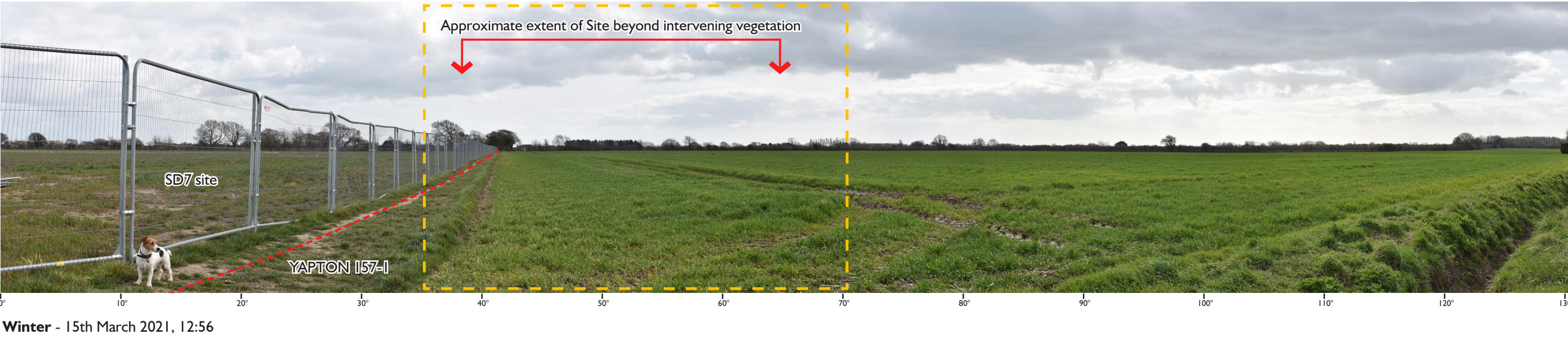


VIEWPOINT 18 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



**Panoramic view looking southeast from the junction of Drove Lane (Footpath YAPTON 155) and Footpath YAPTON 157-I.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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| <div><div>Viewpoint location</div><div>Panoramic view looking southeast from the junction of Drove Lane (Footpath YAPTON 155) and Footpath YAPTON 157-I.</div></div> <div><div>Latitude / Longitude</div><div>50.819111, -0.622996</div></div> <div><div>Approximate elevation</div><div>3.5m AOD.</div></div> <div><div>Approximate distance to closest edge of Site</div><div>640m to the northwestern corner of the Site.</div></div> <div><div>Landscape Designations at viewpoint</div><div>None.</div></div> <div><div>Comments</div><div>The viewpoint is on the boundary of the SD7 site.</div></div> | <div><div>Description of Existing View</div><div><p>View from Drove Lane, at the western end of Footpath Yapton 157-I. Heras fencing around the boundaries of the approved SD7 site is seen in the foreground to the left of the view, with glimpses of housing on the southwestern edge of Yapton seen beyond in winter. The remainder of the view looks across an open agricultural field, with a backdrop of hedgerows and trees. Looking ahead of the view along Footpath 157-I, the rooftop of a 3 storey building on Taylors Close is glimpsed in winter against the otherwise treed skyline.</p><p>Once built, housing within the approved SD7 site will be seen to the left of the view, however, based on the approved Outline scheme and Reserved Matters drawings it will be set back from this location by green space within the site, a hedgerow along its western boundary, and areas of woodland mix / tree planting along its southern boundary with the Footpath. The Site is located beyond the tree line/ hedgerow to the east of the foreground field. It is almost completely screened in summer, however, winter glimpses are possible through the intervening vegetation.</p></div></div> <div><div>Angle of View</div><div>The Site is located at approximately 15 degrees to the direction of travel when heading southeast along Footpath Yapton 157-I.</div></div> | <div><div>Sensitivity of Visual Receptors</div><div><p>The primary activity of receptors in this location would be people using the Footpath / Drove Lane for dog walking and for local access. Focus would generally be on the track but with an appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint.</p><p>With reference to the methodology in Appendix B, as the majority of receptors will be viewers whose focus is not primarily on their setting, but who may value the setting as part of the activity in which they are involved, their <b>Susceptibility to Change</b> would be MEDIUM; and as they are within a landscape judged to be of moderate or good strength of character the <b>Value</b> of the view would be MEDIUM.</p><p><b><u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u></b></p></div></div> <div><div>Reversibility</div><div>Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although any effects would soften as mitigation planting along the western boundary and within the Site establishes.</div></div> |
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

Year 1:

From this location the view looks along Footpath Yapton 157-I and across the field to the south, with the approved SD7 site seen to the north of the path. Based on the approved Outline scheme and Reserved Matters drawings, properties within the SD7 site would be set back slightly from the boundary by a road, swale, and woodland, tree and wildflower planting.

Housing proposed on the Application Site would be seen beyond the hedgerow / tree line seen across the foreground field, where rooftops would be glimpsed (particularly in winter).

No important elements would be lost from the scene; no views of heritage assets would be affected; the complexity of the scene would not change (as housing is already part of the scene); there would be no change in the scale of landscape or built elements seen in the view; and there would be no effect on visual enclosure experienced along the Footpath (changes to enclosure closer to the viewpoint would be a result of the SD7 proposals); however, additional housing would be glimpsed, breaking the skyline in places.

At this stage the new planting proposed on Site would be immature and would have little effect on any changes to the view.

Overall, the general composition of the view looking along the Footpath would experience limited change. The SD7 site and foreground field would continue to dominate the scene, and whilst the proposals would be visible beyond the hedgerow / treeline (extending development seen in the view to the south), given the existing housing present in the view this would have a limited effect the scene.

From this location in both **summer** and **winter** the proposals would form a visible element in the scene, having a slightly detrimental effect on its overall character.

**The Magnitude of Visual Effects at Year 1 would be LOW ADVERSE in both summer and winter.**

Year 7:

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 - 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 - 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the trees and woodland planting proposed in the northwestern corner / along the western boundary of the Site may be visible in summer, but is unlikely to have any significant effect on the view.

Overall the effects would remain similar to those experienced in year 1. In both **summer** and **winter** the development would form a visible element in the scene, having a slightly detrimental effect on its overall character.

**The Magnitude of Visual Effects at Year 7 would remain LOW ADVERSE in both summer and winter.**

Year 15:

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 - 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage in both **summer** and **winter** the proposed housing would be filtered / screened by the existing planting and by the woodland and tree planting proposed in the northwestern corner / along the western boundary of the Site.

Whilst some glimpses of the proposals may remain (particularly in winter), at this stage the development would be fully integrated into the scene, and the proposals would scarcely be appreciated in the view.

**The Magnitude of Visual Effects at Year 15 would be NEUTRAL in both summer and winter.**

Significance of Visual Effects (sensitivity x magnitude of effect)

|        | Year 1                     | Year 7                     | Year 15 |
|--------|----------------------------|----------------------------|---------|
| Summer | VERY SLIGHT ADVERSE EFFECT | VERY SLIGHT ADVERSE EFFECT | NEUTRAL |
| Winter | VERY SLIGHT ADVERSE EFFECT | VERY SLIGHT ADVERSE EFFECT | NEUTRAL |

VIEWPOINT 19 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking southeast from Footpath YAPTON 200/I-7.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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| <div><div>Viewpoint location</div><div>Panoramic view looking southeast from Footpath YAPTON 200/1-7.</div></div> <div><div>Latitude / Longitude</div><div>50.824107, -0.627022</div></div> <div><div>Approximate elevation</div><div>5m AOD.</div></div> <div><div>Approximate distance to closest edge of Site</div><div>1.25km to the northwestern corner of the Site.</div></div> <div><div>Landscape Designations at viewpoint</div><div>None.</div></div> <div><div>Comments</div><div>On the old Chichester and Arundel Canal towpath.</div></div> | <div><div>Description of Existing View</div><div><p>View from Footpath Yapton 200/1-7 which runs along the top of the old Chichester and Arundel Canal. The view is reasonably open with large agricultural fields seen to the south of the canal. Drove Lane Farm is seen across the fields to the right of the view, and housing on the southwestern edge of Yapton can be seen at approximately 20 degrees to the right of the Footpath. Heras fencing around the boundaries of the approved SD7 site is seen in front of, and to the right of the housing.</p><p>Vegetation along the former canal towpath restricts views straight ahead, however to the left of the view, housing along the B2233 Yapton Road is seen through and over the top of the field boundary vegetation. The barn at Bella Autos is seen to the far left of the view presented.</p><p>Once built, housing within the approved SD7 site will be seen where the Heras fencing is visible, in front of the housing on the southwestern edge of Yapton. The Site is located behind the SD7 site and the field boundary vegetation beyond.</p></div><div><div>Angle of View</div><div>The Site is located at approximately 40 degrees to the direction of travel when heading east-southeast along the Footpath.</div></div></div> | <div><div>Sensitivity of Visual Receptors</div><div><p>The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the former canal and surrounding landscape, and would be largely transient, with a fairly low to moderate number of receptors experiencing the viewpoint.</p><p>With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their <b>Susceptibility to Change</b> would be HIGH; and as they are on the line of the former Chichester and Arundel canal the <b>Value</b> of the view would be HIGH.</p><p><b><u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u></b></p></div><div><div>Reversibility</div><div>Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although any effects would soften as mitigation planting along the western and northern boundaries and within the Site establishes.</div></div></div> |
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The proposed development would be largely screened by housing within the approved SD7 site from this viewpoint and would be scarcely appreciated in the overall scene in both **summer** and **winter**.

The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

|        | Year 1  | Year 7  | Year 15 |
|--------|---------|---------|---------|
| Summer | NEUTRAL | NEUTRAL | NEUTRAL |
| Winter | NEUTRAL | NEUTRAL | NEUTRAL |

VIEWPOINT 20 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Winter - 15th March 2021, 16:58



Summer - 15th July 2021, 14:42

Panoramic view looking east-southeast from Footpath BARNHAM 146-2.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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| <div><div><div><div><div><div></div><div><b>Viewpoint location</b></div></div></div><div><div>Panoramic view looking east-southeast from Footpath BARNHAM 146-2.</div></div></div></div><div><div><div><div><div></div><div><b>Latitude / Longitude</b></div></div><div>50.817863, -0.637096</div></div><div><div><div><div><div></div><div><b>Approximate elevation</b></div></div></div><div><div>1m AOD.</div></div></div></div><div><div><div><div><div></div><div><b>Approximate distance to closest edge of Site</b></div></div></div><div><div>1.45km to the southwestern corner of the Site.</div></div></div></div><div><div><div><div><div></div><div><b>Landscape Designations at viewpoint</b></div></div></div><div><div>None.</div></div></div></div><div><div><div><div><div></div><div><b>Comments</b></div></div></div><div><div>On the edge of Arun District Council's 'Biodiversity Opportunity Area' and 'Local Green Space'.</div></div></div></div></div></div></div> | <div><div><div><div><div></div><div><b>Description of Existing View</b></div></div></div><div><div>View from a bend in Footpath Barnham 146-2, looking over the top of a rife in the foreground and across fields towards South Barn. The barn is surrounded by lines of trees, and the hedgerows / trees along the surrounding field boundaries contain views. A glimpse of the solar panels within Bilsham Farm Solar Farm is seen to the right of the view.</div></div></div></div> <div><div><div><div><div></div><div>The Site is located behind South Barn and several layers of intervening vegetation.</div></div></div></div></div> <div><div><div><div><div></div><div><b>Angle of View</b></div></div></div><div><div>The Site is located at approximately 55 degrees to the direction of travel when heading northeast along the Footpath.</div></div></div></div> | <div><div><div><div><div></div><div><b>Sensitivity of Visual Receptors</b></div></div></div><div><div>The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and would be largely transient, with a fairly low number of receptors experiencing the viewpoint.</div></div></div></div> <div><div><div><div><div></div><div>With reference to the methodology in Appendix B, as the receptor's focus will be primarily on their setting, their <b>Susceptibility to Change</b> would be HIGH; and as they are within a landscape judged to be of moderate or good strength of character, the <b>Value</b> of the view would be MEDIUM.</div></div></div></div></div> <div><div><div><div><div></div><div><b>The overall Sensitivity of Visual Receptors is therefore HIGH.</b></div></div></div></div></div> |
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The Site is located behind several layers of intervening vegetation, including the trees around South Barn.

The proposed development would be completely screened in **summer**, and any potential glimpse of rooftops in **winter** would scarcely appreciated in the overall scene.

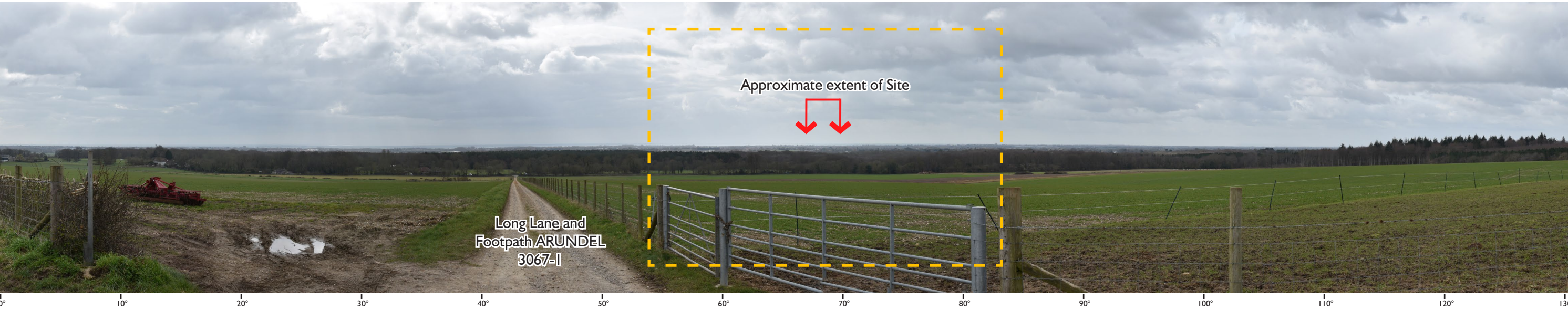
The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

|        | Year 1  | Year 7  | Year 15 |
|--------|---------|---------|---------|
| Summer | NEUTRAL | NEUTRAL | NEUTRAL |
| Winter | NEUTRAL | NEUTRAL | NEUTRAL |

VIEWPOINT 21 - Annotated viewpoint photograph

To be viewed **digitally at 150% enlargement** - see notes below.



Winter - 15th March 2021, 10:44



Summer - 16th July 2021, 13:43

**Panoramic view looking south-southwest from the junction of Long Lane / Footpath ARUNDEL 3067-I and Bridleway ARUNDEL 415, to the northwest of Arundel.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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| <div><div>Viewpoint location</div><div>Panoramic view looking south-southwest from the junction of Long Lane / Footpath ARUNDEL 3067-I and Bridleway ARUNDEL 415, to the northwest of Arundel.</div></div> <div><div>Latitude / Longitude</div><div>50.863912, -0.586431</div></div> <div><div>Approximate elevation</div><div>69m AOD.</div></div> <div><div>Approximate distance to closest edge of Site</div><div>5.85km to the northwestern corner of the Site.</div></div> <div><div>Landscape Designations at viewpoint</div><div>Within the South Downs National Park.</div></div> <div><div>Comments</div></div> | <div><div>Description of Existing View</div><div><p>View from high ground within the South Downs National Park, looking across foreground fields towards Binsted Wood, and across the landscape to the south coast. The A27 is seen at the end of Long Lane, and a few houses are seen in amongst the trees at the northern edge of Binsted Wood. Looking over the top of the Wood, there are glimpses of development in the wider landscape, including a few tower blocks and large industrial / commercial buildings. The English Channel forms the horizon line.</p><p>The Site is located beyond / amongst the trees in the centre of the view. Yapton itself is not directly discernible.</p></div></div> <div><div>Angle of View</div><div>The Site is located at approximately 20 degrees to the direction of travel when heading south along Footpath ARUNDEL 3067-I/ Long Lane.</div></div> | <div><div>Sensitivity of Visual Receptors</div><div><p>The primary activity of receptors in this location would be people using the Footpath / Bridleway for the experience and enjoyment of the landscape, and people visiting designated landscapes or promoted attractions (the South Downs National Park). Focus would generally be on the path and on the views of the surrounding landscape, and would be largely transient, with a fairly low number of receptors experiencing the viewpoint.</p><p>With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their <b>Susceptibility to Change</b> would be HIGH; and as they are within a landscape designated for the preservation of the beauty of the countryside at a national level, the <b>Value</b> of the view would also be HIGH.</p><p><b><u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u></b></p></div></div> <div><div>Reversibility</div><div>Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible.</div></div> |
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The development would not be visible from this location in either **summer** or **winter**.

The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

|        | Year 1  | Year 7  | Year 15 |
|--------|---------|---------|---------|
| Summer | NEUTRAL | NEUTRAL | NEUTRAL |
| Winter | NEUTRAL | NEUTRAL | NEUTRAL |

VIEWPOINT 22 - Annotated viewpoint photograph

To be viewed **digitally at 150% enlargement** - see notes below.



Panoramic view looking southeast from Halnaker Hill.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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| <div><div>Viewpoint location</div><div>Panoramic view looking southeast from Halnaker Hill.</div></div> <div><div>Latitude / Longitude</div><div>50.878735, -0.693687</div></div> <div><div>Approximate elevation</div><div>126m AOD.</div></div> <div><div>Approximate distance to closest edge of Site</div><div>8.91 km to the northwestern corner of the Site.</div></div> <div><div>Landscape Designations at viewpoint</div><div>Within the Halnaker Hill Scheduled Ancient Monument, and within the South Downs National Park.</div></div> <div><div>Comments</div><div>Halnaker Windmill is Grade II Listed. The summer viewpoint photo was taken within the field just in front of the winter photo viewpoint location, as the foreground hedgerow had grown up and screened views south.</div></div> |  | <div><div>Description of Existing View</div><div>View from the top of Halnaker Hill, which affords panoramic views across the surrounding landscape, all the way to the south coast. The landscape appears verdant, with pockets of development seen between the trees. Several large areas of white / grey rooftops stand out in the landscape (including the Rolls Royce Headquarters at Westhampnett), more so to the right of the view.</div><div>The Site is located in amongst the trees in the centre of the view. Yapton itself is not directly discernible.</div></div> <div><div>Angle of View</div><div>The Site is located at approximately 35 degrees to the direction of the view when looking south towards the coast.</div></div> | <div><div>Sensitivity of Visual Receptors</div><div>The primary activity of receptors in this location would be people visiting designated landscapes or promoted attractions (South Downs National Park), and people located in the setting of a heritage asset (Halnaker Hill Scheduled Ancient Monument and Listed Building). Focus would be on the Windmill and on views of the surrounding landscape, and would be both stationary and transient, with a moderate number of receptors experiencing the viewpoint.</div><div>With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their <b>Susceptibility to Change</b> would be HIGH; and as they are within a landscape designated for the preservation of the beauty of the countryside at a national level, and on a Scheduled Ancient Monument, the <b>Value</b> of the view would also be HIGH.</div><div><b><u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u></b></div></div> <div><div>Reversibility</div><div>Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible.</div></div> |
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The development would not be visible from this location in either **summer** or **winter**.

The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

|        | Year 1  | Year 7  | Year 15 |
|--------|---------|---------|---------|
| Summer | NEUTRAL | NEUTRAL | NEUTRAL |
| Winter | NEUTRAL | NEUTRAL | NEUTRAL |

8.3. Likely Visual effects from private viewpoints<sup>46</sup>

- 8.3.1. Planning is primarily concerned with effects on the public domain. The assessments made above are therefore for representative viewpoints within the public domain. They are taken at standing eye level (approximately 1.6m) in areas accessible to the public.
- 8.3.2. However, views will also be possible from viewpoints within the private domain including potential views from the properties detailed in Section 4.3 above.<sup>47</sup>
- 8.3.3. Most notably, these include receptors (people) living in (and visiting) the private houses along the B2132 Bilsham Road immediately to the east of the Site, including those on the western edges of Taylors Close and Graham Road.<sup>48</sup> Receptors within these properties would have views of the proposals from west-facing gardens and from west-facing windows at both ground and first floor level, changing their views across the open fields to the west of the B2132 Bilsham Road (although for receptors within properties on Graham Road, the SD7 site would be seen directly across the road). Effects would be ‘significant’ in the short to medium term before the proposed planting along the road frontage becomes fully established, falling to less than ‘significant’ levels in the longer term once the development is integrated into the scene.<sup>49</sup>
- 8.3.4. Once built, receptors within the southernmost parcel of the SD7 site would also have views of the development, albeit views would be filtered by the proposed shrub, hedgerow and tree planting within the SD7 scheme (and in the longer term by the proposed planting along the northern edge of the Application Site). Receptors within these properties would have views from south facing windows and from south facing gardens, changing their views across the open fields. As above, effects would be ‘significant’ in the short to medium term before intervening planting becomes fully established, falling to less than ‘significant’ levels in the longer term once the development is integrated into the scene.
- 8.3.5. Views from properties to the north of the SD7 site (including those on Gladstone Road, Mill View Road and The Millers) would largely be truncated by the SD7 development once built. Filtered views through the development would be possible from south facing windows on upper floors, however, effects would not be ‘significant’.
- 8.3.6. Receptors within the properties along the southern boundary of the central and western parcels of the SD7 site would also have some views of the upper floors / rooftops of buildings on the Application Site, however, views would largely be screened by the existing vegetation and vegetation planted within the SD7 scheme, and as above, would not be ‘significant’.
- 8.3.7. Similarly, receptors within Drove Lane Farm to the west of the Site would also have views of rooftops over the intervening vegetation, however these views would not be ‘significant’.
- 8.3.8. From the south, there would be views from properties within Bilsham, including Bilsham Manor, Manor Cottage, Bilsham Manor Barns (Bilsham Barn, Old Granary, and Manor Barn),<sup>50</sup> The Chapel, Sheepfold, and Old Bilsham Farmhouse. Receptors within these properties would have some views of the proposals from north-facing gardens and north-facing windows on upper floor levels (apart from Sheepfold which would have ground floor level glimpses only), changing the proximity of development within Yapton. In the short to medium term, effects on all properties would be at moderate adverse levels or lower (not ‘significant’), as views are limited by intervening vegetation to the south of the Site. Filtered views / glimpses of the proposals

would be possible in the short to medium term, however, once the proposed mitigation planting within the Site and within the Biodiversity Improvement Area to the south of the Site establishes, effects would largely fall away.

- 8.3.9. Similarly, for receptors within Hobbs Farm (on the east side of the Bilsham Road to the south-southeast of the Site), views are limited by the existing vegetation along Bilsham Road (and in the medium to longer term by the proposed woodland planting on the Site). In all periods effects would not be ‘significant’.
- 8.3.10. Finally, there would also be some views from the Hobbs Allotment Gardens to the east of the Site, however these are likely to be largely truncated by vegetation along either side of Bilsham Road, and would be limited to short term glimpses before the proposed planting within the southeastern corner of the Site establishes. In all periods effects would not be ‘significant’.

46 As set out in the Methodology in Appendix B, the visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

47 In accordance with Tables A and B of Appendix B, the sensitivity of receptors in residential properties has been assessed as **High** for living areas (ground level rooms and gardens of residential properties), and **Medium** for sleeping areas.

48 For receptors at the western end of West View Drive, effects are judged to be Neutral, as although the view would have changed, the proposed housing on the Application Site would be seen alongside that on the SD7 site (once built) and would have little effect on the view.

49 For definition of ‘Significant’ refer to the Visual Impact Assessment Methodology (Appendix B), paragraphs 10.16 to 10.18.

50 There are unlikely to be views from Long Barn which is single storey and is screened by Manor Barn, the Old Granary and Bilsham Barn to the north.

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## 9 ASSESSMENT CONCLUSIONS

### 9.1. Introduction

- 9.1.1. This report considers the Landscape and Visual effects resulting from the residential development proposed on the Application Site.
- 9.1.2. It sets out the methodology of the assessment, a detailed baseline study of the Site and surrounding area; a description of the proposals; and then evaluates the likely Landscape and Visual effects.
- 9.1.3. The conclusions of these assessments are set out below, with detailed assessments contained in Sections 7 and 8 above.

### 9.2. Likely Landscape effects - Summary

- 9.2.1. The assessment of the likely effects of the development on the Landscape resource has been undertaken in two phases. Firstly, following a baseline study (Section 5), the assessment has considered the effects on 21 key constituent elements of the landscape,<sup>51</sup> and then the effect on Overall Landscape Character has been considered. This is the effect on the Landscape resource as a whole, and is based on the assessments of effects on the individual elements contributing to its character.
- 9.2.2. In this case the restricted area over which the proposals would be seen limits the area of the surrounding landscape over which effects may be felt; and the majority of the key components of the receiving landscape would experience neutral effects. Of the 21 key components considered effects on Geology, Soils, Built form, Settlement Character, Cultural Elements, nearby Community Spaces, Scale, Complexity, Wildness, and Remoteness would all be neutral, and effects on Sense of Place would be negligible.
- 9.2.3. Whilst the Land Use on the Site itself would inevitably change, and there would be a small change to the character of the Bilsham Road to the south of Taylors Close (as a result of the proposed footpath along the east side of the road); there would be notable medium to long term enhancements to Vegetative cover (and negligible beneficial effects created by the additional public access proposed); and whilst there would be minor effects on Drainage / Waterbodies, Landform / Topography, the setting of nearby Heritage assets, Settlement Pattern, Landscape Pattern, Lighting, Openness / Enclosure and Tranquillity, these would all be very localised.
- 9.2.4. Overall it is judged that the proposals would cause very slight damage to Overall Landscape Character in that they would cause very minor loss or alteration to key components of the baseline Landscape and would therefore create a landscape whose character:
- *Largely matches the layout, mix, scale and appearance of the existing landscape;*
  - *Introduces components not considered uncharacteristic of the surrounding landscape;*
  - *Largely maintains existing landscape quality and character; and*
  - *Largely maintains existing sense of place.*
- 9.2.5. The significance of effect on Overall Landscape Character has therefore been judged to be a **very slight adverse effect** in both the short and medium to longer term. Whilst the scheme would involve new built form on the Site, it would reflect that of the adjacent settlement. Effects locally to the Site would be limited, and effects on wider Landscape Character would be negligible.

### 9.3. Likely Visual effects - Summary

- 9.3.1. The Zone of Visual Influence of the development proposals is contained within a limited area of the surrounding countryside / townscape, located within approximately 1.95km of the centre of the Site.
- 9.3.2. More distant views (beyond approximately 1.95km) are generally prevented by a combination of topography, built form and vegetation, meaning that there are no mid or long-distance views from the lower ground associated with the surrounding coastal plain; and whilst some long distance views theoretically exist from rising ground within the South Downs National Park to the north of the Site, by the time the ground reaches sufficient elevation for potential views, the Site is 5.5km+ away and is not discernible in the wider landscape.

#### Likely effects on receptors within the public domain

- 9.3.3. During construction effects would be 'significant' for receptors using the northern part of the B2132 Bilsham Road along the eastern boundary of the Site, and for receptors using Footpath YAPTON 156/I across the field immediately to the west (although these effects are relatively short term and could be reduced by the use of good (printed) construction hoardings around the Site).
- 9.3.4. Following construction, major adverse effects are predicted in the short term (year 1) in both summer and winter for receptors on Footpath Yapton 156/I where it is away from the urban edge and there are open views across the field to the west of the Site (Viewpoints 9 and 10). These are considered to be "significant".<sup>52</sup>
- 9.3.5. Moderate adverse effects are also predicted in the short term in both summer and winter for users of Bilsham Road where it passes the northern part of the Site boundary (Viewpoint 3), for users of Footpath 156/I where it sits alongside the existing urban edge (Viewpoint 16) and where it meets Bilsham Lane to the southwest of the Site (Viewpoint 8); and in winter only for users of Footpath Yapton 148-I-I where it crosses the paddocks to the south of the Site (just north of Bilsham Manor Barns - Viewpoint 7). These effects are not judged to be "significant".
- 9.3.6. Effects on receptors at all other viewpoints are judged to be slight, very slight or neutral.
- 9.3.7. In the medium term (year 7) major adverse (and therefore "significant") effects would remain for users of Footpath Yapton 156/I where the path is away from the urban edge (Viewpoints 9 and 10); however in summer these effects would reduce to moderate levels in these locations due to the proposed planting around the Site boundaries adjacent to the viewpoints.
- 9.3.8. Moderate effects would also remain in winter for users of Bilsham Road where it passes the northern part of the Site boundary (Viewpoint 3), and for users of Footpath Yapton 156/I where it sits alongside the existing urban edge (Viewpoint 16).
- 9.3.9. As in year 1, effects on receptors at all other viewpoints are judged to be slight, very slight or neutral.
- 9.3.10. **No longer term "significant" effects would exist from the public domain.** At year 15 effects on receptors at all viewpoints are judged to be slight, very slight or neutral with the exception of those receptors using Footpath Yapton 156/I where the path is away from the urban edge (Viewpoints 9 and 10). From these viewpoints effects would remain at moderate adverse levels, but only in winter.
- 9.3.11. Overall, the effects of the proposed development on receptors in the public domain are very limited. Views of the Site are constrained by surrounding built form, vegetation and the effects of topography to a restricted area of the surrounding landscape / townscape; and other than short to medium term effects on those receptors using Bilsham Road where it passes the northern end of the Site, and on users of the footpath across the field immediately to the west of the Site where the path is away from the urban edge, effects would not be "Significant".
- 9.3.12. There would be no long term significant effects, and no effects whatsoever on receptors within the majority of Yapton or within the Yapton Conservation Areas.

51 Under three headings: 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors'.

52 Refer to the Visual Methodology in Appendix B, Paragraph 10.18.

### Likely effects on receptors at private viewpoints

- 9.3.13. With respect to receptors in the private domain (whilst it should be noted that planning control is principally, if not exclusively concerned with effects on the public domain), there would be only limited effects associated with the development. From the majority of properties in Yapton there would be no views of the proposals.
- 9.3.14. From properties on Mill View Road, Gladstone Road, the Millers, and Bilsham Road to the north of the Site, views would largely be truncated by the SD7 development and would not be 'significant'.
- 9.3.15. Similarly, from Drove Farm (to the west), from properties within the SD7 development to the northwest, and from properties along Bilsham Road and Bilsham Lane to the south, views would be largely filtered / screened by existing (and proposed) vegetation. Effects would not be 'significant'.
- 9.3.16. It is only from properties yet to be built within the southernmost part of the SD7 development, and from properties directly opposite the site along Bilsham Road (including those on the western edges of Taylors Close and Graham Road) that 'significant' effects would be experienced. Receptors within these properties would have views of the proposals from both ground and first floor level, and the proposals would change their views across the adjacent roads from one of open fields to one of built development. Effects on receptors at these locations would be 'significant' in the short to medium term before the proposed planting along the site boundaries becomes fully established, falling to less than 'significant' levels in the longer term once the development is integrated into the scene.

### Effect on overall visual amenity

- 9.3.17. Overall, the effects of the proposed development on receptors in the surrounding landscape are limited. Views of the Site are contained by surrounding built form, vegetation and the effects of topography to a restricted area; only a few short to medium term effects that would be experienced by receptors at the representative viewpoints assessed in the public domain are judged to be 'significant'; and similarly 'significant' effects on receptors at private residences are limited to short to medium term effects from specific areas immediately adjacent to the Site.
- 9.3.18. Whilst it is clear that some adverse Visual effects are likely to be felt by receptors (people) in the landscape immediately surrounding the Site, it is equally clear that these effects would be limited to a small number of locations where views of the proposals would be possible, and that the majority of these would be mitigated by the proposed planting in the medium to longer term.
- 9.3.19. In conclusion, therefore, in considering the development as a whole it is clear that the effects are limited and are focussed primarily on a few locations in the public domain immediately surrounding to the Site, and from a few private residences immediately adjacent to its boundaries. In the wider context the effects on overall visual amenity<sup>53</sup> would be very small.

### 9.4. Assessment conclusion

- 9.4.1. In conclusion (and with reference to paragraph 1.4.7 above), in considering these proposals it is clear that whilst some adverse (largely short to medium term) effects would exist, the extent of these would be limited, and the proposed development would not cause significant and demonstrable long term harm to either landscape character or visual amenity.
- 9.4.2. Whilst significant effects would inevitably exist on the site itself (a direct consequence of the housing development), the proposals would only have a very slight adverse effect on the surrounding (Overall) Landscape Character; and significant effects on visual amenity would be restricted to short to medium term effects from a few viewpoints located in close proximity to the site.

<sup>53</sup> Meaning the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

GLOSSARY OF TERMS

GENERAL TERMS

- Impact**
- 1
- Impact is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The action being taken*”.<sup>1</sup>
- Effect**
- 2
- Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The change resulting from that action*”.<sup>2</sup>
- Setting of a heritage asset**
- 3
- Setting of a heritage asset is defined in the NPPF as “*The surroundings in which a heritage asset is experienced*”.<sup>3</sup>

VISUAL TERMS

- Visual amenity**
- 4
- Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “*the overall pleasantness of the views that receptors enjoy of their surroundings*”.<sup>4</sup>

LANDSCAPE CHARACTER TERMS

- Physical Influences**
- Geology**
- 5
- In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.<sup>5</sup>
- Soils**
- 6
- In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.<sup>6</sup>
- Vegetation**
- 7
- In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

1

Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) prepared jointly by the landscape Institute and the Institute of Environmental Management and Assessment and published on the 17<sup>th</sup> April 2013 - Paragraph 1.15.

2

GLVIA3 Paragraph 1.15.

3

Annex 2: Glossary, National Planning Policy Framework.

4

GLVIA3 Paragraph 2.20.

5

Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

6

Effects on soil structure caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

Landform / Topography

- 8
- In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

Drainage

- 9
- In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

Influences of Human Activity

Heritage assets

- 10
- In landscape character terms effects on designated heritage assets (including Sites of Archaeological Importance / Conservation Areas / Listed Buildings / Scheduled Ancient Monuments / Registered Parks and Gardens); and undesignated assets (such as undesignated parkland) are considered in terms of the way the heritage assets affect the character of the landscape / townscape, and whether any changes to these assets or the way they are experienced (as a consequence of the development) would change this established character. Effects are therefore considered both in terms of any effects to the physical heritage assets themselves, and in terms of any effects on how they are experienced in the landscape (i.e its setting - for example if views are screened or opened up / or if a designed vista is blocked by the proposals). In short, in landscape / townscape character terms we assess the way the assets contribute to landscape / townscape character and whether this is changed as a consequence of the proposed development.<sup>7</sup>

Land use / management

- 11
- In landscape character terms effects on land use / land management are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.

Settlement pattern / character of settlement

- 12
- In landscape character terms effects on settlement pattern and the character of settlement are considered in terms of the shape of settlements (e.g. linear, clustered etc); effects on their character (urban, suburban, rural etc.); and effects on urban grain.

Character of buildings / built form

- 13
- In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

7

Effects on the significance of the heritage assets themselves (including how their setting (defined in the NPPF as “The surroundings in which a heritage asset is experienced”) contributes to this significance) are considered by Heritage Consultants and fall outside the scope of this assessment.

**Lighting**

- 14 In landscape character terms effects of lighting are considered in terms of whether lighting is proposed, and how this will integrate with existing lighting in the landscape surrounding a Site.

**Access / movement**

- 15 In landscape character terms effects on access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

**Landscape pattern**

- 16 In landscape character terms effects on landscape pattern are considered in terms of effects on the pattern of the landscape created by boundary features (e.g. roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.).

**Cultural elements**

- 17 In landscape character terms effects on ‘cultural elements’ are considered in terms whether there are any references to the landscape in nationally significant art or literature (such as Constable’s view of Salisbury Cathedral or references to the “Secret Low Weald” in Rudyard Kipling’s Poem Puck’s Song), and the effects development would have on these views / characteristics.

**Community spaces**

- 18 In landscape character terms effects on community spaces are considered in terms of whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publically accessible green space, etc.): and the effects development would have on these.

**Aesthetic and Perceptual Factors****Scale**

- 19 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

**Complexity**

- 20 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).

**Degree of enclosure / openness**

- 21 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

**Tranquillity**

- 22 Tranquillity is considered in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

**Wildness**

- 23 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

**Remoteness**

- 24 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

**Sense of place**

- 25 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.



I N D I G O      L A N D S C A P E      A R C H I T E C T S