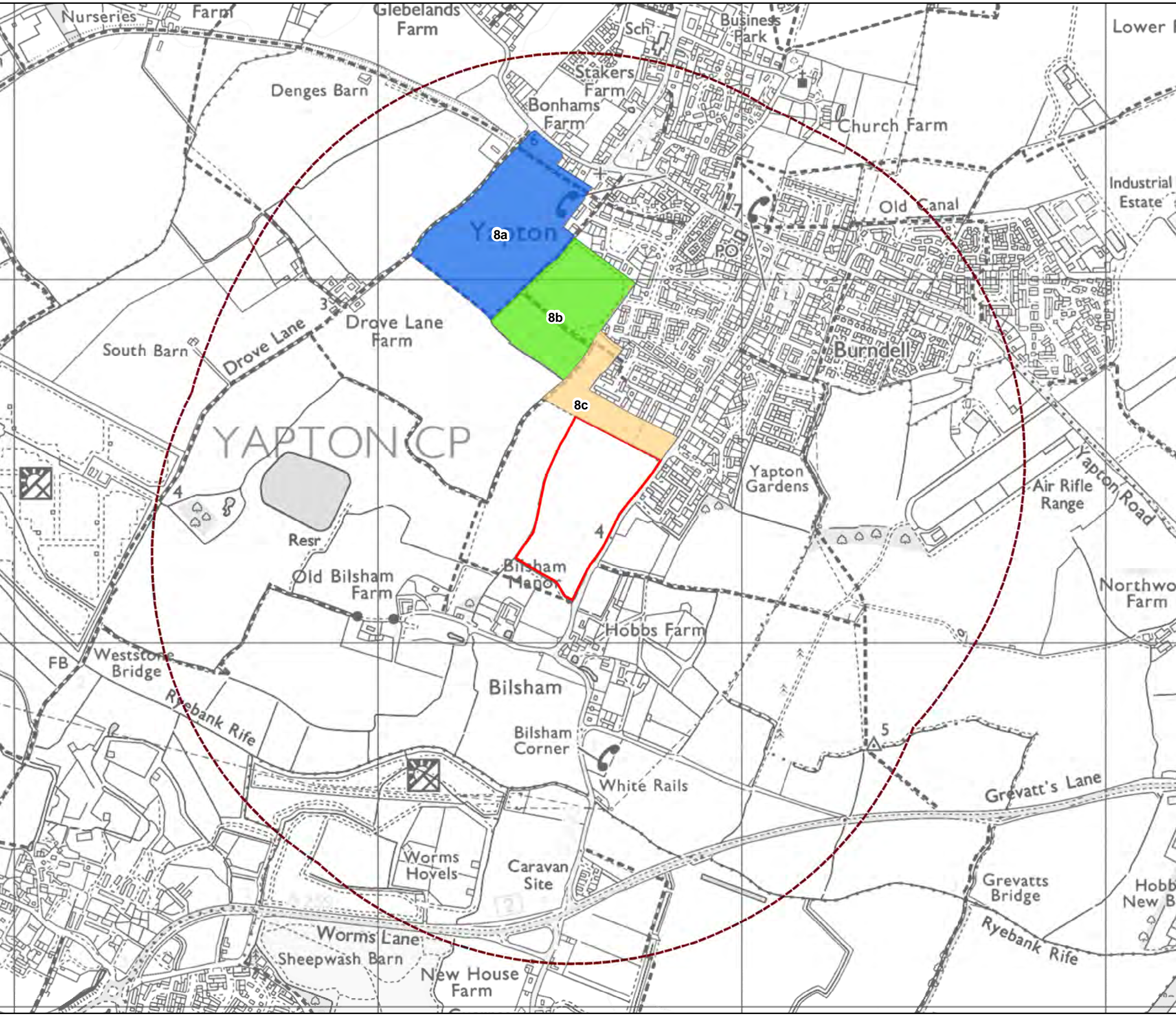
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Client **Redrow Ltd.**

Project **Land at Bilsham Road, Yapton**

Title **Local Landscape Character Types**

Status	Title	Date Created
For Planning	1:10,000@A3	Jan. 2025
Task Team Manager	Information Author	Task Information Manager
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5304-RPS-XX-XX-DR-L-9109		
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Legend

- Application Site Boundary
- Study Area (1km radius)

Arun District Council - Landscape Capacity of Strategic Sites (February 2017)

- 8a (Low Landscape Capacity)
- 8b (Medium Landscape Capacity)
- 8c (Medium/High Landscape Capacity)

Source: Arun District Council Landscape Capacity of Strategic Sites (February 2017)

Rev	Description	By	Ckd	Date



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Client: Redrow Ltd.
 Project: Land at Bilsham Road, Yapton
 Title: Landscape Capacity

Status	Title	Date Created
For Planning	1:10,000@A3	Jan. 2025
Task Team Manager	Information Author	Task Information Manager
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Project Code - Originator - Zone - Level - Type - Role - Drawing Number		
RPS Project Number	Suitability	Revision
794-PLN-LAN-5304	S3	P01
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APPENDICES

Landscape Value

Table 6.1: Range of factors that can be considered when identifying landscape value from *Technical Guidance Note 02/21: Assessing landscape value outside national designations*
Table 1

Range of factors that can be considered when identifying landscape value				
Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Presence of wildlife and habitats of ecological interest that contribute to sense of place Extent and survival of seminatural habitat that is characteristic of the landscape type Presence of distinctive geological, geomorphological or pedological features Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks Landscape which makes an identified contribution to a nature recovery/ green infrastructure network	Landscape character assessment	Site specific landscape character studies, Arun District Council, Landscape & Visual Amenity Aspect of Development Choices in Arun District 2006, Arun Landscape Study, Landscape Character Types (HDA2), places the Application Site within LCT: Large-scale enclosed arable farmland (L1a)
			LANDMAP Geological Landscape and Landscape Habitats Aspects (in Wales)	n/a
			Ecological and geological designations	The Application Site is not covered by any ecological designation.
			SSSI citations and condition assessments	The Application Site is not covered by an SSSI designation, and therefore, no citation or condition assessment is available.
			Geological Conservation Review	n/a
			Habitat surveys	No published habitat survey for the Application Site available.
			Priority habitats	The Application Site is not included within the UK Priority Habitats Map (MAGIC, 2022).
			Nature recovery networks/ nature pathways	The Application Site is not included within any nature recovery network.
Habitat network opportunity mapping/ green	The Application Site does not form part of a published Green Infrastructure network.			

¹ These examples are not exhaustive.

² Evidence may be set out in development plans (or evidence that sits alongside development plans). Online mapping may also provide useful information

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
			infrastructure mapping	
			Catchment management plans	n/a
			Ecosystem services assessment/ schemes	n/a
			Specialist ecological studies	No published ecology study for the Application Site available.
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)	LANDMAP Historic Landscape and Cultural Landscape Services Aspect (in Wales) Historic environment and archaeological designations Conservation Area appraisals, Village Design Statements Historic maps Historic landscape character assessments ³ Historic Land Use Assessment ⁴ and Historic Area Assessments ⁵ Place names Specialist heritage studies	n/a No statutory historic designations associated with the Application Site. The Application Site does not fall within a CA. Yapton Contextual Appraisal and Design Guide (December 2020) and SPD Bilsham Area of Character Designation 2020 (Appendix 2A under policy E8) n/a The Application Site is not covered by the published Yapton Neighbourhood Plan (2011- 2031) or SPD Bilsham Area of Character Designation 2020 (Appendix 2A under policy E8). n/a n/a

³ Historic Landscape Characterisation has developed as a GIS mapping tool to capture how land use has changed and the 'time-depth' of the present-day landscape.

<https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/>

⁴ Mapping of Scotland's Historic Landscape: <https://hlamap.org.uk/>

⁵ <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	<p>Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees)</p> <p>Good health of elements such as good water quality, good soil health</p> <p>Strong landscape structure (e.g. intact historic field patterns)</p> <p>Absence of detracting/ incongruous features (or features are present but have little influence)</p>	Landscape character assessment	Site specific landscape character studies, Arun District Council, Landscape & Visual Amenity Aspect of Development Choices in Arun District 2006, Arun Landscape Study, Landscape Character Types (HDA2), places the Application Site within LCT: Large-scale enclosed arable farmland (L1a)
			LANDMAP condition and trend questions (in Wales)	n/a
			Hedgerow/ tree surveys	No known published hedgerow surveys.
			Observations about intactness/ condition made in the field by the assessor	The Application Site is typical of the agricultural landscape within which it sits. A large open field which is enclosed by dense hedgerows, mature trees and drainage ditch.
			SSSI condition assessments	n/a
		Historic landscape character assessments/ map regression analysis	The Application Site is not covered by the Yapton Contextual Appraisal and Design Guide (December 2020) published by the Yapton Parish Council,	
Associations	Landscape which is connected with notable people, events and the arts	<p>Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape</p> <p>Associations with science or other technical achievements</p> <p>Links to a notable historical event</p> <p>Associations with a famous person or people</p>	Information about arts and science relating to a place	No known relevant to the Application Site.
			Historical accounts, cultural traditions and folklore	No known relevant to the Application Site.
			Guidebooks/ published cultural trails	No known relevant to the Application Site.
			LANDMAP Cultural Landscape Services aspect (in Wales)	n/a

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
Distinctiveness	Landscape that has a strong sense of identity	Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) Presence of distinctive features which are identified as being characteristic of a particular place Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity Landscape which makes an important contribution to the character or identity of a settlement Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)	Landscape character assessment	Site specific landscape character studies, Amenity Aspect of Development Choices in Arun District 2006, Arun Landscape Study, Landscape Character Types (HDA2), places the Application Site within LCT: Large-scale enclosed arable farmland (L1a)
			LANDMAP Visual & Sensory question 3 and 25, – Historic Landscape question 4 (in Wales)	n/a
			Guidebooks	No known relevant to the Application Site.
Recreational	Landscape offering recreational opportunities where experience of landscape is important	Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration Presence of town and village greens Other physical evidence of recreational use where experience of	Definitive public rights of way mapping/ OS map data	The local PRow network is assessed in the LVIA. There are several PRow which pass through the northern, northwestern, southeastern and southwestern part of the Application Site.
			National Trails, long distance trails, Coastal Paths, Core Paths	None within the immediate vicinity or Application site itself.
			Open access land (including registered common land)	None within the immediate vicinity or Application site itself.
			Database of registered town or village greens	The Application site of immediate vicinity is not designated as a Local Green Space.
			Visitor surveys/ studies	No known relevant to the Application Site.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
		landscape is important Landscape that forms part of a view that is important to the enjoyment of a recreational activity	Observations about recreational use/ enjoyment made in the field by the assessor	Local PRoW network close to the Application Site and in the wider study area appears well used by the local population. Except for a few PRoW which were not well maintained and unable to use at the time of field work.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover Strong aesthetic qualities such as scale, form, colour and texture Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) Visual diversity or contrasts which contributes to the appreciation of the landscape Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks	Landscape character assessment	Site specific landscape character studies, Amenity Aspect of Development Choices in Arun District 2006, Arun Landscape Study, Landscape Character Types (HDA2), places the Application Site within LCT: Large-scale enclosed arable farmland (L1a). The Application Site is in good condition and is a managed farmland. The West Sussex Landscape carried out an assessment of the landscape character of West Sussex which defines as SC9: Chichester to Yapton Coastal Plain.
			LANDMAP Visual and Sensory scenic quality question 46 (in Wales)	n/a
			Protected views, views studies	n/a
			Areas frequently photographed or used in images used for tourism/ visitor/ promotional purposes, or views described or praised in literature	None known. Parts of the PRoW network within the Application Site appear on Google StreetView.
			Observations about scenic qualities made in the field by the assessor	The Application Site is within rural landscape which is well managed at the edge of the settlement of Yapton village. The wider study area has a rural towns and villages. The A259 Grevatt's Lane is busy traffic with source of noise within wider landscape as it distributes vehicles to southern coast, eastern and western directions. The northwesternmost parts of the study area have a more scenic quality, although a managed farmed landscape.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
			Conservation Area Appraisals	n/a
			Village Design Statements, or similar	n/a
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet ⁶ Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness ⁷ , rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts) Sense of remoteness, seclusion or openness Dark night skies A general absence of intrusive or inharmonious development, land uses, transport and lighting	Tranquillity mapping and factors which contribute to and detract from tranquillity Dark Skies mapping	CPRE tranquillity mapping covers the whole of England. The Application Site has a tranquillity value at the higher end of Least Tranquil. It is not within a Dark Skies area. CPRE have assessed the light pollution for the whole of England. The Application Site has 2-4 NanoWatts/cm/sr, of night light, which is at the middle of the spectrum at the bottom end of the lightest parts of spectrum. Proposed lighting would be residential in nature similar to the existing lighting in proximity to the north of Yapton village
			Wildness mapping, and Wild Land Areas in Scotland	n/a
			Land cover mapping	n/a
			Field survey	n/a
			LANDMAP Visual and Sensory Aspect	n/a
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy	Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains,	Land cover and habitat maps	At the time of field work, the Application Site was a cleared arable field, with areas of arable crops partly cleared and very limited vegetation with the exception of boundary hedgerows and trees

⁶More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Revised; Landscape Institute, 2017).

⁷ Relating to extensive semi-natural vegetation, presence of wildlife and presence of natural processes/ lack of human intervention.

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Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹ of Indicators of landscape value	Example ² of evidence	Evidence present
	functioning of the landscape	<p>areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows</p> <p>Areas that form an important part of a multifunctional Green Infrastructure network</p> <p>Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities</p>	<p>Ecosystem services assessments and mapping (particularly supporting and regulating services)</p> <p>Green infrastructure studies/strategies</p> <p>Development and management plans for nationally designated landscapes, Local Plans and SPDs</p> <p>Landscape character assessments</p>	<p>Apart from information contained in Natural England's NCA profiles there is no published mapping of ecosystem services provided by Arun District Council,</p> <p>The Application Site forms part of a published GI network within Arun District Council, Bognor Regis GI Framework, A Landscape & Green Infrastructure Framework, Ref. 30, Bilsham Coastal Plain,</p> <p>The West Sussex Landscape Character Assessment (November 2003) carried out an assessment of the landscape character of West Sussex which defines as SC9: Chichester to Yapton Coastal Plain. This illustrates overall Land Management Guidelines for the area.</p> <p>Site-specific landscape character assessment is included within the Arun Landscape Study, Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026, The site is identified as Bilsham Coastal Plain (LCA 30) Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain. Also The West Sussex Landscape carried out an assessment of the landscape character of West Sussex which defines as SC9: Chichester to Yapton Coastal Plain.</p>

Appendix B

Landscape and Visual Impact Assessment Methodology

B.1 Assessment Criteria and Assignment of Significance

Relevant Guidance

- B.1.1 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:
- *Landscape Character Assessment: Guidance for England and Scotland* (The Countryside Agency and Scottish Natural Heritage, 2002);
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3) (Landscape Institute and Institute of Environmental Management and Assessment, 2013);
 - *An Approach to Landscape Character Assessment* (Natural England, 2014);
 - *Technical Guidance Note 2/19 Residential Visual Amenity Assessment* (Landscape Institute, 2019)
 - *Technical Guidance Note 02/21: Assessing landscape value outside national designations* (Landscape Institute, May 2021); and
 - *Technical Guidance Note-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute, 2024).

Distinction Between Landscape and Visual Effects

- B.1.2 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, road users, people in their places of work etc) and on the change in views experienced by people.

Assessment Criteria and Assignment of Significance of Effects

- B.1.3 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). The methodology is set out in detail below and summarised in Diagram 1. These

factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

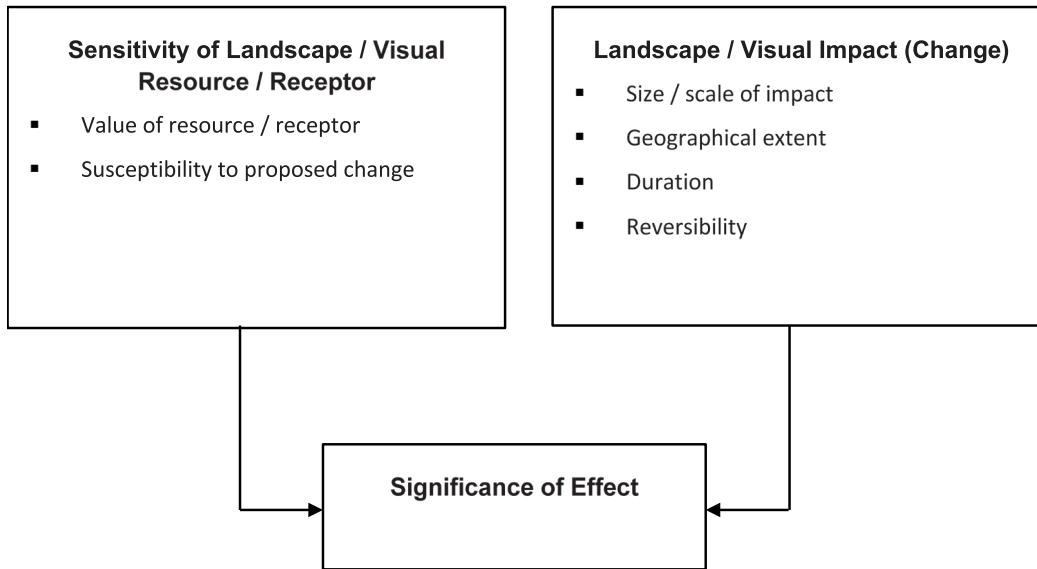


Diagram 2: Assessment Methodology Summary

Sensitivity

Sensitivity of landscape receptors

B.1.4 The sensitivity of a landscape receptor is a combination of “*judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*” (GLVIA, para 5.39). For the purpose of this assessment, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*” (GLVIA, para 5.40).
- Value of the landscape receptor: “*The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors*” (GLVIA, para 5.44).

B.1.5 Sensitivity is not readily graded into bands. However, descriptions of landscape susceptibility and value are set out in Table 1 below.

Table 1: Definitions of Landscape Sensitivity

Sensitivity	Typical Descriptors	
	Landscape Resource/Receptor Susceptibility	Landscape Resource/Receptor Value
Very High	Exceptional landscape quality, no or limited potential for substitution. Key elements / features well known to the wider public.	Nationally/internationally designated/valued landscape, or key elements or features of nationally/internationally designated landscapes.
High	Strong/distinctive landscape character; absence of landscape detractors.	Regionally/nationally designated/valued countryside and landscape features.
Medium	Some distinctive landscape characteristics; few landscape detractors.	Locally/regionally designated/valued countryside and landscape features.
Low	Absence of distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features.
Negligible	Absence of positive landscape characteristics. Significant presence of landscape detractors.	Undesignated countryside and landscape features.

Sensitivity of visual receptors

B.1.6 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) *“should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views”* (GLVIA, para 6.31). For the purpose of this assessment, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: *“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”* (GLVIA, para 6.32).
- Value of views: Judgements made about the value of views should take account of: *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art...”* (GLVIA, para 6.37).

B.1.7 Sensitivity is not readily graded in bands and GLVIA notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change *“is not black and white and in reality, there will be a gradation in susceptibility to change”* (GLVIA, para 6.35). In order to provide both consistency and transparency to the assessment process, however, Table 2, below defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the Proposed Development.

Table2: Definitions of Visual Sensitivity

Sensitivity	Typical Descriptors	
	Visual Receptor Susceptibility	Value of View
Very High	Observers, drawn to a particular view, including those who have travelled from around Britain and overseas to experience the views.	See paragraph B1.6 and B1.7, above
High	Observers on the public rights of way network in the countryside are more sensitive to visual change.	See paragraph B1.6 and B1.7, above

Sensitivity	Typical Descriptors	
	Visual Receptor Susceptibility	Value of View
Medium	Observers enjoying the countryside from vehicles on quiet/promoted routes or pedestrians on less scenic/urban rights of way are moderately sensitive to visual change.	See paragraph B1.6 and B1.7, above
Low	Observers in vehicles or people involved in outdoor activities where attention is not focused on landscape are less sensitive to visual change.	See paragraph B1.6 and B1.7, above
Negligible	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change.	See paragraph B1.6 and B1.7, above

Magnitude of Impact

Magnitude of impact on landscape resources and receptors

- B.1.8 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:
- Size or scale: *“The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape...; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones...”* and, *“whether the effect [impact] changes the key characteristics of the landscape, which are critical to its distinctive character”* (GLVIA, para 5.49).
 - Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that *“in general effects [impacts] may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas.”* For the purposes of this LVIA, the assessment considers the impact of the Proposed Development on the published landscape character areas, both at local and national level, i.e. the third and fourth landscape scales.
- B.1.9 Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA explains that as there are no standard lengths of time within these categories, the appraisal must state what these are and why these have been chosen (GLVIA, para 5.51). Reversibility is described as *“a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation”* (GLVIA, para 5.52). Projects can be considered to be permanent (irreversible), partly reversible or fully reversible. For the purposes of this assessment the Proposed Development is considered to be permanent.

Magnitude of impact on visual receptors

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- B.1.10 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:
- Size or scale: Judgements need to take account of: *“the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Proposed Development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the Proposed Development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses”* (GLVIA, para 6.39).
 - Geographical extent: This will vary from viewpoint to viewpoint and will reflect: *“the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the Proposed Development; and, the extent of the area over which the changes [impacts] would be visible”* (GLVIA, para 6.40).
- B.1.11 Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA, para 6.41). For the purposes of this assessment the impacts on views of the Proposed Development are considered to be permanent.
- B.1.12 The magnitude of the predicted impact has been described using criteria outlined above and Diagram 1 and detailed in methodology below. Magnitude of impact has been classified on a four-point scale (Large, Medium, Small and Negligible). The definitions of terms relating to the magnitude of impact are set out in Table 3, below.

Table 3: Example Definitions of Magnitude of Impact

Magnitude of Impact	Typical Descriptors	
	Landscape Resource	Visual Resource
Large	Total loss or addition or/very substantial loss or addition of key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of dominant, uncharacteristic elements with the attributes of the receiving landscape.	Complete or very substantial change in view, dominant involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements.
Medium	Partial loss or addition of or moderate alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.	Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e. pre-development view, through the introduction of new elements or removal of existing elements. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the views would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.
Small	Minor loss or addition of or alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may not be uncharacteristic with the surrounding landscape.	Minor change in baseline, i.e. pre-development view, – change would be distinguishable from the surroundings whilst composition and character would be similar to the pre-change circumstances.
Negligible	Very minor loss or addition of or alteration to one or more key elements/features/patterns of the	Very slight change in baseline, i.e. pre-development view, – change barely

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Magnitude of Impact	Typical Descriptors	
	Landscape Resource	Visual Resource
	baseline i.e., pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape approximating to a 'no-change' situation.	distinguishable from the surroundings. Composition and character of view substantially unaltered.

Significance of effects

- B.1.13 It is recognised that new development will lead to some landscape and visual effects. However, it should be stressed that not all landscape and visual effects arising will be significant.
- B.1.14 GLVIA3 explains, at paragraph 5.55, that a staged approach can be adopted when assessing landscape significance *“susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance.”*
- B.1.15 Within this assessment, the assessment of significance has taken the following into account (as appropriate):
- reference to regulations or standards;
 - reference to best practice guidance;
 - reference to policy objectives;
 - reference to criteria, for example designations or protection status;
 - outcomes of consultation to date; and
 - professional judgement based on local / regional / specialist experience.
- B.1.16 Significance varies depending on the receptor's sensitivity and the magnitude of impact of the project. The distance to the development can be a major factor in determining the magnitude of the impact. Those resources or receptors closer to the project are likely to experience a greater significance of effects than those further away.
- B.1.17 A significant effect would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects of any proposal are transparently assessed and understood in order that the determining authority can bring a balanced and well-informed judgement to bear when making any decision. This judgement should be based upon weighing up the benefits of the proposal against the anticipated effects, both positive and negative.
- B.1.18 The matrix, at Table 4, has been used to guide the assessment of effects. Where the matrix provides a choice of level of effects, e.g., Minor to Moderate, the assessor has exercised professional judgement in determining which of the levels is more appropriate.

Table4: Assessment of Significance of Effects Matrix

Sensitivity	Magnitude of Impact			
	Negligible	Small	Medium	Large
Negligible	Negligible	Negligible	Negligible to Minor	Minor
Low	Negligible	Negligible to Minor	Minor	Minor to Moderate
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major
High	Minor	Minor to Moderate	Moderate to Major	Major
Very high	Minor	Moderate to Major	Major	Substantial

- B.1.19 The significance of effect on landscape, views and visual amenity has been described according to the five-point scale shown in the above matrix (Substantial, Major, Medium, Minor, Negligible). A description of these terms is provided in Table 5, below.

Table 5: Definitions of Significance Criteria

Magnitude	Typical Descriptors
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	Landscape Resource	Visual Resource
Substantial	Where proposed changes would be uncharacteristic and/or would significantly alter a landscape of exceptional landscape quality (e.g., internationally designated landscapes), or key elements known to the wider public of nationally designated landscapes (where there is no or limited potential for substitution nationally).	Where proposed changes would be uncharacteristic and/or would significantly alter a view of remarkable scenic quality, within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public.
Major	Where proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape.	Where proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality.
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area.	Where proposed changes to views would be noticeably out of scale or at odds with the existing view.
Minor	Where proposed changes would be at slight variance with the character of an area.	Where proposed changes to views, although discernible, would only be at slight variance with the existing view.
Negligible	Where proposed changes would have an indiscernible effect on the character of an area.	Where proposed changes would have a barely noticeable effect on views/visual amenity.

B.1.20 In this assessment, those effects of Minor and below are not considered to be significant. Those effects to be Major and above are considered to be significant. Those effects that are considered to be Moderate, can be either significant, or not significant, depending on context.

December 2024

Appendix C

**Proposed Development Layout
(2138_1100_Planning Layout_Yapton, dated 11.04.2025)**

