

LANDSCAPE AND VISUAL IMPACT APPRAISAL

LANDSCAPE AND VISUAL EFFECTS OF RESIDENTIAL DEVELOPMENT ON LAND WEST OF BILSHAM ROAD, YAPTON

for
Landlink Estates Ltd.

December 2021

REF: 964-LVA Rev B 2022-01-04

In the interest of sustainability, this document is intended to be printed double sided on A3 paper.

PROJECT NO.	964	REVISION B				
DOCUMENT REFERENCE	964-LVA Rev B 2022-01-04	Rev	Date	By	Chk	Description
AUTHOR(S)	Mark Gibbins and Mary Hawkins	-	2021-12-10	MG/MH	MG	First draft issue
STATUS	PLANNING	A	2021-12-20	MG/MH	MG	Issued for planning
		B	2022-01-04	MG/MH	MG	Minor revisions

CONTENTS

- 1 Introduction
 - 1.1 Reason for assessment
 - 1.2 Site location
 - 1.3 Aim and approach
 - 1.4 Basis of assessment
 - 1.5 Identification of the preliminary Study Area
 - 1.6 Site survey work
 - 1.7 Scope of the Appraisal
- 2 Methodology, Assumptions and Limitations of the Assessment
 - 2.1 Introduction
 - 2.2 Guidance and terminology
 - 2.3 Process of assessment
 - 2.4 Assumptions made
 - 2.5 Limitations of assessment

BASELINE STUDY

- 3 Planning Policy Context and Designations
 - 3.1 Introduction
 - 3.2 National planning context
 - 3.3 Local planning context
 - 3.4 Landscape, heritage and tree designations
 - 3.5 Habitat designations
- 4 The Visual Baseline
 - 4.1 Introduction
 - 4.2 The estimated Zone of Visual Influence
 - 4.3 Visual receptors
- 5 The Environmental Baseline
 - 5.1 Introduction
 - 5.2 Site description
 - 5.3 Existing Landscape Condition
 - 5.4 Overall landscape sensitivity

-
- 6 Proposed Development
 - 6.1 Introduction
 - 6.2 Description of development
 - 7 Likely Landscape Effects
 - 7.1 Introduction
 - 7.2 Elements assessed
 - 7.3 Likely Landscape effects
 - 7.4 Effect on Overall Landscape Character

- 8 Likely Visual Effects
 - 8.1 Introduction
 - 8.2 Viewpoint assessments
 - 8.3 Likely Visual effects from private viewpoints
- 9 Assessment Conclusions
 - 9.1 Introduction
 - 9.2 Likely Landscape effects - Summary and conclusion
 - 9.3 Likely Visual effects - Summary and conclusion

GLOSSARY OF TERMS

APPENDICES

- Appendix A Landscape Impact Assessment Methodology
- Appendix B Visual Impact Assessment Methodology
- Appendix C Technical Methodology - Presentation of Photographs
- Appendix D Photosheets
- Appendix E Reference Images
- Appendix F Screening Opinion Letter
- Appendix G Indicative Plant Schedule

FIGURES

- FIG. 1 The Site
- FIG. 2 Designations
- FIG. 3 The Estimated Zone of Visual Influence
- FIG. 4 Landscape Character
- FIG. 5 Landscape Masterplan
- FIG. 6 Estimated Zone of Visual Influence and Public Viewpoint Locations
- FIG. 7 Public Viewpoint Locations - Distant

This page is intentionally left blank.

I INTRODUCTION

I.1. Reason for assessment

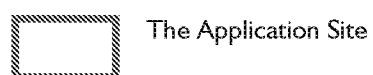
- I.1.1. This document addresses the likely Landscape and Visual effects of a proposed residential development on land to the west of Bilsham Road in Yapton.
- I.1.2. It forms part of the documentation associated with a Hybrid Planning Application and has been prepared by Indigo Landscape Architects Ltd.
- I.1.3. The Hybrid Application includes a Detailed Application (Phase 1) consisting of 30 residential units (including new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works), and an Outline Application for further phases of up to 110 dwellings and associated infrastructure (with all matters reserved).

I.2. Site location (refer to Figure 1)

- I.2.1. The Site is located on an area of agricultural land to the south of Yapton in West Sussex.
- I.2.2. It covers an area of some 7.97 hectares (red line area), and is abutted to the north by the approved SD7 South Yapton site,¹ and to the east by the B2132 Bilsham Road.
- I.2.3. Immediately to the south and west the Site is surrounded by agricultural fields, with the hamlet of Bilsham located beyond a hedgerow / tree line some 200+m from the southern Site boundary.
- I.2.4. Beyond the B2132 immediately to the east of the Site is the relatively recent development at Taylors Close (built in 2010 / 2011), and the Hobbs Allotment Gardens.
- I.2.5. The Site is not within a designated landscape, but lies some 3.4km from the closest boundary of the South Downs National Park (which is found to the west of Arundel and on the rising ground largely to the north of the A27).

FIG. 1 - THE SITE

KEY:



¹ The SD7 site is classified as a 'Strategic Site' allocation by Arun District Council. Land control within the allocation lies with two separate parties, and therefore two separate applications were submitted at outline stage: Y/91/17/OUT (the southeastern part (which abuts the Site) owned by Gleeson Strategic Land Limited) and Y/92/17/OUT (the northwestern part owned by The Trustees of the Langmead Pension Scheme).



1.3. Aim and approach

- 1.3.1. The purpose of this assessment is to outline the aims and methods of Landscape and Visual Impact Assessment (LVIA); to detail the process of assessment according to accepted guidance in the field;² and to apply this approach to the proposals on the Application Site.
- 1.3.2. The assessment therefore has the following objectives:
- To identify the existing landscape features and the landscape quality both of the Application Site and the surrounding Study Area.
 - To assess the likely Landscape and Visual effects of the proposals taking account of any mitigation proposed.
- 1.3.3. The approach to the assessment has therefore involved:
- Recording and analysis of the key components of the Landscape which contribute to overall Landscape Character; and of the Visual baseline associated with the Site and surrounding area, through desk-based study and field appraisal;
 - An evaluation of the sensitivity of the existing landscape, and of visual receptors likely to be affected by the proposed development;
 - Appreciation of the nature, form, scale and materials associated with the development, including mitigation measures proposed; and,
 - An assessment of the magnitude of effect and its potential for significance as a result of the implementation of the proposals.

1.4. Basis of assessment

- 1.4.1. Following receipt of a screening opinion by Arun District Council that confirmed an Environmental Impact Assessment (EIA) was not required,³ this planning application is not the subject of an EIA (See paragraph 1.7.2 below and refer to Appendix F for Arun District Council's screening opinion letter).
- 1.4.2. It is instead, a Hybrid Application for a proposed residential development where overall effects are likely to be restricted to a limited area of the surrounding landscape. The report therefore recognises the need for proportionality,⁴ and this has guided the scope of the Appraisal.
- 1.4.3. Given outline consent has been granted on both parts of the site and reserved matters have been progressed It has also been undertaken on the assumption that the SD7 allocation will be developed, and assessments have therefore been made as if this development is built.
- 1.4.4. In considering this LVA, however, it is essential to understand that for the Outline part of the Application the assessments made are based purely on the information contained within the parameters outlined in the description of development (Section 6), as these will be the only fixed elements of the Outline element of the Planning Application. For the Detailed part of the Application the assessments made have been based on a detailed set of drawings and reports which form the planning application.
- 1.4.5. Taking this approach to the Outline element of the Application provides an assessment of the essential basis of the scheme, rather than details which may or may not be built in the future, and means the assessment remains relevant at a future point as long as these parameters are adhered to. It also means that the worst case scenario has been assessed (for example heights of buildings assume the worst case, whereas at the detailed planning stage some buildings may be reduced in height to provide architectural and visual interest within the

scheme or assist in the reduction of effects).

- 1.4.6. It is also important to understand that both the Landscape and Visual impact assessments undertaken have been prepared using a methodology which (partially as a consequence of the limited parameters provided on the Outline element of the scheme) deliberately avoids forming a significant opinion on the merits of the architecture proposed. The assessment methodology is designed to make the assessment process as objective as possible. The impacts of built form (size, shape etc.) are considered, but a judgement of design quality does not form part of this assessment.
- 1.4.7. Finally, it is important to bear in mind that some Landscape and Visual effects are an almost inevitable consequence of development. It is up to the decision makers (in this case Arun District Council's Planning Department) to consider any adverse effects identified in the context of beneficial effects that may also exist in other areas (such as the provision of much needed housing) and to strike a balance in making a decision on the Application.

1.5. Identification of the preliminary Study Area

- 1.5.1. The preliminary (desk top) study area for this assessment was centred on the Site and included all areas within a 5km radius where the proposed development could potentially have an effect on Landscape Character and Visual Amenity, taking into account topography and significant areas of built form and vegetation.

1.6. Site survey work

- 1.6.1. The identification of the preliminary Study Area was followed up with detailed field survey work undertaken by a Member of the Landscape Institute on the 18th February and the 15th March 2021 (deciduous trees without leaves); and the 15th and 16th July 2021 (trees in leaf). Weather conditions on all days were dry with good visibility.
- 1.6.2. Representative photographs were taken at viewpoints chosen to demonstrate the visibility of the Site in the surrounding landscape. Where many similar viewpoints were available, photographs were taken at the location where the Site is most visible.
- 1.6.3. Photographs were taken with a Nikon D3400 or D3500 digital SLR camera with a fixed 35mm focal length lens and presented using a 1.5x multiplication factor to give the equivalent of 52.5mm on a 35mm film SLR. They are intended to be viewed **digitally** and replicate a normal eye level view at 1.6 metres above ground level.⁵
- 1.6.4. The fieldwork undertaken has enabled the estimated Zone of Visual Influence (ZVI) to be established (refer to Section 4.2 and Figure 3 on pages 12 and 13 respectively); and this in turn has guided the detailed Study Area for the Landscape Baseline study.

1.7. Scope of the Appraisal

- 1.7.1. Having established the preliminary Zone of Visual Influence of the proposed development, an EIA Screening Opinion request which included an Explanatory Report was submitted to Arun District Council (the "Council") on the 4th August 2021 for a larger site (comprising of 200 units) which included land to the west of the Site.
- 1.7.2. An EIA screening response was received from the Council dated the 25th August 2021. The letter concluded that an EIA was not required for the larger site, stating:⁶

"Having considered the above factors and having had regard to the nature & scale of the proposal, it is not considered that the proposed development has the potential to result in significant impacts on the environment. The impacts would be relatively small-scale and localised and will be mitigated in accordance with standard methods including by conditions, a s106 legal agreement and the Community Infrastructure Levy. As such, it is considered that the

² The assessments have been based on the guidance contained within the "Guidelines for Landscape and Visual Impact Assessment" - 3rd edition, 17th April 2013 (GLVIA3), however, as the scheme is not the subject of an Environmental Statement (as required by EIA Regulations) this document takes the form of a Landscape and Visual Impact "Appraisal".

³ This screening opinion was for a larger site comprising of 200 units, which included land to the west of the Site.

⁴ GLVIA 3 - Paragraphs 3.16 and 6.2.

⁵ Refer to Appendix C for technical details.

⁶ Refer to Appendix F for full details.

proposal does not constitute EIA development and as such an Environmental Statement is not required in this instance."

- 1.7.3. The scope of the Appraisal has therefore been guided by the nature of the proposals and the landscape in which it is located. In this case, given the nature of the proposals, the Site, and the surrounding landscape context, the assessments undertaken within this document have been limited to the following:
- i. The Visual assessment has been undertaken during daylight hours, and in order to take account of the effect of time, has been considered in the short (year 1), medium (year 7), and longer term (year 15).
 - ii. 22 viewpoints have been chosen to represent the visibility of the proposals from the public domain surrounding the Site. Viewpoints are representative, and therefore illustrate the nature of views experienced around each location.
 - iii. Effects on receptors in private properties have also been considered, however, as planning is principally concerned with views from the public domain these have been grouped (where possible) to minimise the extent of this work.
 - iv. In undertaking the Landscape Assessment an overall assessment of the effects of the development on Landscape Character has been made. Detailed assessments of the effects on individual elements that contribute to Landscape Character have not been assessed individually - Instead 21 individual elements that contribute to Landscape Character have been considered within the environmental baseline under three broad headings 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors' and the effects on them considered collectively in coming to a conclusion on the effects on overall Landscape Character.

2 METHODOLOGY, ASSUMPTIONS AND LIMITATIONS OF THE ASSESSMENT

2.1. Introduction

2.1.1. This section sets out the methodology used in the preparation of this document. It sets out guidance referenced, terminology used, the concept behind the process of Landscape and Visual Impact Assessment, and the methodology which has been applied.

2.1.2. It also sets out both assumptions made and limitations acknowledged, and is supported by a glossary which defines terms used throughout.

2.2. Guidance and terminology

2.2.1. The methodology, guidelines and terminology used in the preparation of this Appraisal have been developed from the following:

- i. 'Guidelines for Landscape and Visual Impact Assessment, Third Edition' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment and which came into force on the 17th April 2013;
- ii. 'An Approach to Landscape Character Assessment', Natural England, 2014; and
- iii. 'The Setting of Heritage Assets', Historic England, 2017.

2.2.2. The generic title of the process followed is Landscape and Visual Impact Assessment. The term 'impact' in this context is often seen as interchangeable with the term 'effect' (and there may be circumstances in which the terms 'impact and effect' are interchangeable), however, GLVIA3 defines impact as the 'action being taken', and effect as 'the change resulting from that action', and these definitions have been followed throughout this assessment.

2.2.3. For the avoidance of doubt:

- i. 'Km' means kilometre/s; 'm' means metre/s.
- ii. All distances are approximate.
- iii. All references to points of the compass are generalised and are used for descriptive purposes only.
- iv. 'Site' refers to the main Development Site within the red line shown on Figure 1.

2.3. Process of assessment

2.3.1. Landscape and Visual Impact Assessment is a process where the features and qualities of views and of the Application Site and surrounding Landscape are examined, the Proposed Development is set out, and assessments are undertaken in accordance with the approach set out in GLVIA3.

2.3.2. The process considers the **susceptibility** to change of the "receptor" and the **value** attached to the view / landscape element to determine **sensitivity**; and weighs this against the **magnitude of effect** to determine the **Significance** (or level) **of effect**.

$$\text{Sensitivity} \times \text{magnitude} = \text{Significance of effect}$$

2.3.3. Although interrelated, Landscape assessment is distinctly separate from the process of Visual assessment:

- **Landscape** effects are concerned with changes to the landscape, including the effect on its character as a whole and on the individual elements contributing to this character. "Receptors" can therefore include physical influences (for example vegetation or water bodies); influences of human activity (for example access / movement or the character of buildings / built form); or aesthetic and perceptual factors (for example tranquillity or wildness); all of which contribute to overall Landscape Character.

- **Visual** effects are the effects on "receptors" of changes (resulting from development) in the character of available views. In this case the "receptors" are people experiencing the view such as users of Public Rights of Way (PRoW) or occupants of residential properties.

2.3.4. Detailed Methodologies are set out within Appendices A (Landscape) and B (Visual).

2.4. Assumptions made

2.4.1. In undertaking both the Landscape and Visual assessments, certain assumptions have been made regarding road adoption, plant growth, and maintenance heights for new planting, which are set out below. In regards to the Outline part of the application, assumptions are also made for building heights and finished floor levels.

2.4.2. In terms of road adoption it has been assumed that some of the roads within the scheme are to be adopted and that some street lighting will therefore be required within the development.

2.4.3. In the case of building heights, elevations within the Detailed part of the scheme (Phase 1) are shown on Boyle & Summers House Type drawings, and are to be between 7.713m and 8.704m from Finished Floor Level to ridge.

2.4.4. In the case of the Outline part of the scheme, it has been assumed that buildings will be no more than two storeys in height and that:

- i. Single storey buildings measure approximately 2.5m from ground level to eaves, and approximately 5m to the ridge.
- ii. Two storey buildings measure approximately 5m from ground level to eaves, and between approximately 8 and 9m to the ridge (dependent upon the depth of the building).

2.4.5. Building finished floor levels are assumed to be approximately 150mm above the existing ground levels in the location that each building is found on the survey.

2.4.6. With respect to proposed planting, it has been assumed that plant growth and maintenance heights will be as follows:⁷

- a) Hedgerow planting along the southern Site boundary will be:
 - i. Planted with native species as transplants at 6 per linear metre in a triple staggered row, guide height 1m at year 1.
 - ii. Well established as a fairly solid hedge in year 7 - maintained at 2m in height.
 - iii. Fully established as a solid hedge in year 15 - with the hedgerow maintained at 2.5 - 3.0m in height.
- b) Hedgerow planting along the western Site boundary will be:
 - i. Planted with native species as transplants at 6 per linear metre in a triple staggered row, guide height 1m at year 1.
 - ii. Well established as a fairly solid hedge in year 7 - maintained at c. 1.2m in height.
 - iii. Fully established as a solid hedge in year 15 - with the hedgerow maintained at between 1.2 and 2m in height (depending on location).
- c) Hedgerow planting along the northern Site boundary (to reinforce the hedge proposed along the adjacent SD7 site) will be:
 - i. Planted with native species as transplants at 4 per linear metre in a double staggered row, guide height 1m at year 1.
 - ii. Well established as a fairly solid hedge in year 7 - maintained at 1.2m in height.

- iii. Fully established as a solid hedge in year 15 – with the hedgerow maintained at c.1.2m in height.
- d) Hedgerow planting along the northern end of the eastern Site boundary (either side of the site access from Bilsham Road will be:
 - i. Planted with native species as transplants at 6 per linear metre in a triple staggered row, guide height 1m at year 1.
 - ii. Well established as a fairly solid hedge in year 7 - maintained at 1.2m in height.
 - iii. Fully established as a solid hedge in year 15 – with the hedgerow maintained at c.1.5m in height.
- e) Native woodland planting will be:
 - i. Planted at 1m centres in year 1 as entirely native species 0.3 - 0.8m tall, with 30% feathered trees up to about 2.0m, and heavy standard trees up to about 4m in height to give age variety and to assist with screening in the early years).
 - ii. Well established as woodland in year 7, forming a solid visual barrier at ground level in summer and good filtering to full screening of views in winter (depending on the depth of planting) – heights likely to vary between 2 and 5m. Plants to be allowed to grow to natural shape.
 - iii. Fully established as woodland in year 15, forming a solid visual barrier at ground level in summer and good filtering to full screening of views in winter (depending on the depth of planting) – heights likely to vary between 4 and 8m. Plants to be allowed to grow to natural shape.
- f) Scrub planting within the Biodiversity Improvement Area to the south of the Site will be:
 - i. Planted in groups in year 1 as entirely native species 0.4 - 0.8m tall, to create a naturalised effect as required.
 - ii. Well established as scrub in year 7, forming good filtering to full screening of views at ground level in summer and filtering of views in winter (depending on the depth of planting) – heights likely to vary between 1.5 and 3.5m. Plants to be allowed to grow to natural shape.
 - iii. Fully established as scrub in year 15, forming a solid visual barrier at ground level in summer and good filtering to full screening of views in winter (depending on the depth of planting) – heights likely to vary between 2 and 5m. Plants to be allowed to grow to natural shape.
- g) Tree planting along the road corridors and within the public open space around the Site (Extra Heavy Standard (16-18cm girth), Advanced Nursery Stock (19-20cm girth), and Semi-Mature specimens (20-25cm girth) will be:
 - i. 4.5 – 6m tall in year 1.
 - ii. 5.5 – 7.5m tall in year 7.
 - iii. 6.5 - 9m tall in year 15.
- h) Tree planting in gardens (Extra Heavy Standard (16-18cm girth) specimens) will be:
 - i. 4.5 – 6m tall in year 1.
 - ii. 5 - 6.5m tall in year 7.
 - iii. 6 - 7.5m tall in year 15.

2.4.7. It should be noted, however, that tree heights will vary with species and are made on the assumption that planting and maintenance (watering etc) is to a high specification and that shocks to plant physiology (drought etc) are avoided. For example, in these conditions a semi-mature oak tree planted at 5m in height is likely to reach over 6m by year 7, and around 7.5m by year 15, whilst the equivalent aged sweet chestnut planted at 6.5m in height may reach 8m by year 7 and up to 10m by year 15.

2.4.8. Finally, it should also be noted that for the assessments made in years 7 and 15 it has been assumed that there

would be no significant change (growth or loss) in offsite / foreground vegetation.

2.5. Limitations of assessment

- 2.5.1. The assessments undertaken are based on certain assumptions and therefore have certain limitations. Whilst the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) calls for assessments to be appropriate and proportionate to the nature of the development proposed, these limitations should be recorded. For this study these have been identified as follows:
- i. The assessment only assesses effects on Visual receptors on publicly accessible land and from private residences (estimated) – Whilst this is entirely normal it should be noted that Visual effects from locations on surrounding fields are not covered.
 - ii. No photomontages or other forms of visualisation have been used in the assessments undertaken.
 - iii. As set out 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.
 - iv. Night time; enabling works / demolition; detailed construction; and decommissioning phase assessments have not been undertaken. Where particularly relevant to the overall assessment of effects, however, this report does make reference to the construction phase.
 - v. As set out above, for the visual assessments made in the medium to longer term (years 7 and 15) it has been assumed that there will be no significant change (growth or loss) in offsite / foreground vegetation.
 - vi. Finally, whilst the estimated Zone of Visual Influence (ZVI) is mapped to a good degree of accuracy and takes into consideration the screening effects of topography, built form and significant areas of vegetation as noted from site work, it should be understood that there will still be locations within the mapped ZVI where the complexity of landscape (such as intervening vegetation / buildings) or lack of public access makes it impossible to reasonably determine the exact visibility of the proposed development. In reality there will be some areas within the mapped ZVI where the proposed development will not be visible, and there may also be some un-mapped areas where glimpses of the proposed development would exist.

3 BASELINE STUDY - PLANNING POLICY CONTEXT AND DESIGNATIONS

3.1. Introduction

- 3.1.1. This section sets out the broad planning policy background applicable to the Site and policies that are relevant to Landscape or Visual matters. It considers the local and national level, in particular policies relating to Landscape and Visual amenity contained in the current Development Plan.
- 3.1.2. This section also sets out landscape, heritage, tree and habitat designations that fall within the Study Area.

3.2. National planning context

The National Planning Policy Framework (NPPF)

- 3.2.1. National planning policy contains guidance on planning and related issues on a national basis. From the 20th July 2021 this has primarily been set out within the National Planning Policy Framework (NPPF) document, superseding the previous 2012, 2018 and 2019 versions. Other national planning policy that remains current is identified in the introduction to the NPPF (associated with nationally significant infrastructure projects / traveller sites and waste policies); however, these have no relevance to these proposals.
- 3.2.2. The NPPF is a wide-ranging document comprising of 17 chapters which sets out the Government's planning policies for England and how these should be applied.
- 3.2.3. It provides a framework within which locally prepared plans for housing and other development can be produced; it must be taken into account in preparing the Development Plan; and is a material consideration in planning decisions.
- 3.2.4. The framework proposes that development that accords with an up-to-date Local Plan should be approved, and any proposed development that conflicts should be refused unless other material considerations indicate otherwise.⁸
- 3.2.5. The key paragraphs relating to Landscape and Visual assessment are contained within Section 15 of the NPPF.
- NPPF Section 15 - Conserving and enhancing the natural environment
- 3.2.6. This section of the NPPF sets out the requirement that the planning system should contribute to and enhance the natural and local environment by (amongst other criteria) protecting and enhancing valued landscapes, and that in preparing development plans the aim should be to minimise pollution and other adverse effects on the environment.
- 3.2.7. It sets out that planning policies and decisions should contribute to and enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'; and by 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures' (paragraph 174 b and d); and it sets out that plans 'should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries' (paragraph 175).
- 3.2.8. It specifically requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty; states that the conservation and enhancement of wildlife and cultural heritage are important considerations in these areas and should be given

great weight in National Parks and the Broads; and it states that the 'scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas' (paragraph 176). It also provides guidance for development in National Parks, the Broads and Areas of Outstanding Natural Beauty (paragraph 177); and provides guidance for planning policies and decisions in areas defined as Heritage Coast (paragraph 178), although none of these are relevant to the Application Site.

- 3.2.9. Under a sub-heading of 'habitats and biodiversity' development plans are required to enhance biodiversity and geodiversity including the requirement to 'identify and pursue opportunities for securing measurable net gains for biodiversity' (paragraph 179), and a series of principles are listed which local planning authorities should apply when determining planning applications (paragraphs 180 to 182).
- 3.2.10. Furthermore, under a second sub-heading of 'Ground conditions and pollution', ground conditions (referring to land stability and contamination) and the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment are also considered. In doing so paragraph 185 refers to noise pollution, and paragraph 186 refers to air quality management (both outside the remit of this assessment), however, paragraph 185b refers to the need for planning policies and decisions to 'identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason', and 185c refers to the need to 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.

National Planning Practice Guidance (NPPG)

- 3.2.11. The National Planning Practice Guidance (NPPG) is a web-based resource, provided by the Ministry of Housing, Communities and Local Government, which brings together planning guidance on various topics into one place. It adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together.
- 3.2.12. The NPPG replaces over 7,000 pages of planning guidance that was previously published in separate documents. It is now available entirely in one place, online and not in hard copy.
- 3.2.13. Plan makers (mainly Local Authorities who are responsible for a Local Plan but also community groups who may be working on a Neighbourhood Plan) must have regard to national policies and advice contained in the guidance when developing their plans. The guidance is also a 'material consideration' when taking decisions on planning applications. This means that if a local policy is deemed out of date, local authorities may be directed by the National Planning Practice Guidance's requirements.
- 3.2.14. The Planning Practice Guidance helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty and their settings in the 'Natural Environment' section (most recently updated on the 21st July 2019). Under a sub-heading of 'Landscape', paragraph 036 sets out that "the cumulative impacts of development on the landscape need to be considered carefully" and paragraph 037 states that "to demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used".
- 3.2.15. Paragraph 041 also makes it clear that the scale and extent of development within National Parks, the Broads and Areas of Outstanding Natural Beauty "should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty", and that any development in these areas "will need to be located and designed in a way that reflects their status as landscapes of the highest quality". [emphasis added]; and paragraph 042 then highlights the importance of the settings of National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes the harm that can be done by poorly located or designed development "especially where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary"; and it notes that "development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account". [emphasis added].

⁸ NPPF - The presumption in favour of sustainable development – paragraphs 11 and 12, page 6.

3.3. Local planning context

- 3.3.1. Arun District Council's Development Plan consists of the Arun Local Plan 2011-2031 (adopted on the 18th July 2018) which sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the plan period; the West Sussex Waste Local Plan 2014 (adopted April 2014); the Joint Minerals Local Plan 2018 (adopted in July 2018) and Soft Sand Review (adopted in March 2021); and a number of Supplementary Planning Documents (SPDs) which are used to provide additional advice and guidance on specific planning issues within the district. These include SPDs on Open Space and Recreation Standards, Conservation Areas, Parking Standards, and the Arun District Design Guide SPD (which is now supported by the increased emphasis on design Guides in the latest revision of the NPPF (July 2021)).
- 3.3.2. Arun District Council are currently unable to demonstrate a five year housing land supply through their Local Plan. Therefore, on the 24th March 2021 the Council approved an 'Interim Housing Statement',⁹ which "sets out how the Council is taking a proactive approach in seeking to boost its supply of housing", and provides a high-level tick-list tool which should "help applicants to identify and address some of the key matters which once addressed, may speed up the decision making process".
- 3.3.3. At a more local level, the Development Plan also includes 'made' Neighbourhood Plans. Yapton Parish Council's Neighbourhood Plan 2014-2029 was approved on the 5th November 2014, however, the Plan is now out of date and in need of revision to align it with the adopted Arun Local Plan (2018). The Parish Council have therefore revised the Plan (known as YNP2) and this has been subject to an initial consultation, however, it remains subject to significant unresolved objections. At this point the 'made' Neighbourhood Plan therefore remains the current document.¹⁰
- 3.3.4. Policies within these documents form the basis of adopted policy against which the development proposals will be assessed, and are considered in detail within the Planning Statement which accompanies this application.
- 3.3.5. The following policies are of particular relevance to these proposals in landscape terms:

Arun Local Plan 2011-2031

- Policy SD SPIa: Strategic Approach;
- Policy C SPI: Countryside;
- Policy GI SPI: Green Infrastructure and Development;
- Policy LAN DM1: Protection of Landscape Character;
- Policy SO DM1: Soils;
- Policy D SPI: Design;
- Policy D DM1: Aspects of Form and Design Quality;
- Policy ECC SPI: Adapting to Climate Change;
- Policy OSR DM1: Open Space, Sport & Recreation;
- Policy T DM1: Sustainable Travel and Public Rights of Way;
- Policy HER SPI: The Historic Environment;
- Policy HER DM1: Listed Buildings;
- Policy HER DM2: Locally Listed Buildings or Structures of Character;
- Policy HER DM3: Conservation Areas;
- Policy HER DM4: Areas of Character;
- Policy HER DM5: Remnants of the Portsmouth and Arundel Canal;
- Policy ENV SPI: Natural Environment;

- Policy ENV DM1: Designated Sites of Biodiversity or Geological Importance;
- Policy ENV DM3: Biodiversity Opportunity Areas;
- Policy ENV DM4: Protection of Trees;
- Policy ENV DM5: Development and Biodiversity;
- Policy W DM3: Sustainable Urban Drainage Systems; and
- Policy QE DM2: Light Pollution.

Yapton Neighbourhood Plan 2014-2029

- Policy BB1: Built-up Area Boundary;
- Policy E4: Minimising the Environmental Impact of Development;
- Policy E5: Retention and Enhancement of Biodiversity;
- Policy E6: Green Infrastructure and Development;
- Policy E8: Conservation Areas;
- Policy E9: Listed Buildings and Buildings or Structures of Character;
- Policy E10: The Former Portsmouth and Arundel Canal; and
- Policy E11: Minimising the Impact of Flooding from Development.

3.4. Landscape, heritage and tree designations (refer to Figure 2)

- 3.4.1. There are no international landscape or heritage designations (e.g. World Heritage Sites) or national landscape designations (e.g. National Parks / The Broads, Areas of Outstanding Natural Beauty (AONB)) covering the Application Site or within the Study Area. As set out in Paragraph 1.2.5 above the South Downs National Park lies some 3.4 km to the north of the Site at its closest point, however, it falls well outside of the Zone of Visual Influence of the proposed development (see Section 4 below).
- 3.4.2. In terms of national heritage assets¹¹ there are no designated assets on the Site, and no Registered Parks and Gardens, Conservation Areas,¹² or Scheduled Ancient Monuments¹³ fall within the Zone of Visual Influence of the proposals; however, a few Listed Buildings lie along the edge of the ZVI within the hamlet of Bilsham to the south of the Site.¹⁴
- 3.4.3. In terms of undesignated heritage assets, two cottages on the south side of the Site have been recognised by Arun District Council as being of local significance (locally listed),¹⁵ and the defunct Chichester and Arundel Canal passes through the village to the north of the Site:
- The former canal is considered to be "one of the most valued heritage features in Yapton".¹⁶ Having opened in around 1823, the canal was abandoned by the mid 19th century, and large sections were filled in. Parts of the canal bed are still visible, however, and footpaths have been maintained along the old towpath, including Footpath Yapton 200/1-7 which lies some 620+m to the north of the Site at its closest point. A short section of this Footpath to the northwest (and therefore the old canal) falls within the Zone of Visual Influence of the proposals (see Paragraph 4.2.1 below).

¹¹ Heritage assets include World Heritage Sites, Designated Sites of Archaeological Importance, Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Battlefields and Registered Parks and Gardens.

¹² Yapton has two Conservation Areas, at Main Road / Church Road and at Church Lane. Both are over 570m to the north of the Site, and fall outside the Zone of Visual Influence of the development.

¹³ See: <https://magic.defra.gov.uk>

¹⁴ See: <https://magic.defra.gov.uk>

¹⁵ These properties have been deemed to be of local architectural or historic interest and have been included on the Local List drawn up by the Council. This is a local (non-statutory) designation, completely separate from national listing which is undertaken by the government, and the buildings are not subject to additional planning controls, however, the local listing raises the profile of these buildings and to ensure they are recognised for their heritage value.

¹⁶ Yapton Neighbourhood Plan (2014-2029) Section 7, para 7.32.

⁹ See: <https://www.arun.gov.uk/housing-planning-policy/>

¹⁰ Refer to the Planning Statement accompanying this application for further detail.

- There is also a former canal bridge on 'The Pines' (c.600m north of the Site) which is believed to be the only complete original surviving structure remaining of the canal. Part of the old canal and the canal bridge fall within Yapton's Main Road Conservation Area which lies c.590m to the north of the site at its closest point, however, both outside the estimated Zone of Visual Influence of the proposed development.
- The locally listed buildings to the south of the Site include Nos. 84 and 85 Bilsham Road (found some 370m to the south of the Site). As above these lie outside the estimated Zone of Visual Influence of the proposals.

3.4.4. There are no areas of Ancient Woodland on Site or within its immediate vicinity (the nearest being 2.3km to the northwest of the Site at Nanny Copse);¹⁷ and no Tree Preservation Orders (TPOs) are found on Site, however, several trees with TPOs are found along the boundaries of the SD7 site immediately to the northwest of the Site (ref TPO/Y/4/18), and several more are found elsewhere within Yapton.¹⁸

3.5. Habitat designations¹⁹

- 3.5.1. There are no statutory designations such as Ramsar Sites, SSSIs, SPAs, SACs, and no National or Local Nature Reserves within the Study Area;²⁰ however, there are a number of areas of Deciduous Woodland Priority Habitat found within the surrounding area (refer to Figure 2).²¹
- 3.5.2. A 'Biodiversity Opportunity Area' (BOA) is also found some 830m to the west of the Site on an area of land which stretches down to Bognor Regis. These BOAs are identified on the Arun Local Plan Policy Maps as areas which provide the greatest opportunity for habitat creation and restoration.²² A part of the BOA falls within the Zone of Visual Influence of the proposals (refer to Section 4).

¹⁷ See: <https://magic.defra.gov.uk>

¹⁸ See: <http://arun.cloud.cadcorp.com>

¹⁹ The assessment of effects on habitats and species falls outside the scope of this assessment. Details of habitat designations are referred to here for contextual purposes only.

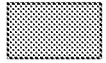
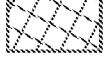
²⁰ See: <https://magic.defra.gov.uk>

²¹ See: <https://magic.defra.gov.uk>

²² Arun Local Plan 2011-2031, Policy ENV DM3.

FIG. 2 - DESIGNATIONS

KEY:

-  The Application Site
-
-  Conservation Area
-  Listed building
-  Priority Habitat - Deciduous Woodland
- Arun Local Plan 2011 - 2031 Policy Map**
-  Built-up Area Boundary
-  Strategic Housing Allocation
-  'Housing Site' (Yapton Neighbourhood Plan 2014-2029)
-  Existing Open Space (OSR DM1) / Local Green Space
-  Biodiversity Opportunity Area

Sources: MAGIC, Arun District Council



4 BASELINE STUDY - THE VISUAL BASELINE

4.1. Introduction

- 4.1.1. The Visual baseline sets out all areas of the surrounding countryside from where the proposed development may be seen and establishes the types of receptor found in each location.
- 4.1.2. As set out in the Methodology in Appendix B, it is established through desk top study and extensive fieldwork and determines the estimated Zone of Visual Influence (ZVI) presented on Figure 3.²³ Within the area identified it is estimated that views of the Proposed Development may be possible from ground level or within buildings.²⁴

4.2. The estimated Zone of Visual Influence

- 4.2.1. In the case of this development, due to the nature of surrounding topography, built form and vegetation, the primary Zone of Visual Influence of the development proposals is contained within an area of the surrounding countryside / townscape located within approximately 1.95km of the centre of the Site (refer to Figure 3):

Views from the north:

- Views from the north are limited by the approved SD7 site which will abut the Site once built.²⁵ There would be views from the southernmost parcel of this development, and due to the open space in the western corner of this parcel, there would also be views from a couple of properties on the end of 'The Millers'. There may also be glimpsed views from Gladstone Road and Mill View Road (both located to the north of the Site), looking through the SD7 development (refer to Viewpoint 1 in Section 8 below).
- To the northeast, there would be views from a section of the B2132 Bilsham Road, up to the end of West View Drive (some 125m north of the northern boundary of the Site) (Viewpoint 2). Beyond this point, views are limited by built form and the curve in the road. There would also be limited views from the western end of Graham Road (opposite the SD7 site to the northeast of the Site).

Views from the east:

- To the east of the Site, there would be views from the B2132 Bilsham Road, and views from properties at the western end of Taylors Close, opposite the Site. Views from further into Taylors Close would be screened by the properties themselves, some of which are three storey.
- There would also be views from Bilsham Road opposite the Site (Viewpoints 3 and 4) and from the Hobbs Allotment Gardens on Bilsham Road (where intervening boundary vegetation permits), and views from part of Footpath Yapton 144-1 which runs along the southern boundary of the allotments (Viewpoints 4 and 5). Further views from this direction are afforded from Footpath Climping 166-3, which crosses the fields to the east of the allotments (Viewpoint 6). Views beyond are limited by a combination of vegetation and topography.
- To the southeast, there are views from the paddock to the south of Footpath Yapton 144-1, and glimpsed views through intervening vegetation from a couple of properties within Hobbs Farm, including from the first floor of Hobbs Farmhouse (a Grade II Listed Building).

Views from the south:

- From the south, there are views from Footpath Yapton 148-1-1 which crosses the field to the south of the Site (Viewpoint 7), and glimpsed views from the north facing elements of Bilsham Barn, the Old Granary and Manor Barn (which face towards the Site) and from the first floors of Bilsham Manor and Manor Cottage (Grade II Listed) which lie to the south of the field.²⁶

- The Chapel (a Grade II Listed Building) to the west of the Manor may also have glimpsed views of the Site; however, these are likely to be screened by intervening vegetation and from the first floor there is only one velux style window facing north from where there may be potential views.
- Beyond these properties there would be fragmented views through vegetation from Bilsham Lane (particularly towards the eastern end where it meets the B2132 Bilsham Road).
- To the southwest of the Site, there are partly filtered views from the southern section of Footpath 156/1 (which runs along the western boundary of the adjacent field and then south towards Bilsham Lane) (Viewpoints 8 and 9), and from the new property 'Sheepfold', immediately west of the footpath. There may also be glimpsed views from Old Bilsham Farmhouse (a Grade II Listed Building which has windows in the east and south elevations at second floor level), however, views are largely screened by the surrounding built form and intervening vegetation.
- Furthermore, there are views from parts of Footpath Yapton 156-1 as it heads west from Bilsham Lane (Viewpoint 15), and views from a short section of Footpath Yapton 155 as it runs adjacent to Bilsham Farm Solar Farm (Viewpoint 14). Otherwise, views are restricted by lines of vegetation, the raised profile of the reservoir to the northwest of Old Bilsham Farm, and by the small woodland adjacent to the reservoir.

Views from the west:

- From the west, there are immediate views from Footpath Yapton 156/1 to the west of the Site (Viewpoints 9, 10 and 16), and from Footpath Yapton 148-1 as it heads west towards Drove Lane (Viewpoints 11 and 12). There would also be views from a section of Drove Lane (Footpath Yapton 155) between the Bilsham Farm Solar Farm and the SD7 site (Viewpoints 12, 13 and 18), and views from the eastern edge of Drove Lane Farm, and South Barn.
- Beyond this, there may be glimpsed views from Footpath Barnham 146-2, however these views would be distant and through layers of intervening vegetation (Viewpoint 20).
- To the northwest, there would be views from Footpath Yapton 157-1 along the southwestern edge of the approved SD7 site (Viewpoints 17 and 18), and views from properties along the southern boundary of the central and western parcels of this development. There may also be more distant glimpsed views from a slightly elevated section of Footpath Yapton 200/1-7, which follows the old towpath of the Chichester and Arundel Canal (Viewpoint 19), and from a small part of Footpath Barnham 158 as it crosses the towpath.

- 4.2.2. More distant views (beyond approximately 1.95km) are generally prevented by a combination of topography, built form and vegetation. 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 (refer to Figure 7 on page 25 and assessment of Viewpoints 21 and 22 in Section 8).

4.3. Visual receptors

- 4.3.1. Bearing in mind the extent of the Zone of Visual Influence around the Site, potential visual receptors within the public domain are limited to people found in the following locations:
- People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape:
 - Users of Footpath Yapton 144-1 as it heads east from Hobbs Allotment Gardens.
 - Users of Footpath Climping 166-3 to the east of Hobbs Allotment Gardens.
 - Users of Footpath Yapton 148-1-1 as it crosses the field to the south of the Site.
 - Users of Footpath Yapton 156/1 as it runs along the edge of the field to the west of the Site and heads south to Bilsham.

²³ Which in turn guides the detailed Study Area upon which the rest of the assessment is based.

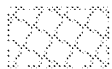
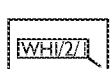
²⁴ Refer to paragraph 2.5.1 vi.

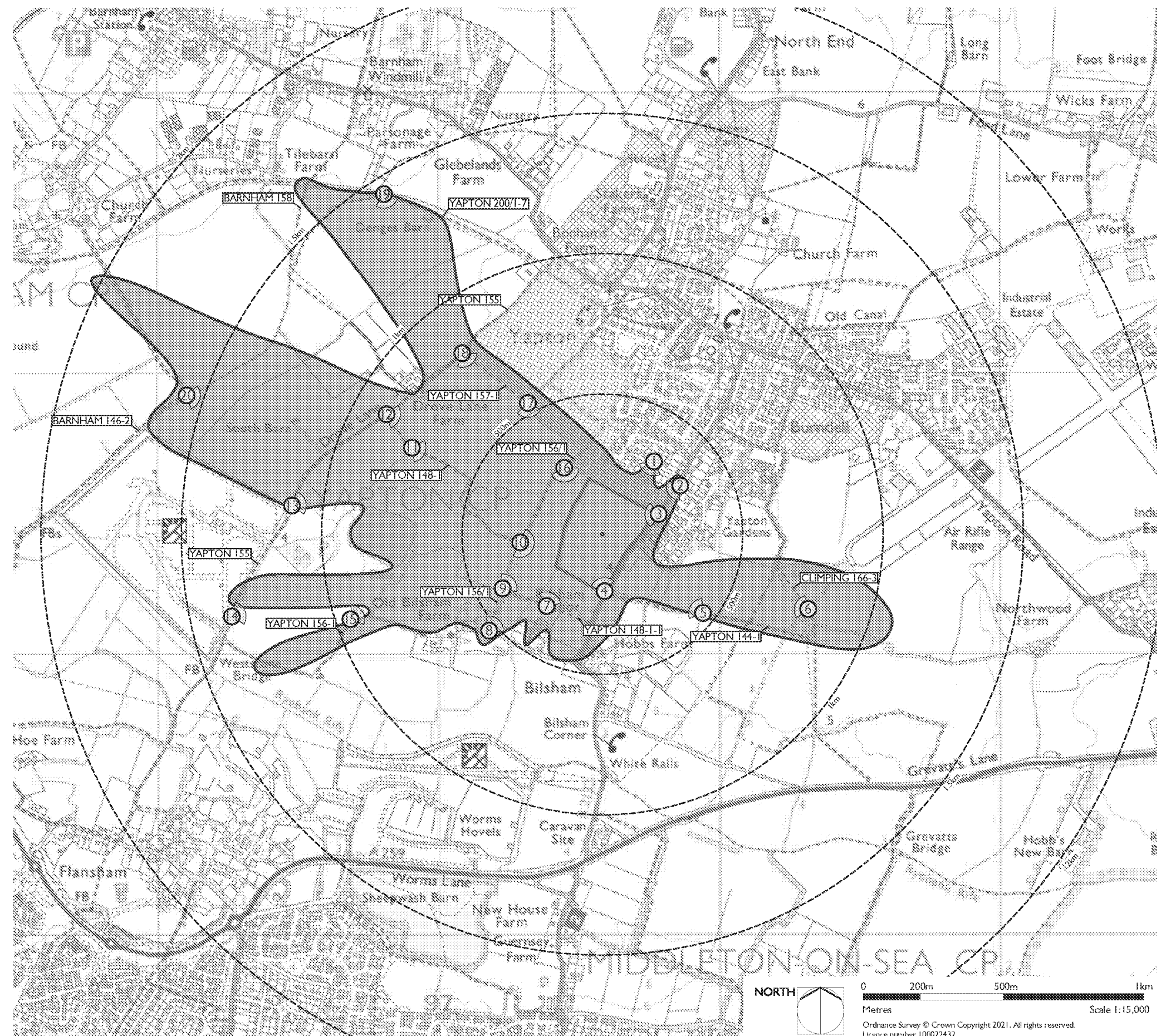
²⁵ Refer to Paragraph 1.4.3 above for the basis of the assessment relative to the SD7 site.

²⁶ 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.

FIG. 3 - THE ESTIMATED ZONE OF VISUAL INFLUENCE

KEY:

-  The Application Site
-  Strategic Housing Allocation (SD7)
-  Housing site approved / under construction
-  Estimated Zone of Visual Influence with SD7 site built
-  Public Viewpoint Location
-  Public Right of Way reference number



- Users of Footpath Yapton 148-1 between Footpath Yapton 156/1 and Drove Lane.
- Users of Footpath Yapton 155 / Drove Lane, to the west of the Site.
- Users of Footpath Yapton 156-1, to the west of Bilsham.
- Users of Footpath Yapton 157-1, along the southern edge of the SD7 site.
- Users of Footpath Yapton 200/1-7, which follows the old towpath of the Chichester and Arundel Canal, to the northwest of the Site.
- Users of Footpath Barnham 146-2, as it heads south from Barnham.

ii. People visiting designated landscapes or promoted attractions:

- People within the South Downs National Park.

iii. People located within the setting of a heritage asset:

- People at Old Bilsham Farmhouse, to the southwest of the Site.
- People at The Chapel, to the southwest of the Site.
- People at Bilsham Manor and Manor Cottage, to the south of the Site.
- People at Hobbs Farmhouse, to the south-southeast of the Site.

iv. People living and working in the area:

- People using roads / pavements for local access, including:
 - o Users of Mill View Road and Gladstone Road to the north of the Site.
 - o Users of West View Drive and Graham Road to the northeast of the Site.
 - o Users of the B2132 Bilsham Road and Taylors Close to the east of the Site.
 - o Users of Bilsham Lane to the south of the Site.
 - o Users of Drove Lane to the west of the Site.

4.3.2. From the private domain, potential receptors include:

i. People living in / visiting those living in the area (houses / flats and in private gardens):

- People within properties within the southernmost parcel of the SD7 site.
- People within properties along the southern boundary of the central and western parcels of the SD7 site.
- People within properties on Gladstone Road, and a few properties on Mill View Road.
- People within properties on the southwestern edge of The Millers.
- People within properties along a section of Bilsham Road, including at the western ends of West View Drive, Graham Road, and Taylors Close.
- People within Bilsham Manor, Manor Cottage, and Bilsham Manor Barns (Bilsham Barn, Old Granary, Manor Barn, and Long Barn), to the south of the Site.
- People within The Chapel in Bilsham, to the southwest of the Site.
- People within Sheepfold and Old Bilsham Farm House, to the southwest of the Site.
- People within Hobbs Farm (including Hobbs Farmhouse), to the south-southeast of the Site.
- People within Drove Lane Farm, to the northwest of the Site.

ii. People visiting facilities requiring membership / permission for access:

- People visiting the Hobbs Allotment Gardens.

4.3.3. A large part of the ZVI consists of agricultural fields where there is no public access.

5 BASELINE STUDY - THE ENVIRONMENTAL BASELINE

5.1. Introduction

- 5.1.1. The environmental baseline is a record of the state of key constituent elements of the Landscape within the Study Area. It includes a brief description of the Site and records the existing landscape condition within the Study Area, considering some 21 key characteristics under three broad headings; 'Physical Influences', 'Influences of Human Activity', and 'Aesthetic and Perceptual Factors'.
- 5.1.2. The environmental baseline has been based on both desktop research and field survey work, and includes reference to the following published Landscape Character Assessments, from which key characteristics of the landscape relevant to the Study Area have been drawn out (refer to Figure 4):
- National Character Area Profile 126, South Coast Plain (Natural England, 2014);
 - West Sussex Landscape Character Assessment Land Management Guidelines Sheet SC9: Chichester to Yapton Coastal Plain (West Sussex County Council, 2003);
 - Arun Landscape Study (2006), Landscape Character Area 30: Bilsham Coastal Plain.

5.2. Site description

- 5.2.1. The Site consists of part of a wider arable field to the south of Yapton, which is separated from its neighbouring field by the Ryebank Rife, a deep ditch running broadly north to south which drains south towards the coast.
- 5.2.2. The Site itself is some 7.97 hectares (red line area) in size, with the southern boundary crossing currently open ground along a line that falls between the Hobbs Allotment Gardens on Bilsham Road to the east (where Footpath Yapton 144-1 meets the Road), and confluence of existing hedgerows to the west of the Site (where Footpath Yapton 148-1 meets Footpath Yapton 156-1).
- 5.2.3. The Site is bounded by the Rife to the west; a post and rail fence to the north (along the boundary of the SD7 site); by a part open and part treed hedgeline along Bilsham Road to the east; and by the continuation of the open field to the south (refer to paragraph 5.3.2 below).
- 5.2.4. The surrounding landscape context consists of large, open agricultural fields (under a combination of arable and vegetable crops), smaller pastoral fields (mostly around Bilsham to the south), allotment gardens (immediately to the east), and built development within Yapton (to the east and north). Immediately to the north of the Site is the approved SD7 Site, which once built, will fill the space between the Site and the current built-up area.
- 5.2.5. The Site is currently accessed from Bilsham Road (opposite Taylors Close) where there is a gap in the scrubby hedgerow and an open access onto the field; and there is a crossing at the northernmost end of the Ryebank Rife (close to the northern Site boundary) which allows access to the adjacent field (this field is also accessed along its southern boundary). A Public Right of Way (Footpath Yapton 156/1) runs inside the hedgerow to the west of the Site.
- 5.2.6. There are no buildings or other built features on Site, however a line of utility cables run along its eastern boundary, and a gas main crosses the northern end of the Site (albeit this is not evident on the surface).

5.3. Existing Landscape Condition

- 5.3.1. In terms of **physical influences** on landscape character, bedrock geology below the Site consists of sedimentary chalk overlaid by River Terrace Deposits of sand, silt and clay;²⁷ and soils are loamy with naturally high groundwater.²⁸

- 5.3.2. In terms of vegetation, the area is characterised by a fragmented hedgerow and hedgerow tree pattern.²⁹ Woodland cover is limited (with no areas of Ancient Woodland found in the detailed Study Area, and only a few areas of Deciduous Woodland listed under the Priority Habitat Inventory); and hedgerows are often fragmented or removed completely between field boundaries. The Site is currently used for the growing of vegetable crops, with vegetation around its boundaries consisting of rough grass and a few shrubs along the Ryebank Rife, part scrub and part hedgerow / trees along the eastern boundary, and a continuation of the open field to the south. There is no existing vegetation along the northern boundary (which is only marked by a fence line); and the field boundary to the south consists of a hedgerow / treeline.
- 5.3.3. Topographically this is a flat landscape. There is almost no perceivable fall across the Site or within the surrounding fields, and this, along with the limited extent of surrounding vegetation, allows long views across the landscape to higher ground within the South Downs National Park, some 5km+ to the north of the Site.
- 5.3.4. Water bodies in the Study Area include the Ryebank Rife which runs along the western boundary of the Site on a north-northeast to south-southwest axis, and several other rifes / ditches in and around the surrounding fields. There is also a reservoir to the northwest of Bilsham (some 500m to the west of the Site), which sits above the surrounding landscape behind raised embankments. The majority of the Site lies within Flood Zone 1 with a low probability of flooding, however, small areas of Flood Zone 2 are found along the Ryebank Rife.³⁰
- 5.3.5. In terms of **influences of human activity** this is evidently a settled landscape with a high level of human activity and associated infrastructure. Land use on Site and in the surrounding fields is mainly agricultural (and largely arable or under vegetable production, with a few smaller pastoral fields closer to the settlements); with the built-up area of Yapton found immediately to the north and northeast of the Site; and an area of allotment gardens found to the east. Other land uses in the wider area include areas of solar panels some 650m - 1 km to the south and southwest, and commercial / industrial areas around the old airfield at Ford some 700m to 2.3km to the northeast of the Site (where significant expansion is planned under a further Strategic Site Allocation (Ref: SD8)).
- 5.3.6. The settlement character of Yapton is 'suburban'.³¹ Its settlement pattern historically began as a few houses clustered around the North End Road / Church Lane area; however, since World War II, the village has spread following the two main roads which pass through the village (the B2132 Bilsham Road and the B2233 Yapton Road). More recent development has filled in between the roads, and the settlement pattern has become more nucleated, with the village centred just to the west of the junction of these two roads. In the wider landscape outside of Yapton occasional more traditional villages and quiet hamlets remain, including Bilsham to the south of the Site. Lighting is focused on the built-up areas including Yapton, and although the lanes themselves are un-lit, there is significant skyglow from the larger settlements including the extended settlements around Littlehampton (to the east) and Bognor Regis (to the south and southwest).
- 5.3.7. There is a variety in the age and style of built form within the parish of Yapton which has "evolved in waves over time",³² most significantly from the post-war period to the present day. Whilst built form within the two Conservation Areas is more traditional and includes flint and stucco (and occasional thatch), around the Site most buildings are two storey with elevations in brick (primarily red), tile hanging or render, with concrete or plain clay tiles for the roofs. Limited use of timber boarding (both painted and natural) is also found, and some two and a half to three storey flats are found around Taylor's Close and West View Gardens to the east of the Site.

27 See: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

28 See: <http://www.landis.org.uk/soilscapes/>

29 The West Sussex Landscape Land Management Guidelines, Sheet SC9: Chichester to Yapton Coastal Plain.

30 Refer to the Flood Risk Assessment by Campbell Reith.

31 The West Sussex Landscape Management Guidelines Sheet SC9: Chichester to Yapton Coastal Plain refers to Yapton as a 'suburban settlement'.

32 Yapton Contextual Appraisal and Design Guide (Yapton Parish Council - December 2020), page 3 (Draft - Not yet adopted).

FIG. 4 - LANDSCAPE CHARACTER

KEY:



The Application Site

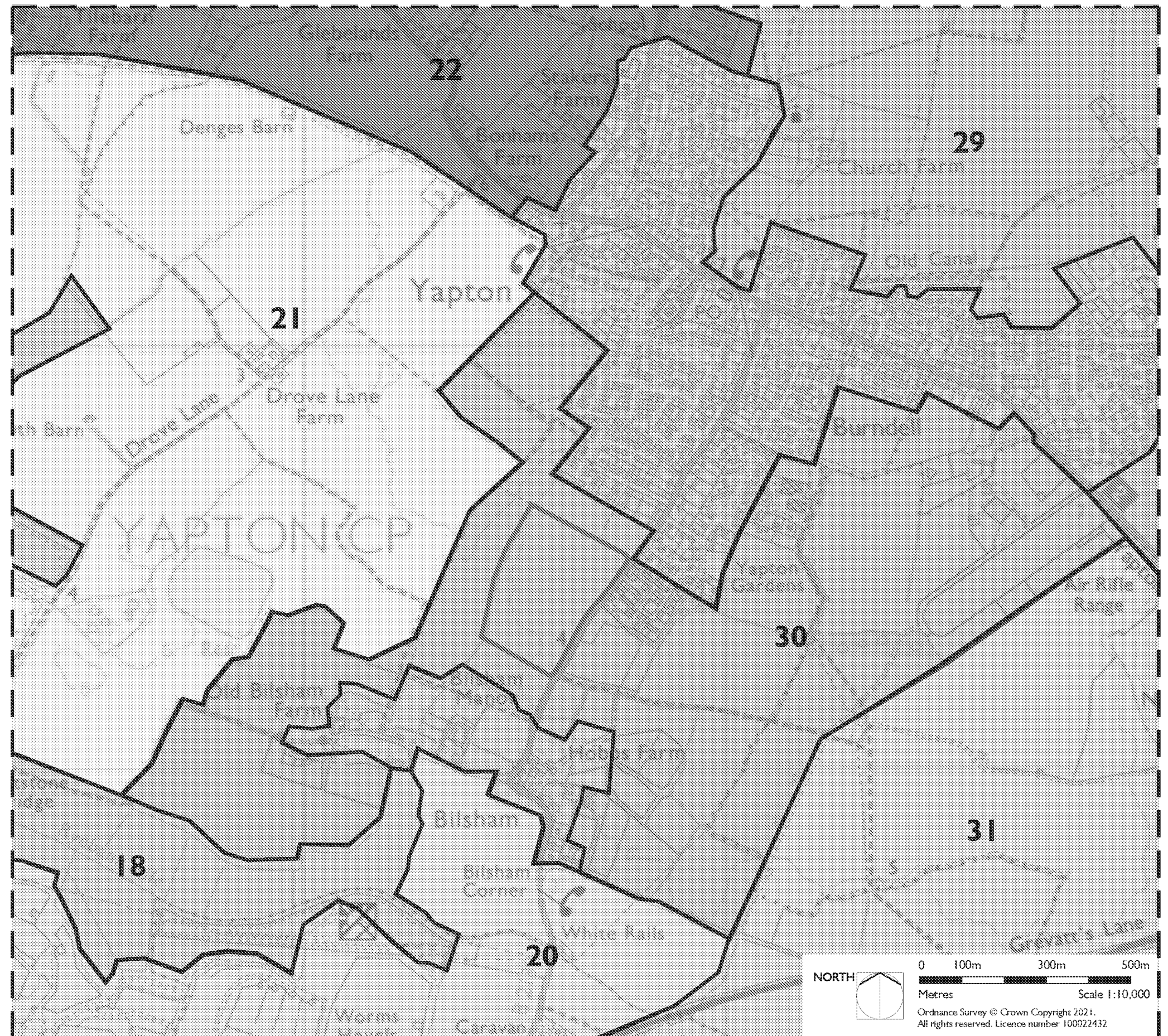
Landscape Character Areas

- National Character Area Profile:
126. South Coast Plain
- The West Sussex Landscape Land
Management Guidelines:
SC9: Chichester to Yapton Coastal Plain

Arun Landscape Capacity Study 2006

- Built up areas
- LCA 18 - Ryebank Rife
- LCA 20 - Flansham/Middleton Fringe
Coastal Plain
- LCA 21 - West of Yapton Coastal Plain
- LCA 22 - Barnham-Yapton Coastal Plain
- LCA 29 - North of Yapton Coastal Plain
- LCA 30 - Bilsham Coastal Plain
- LCA 31 - Climping Lower Coastal Plain

Sources: West Sussex County Council, Natural England, Arun
District Council and Hankison Duckett Associates



- 5.3.8. Landscape pattern is mixed with large arable fields or fields used for vegetable growing making up the majority of the surrounding landscape, and smaller pastoral fields around the hamlet of Bilsham. Boundary hedgerows are fairly good where present, although there is some evidence of them having been removed completely in the past to create larger agricultural fields (such as along the southwestern edge of the SD7 site approaching Drove Lane); and there are few woodland areas (see paragraph 5.3.2 above). Meandering rife and drainage ditch systems around the edges of fields are common.
- 5.3.9. As set out in paragraph 5.3.6 above, there are two main access routes through Yapton, the B2132 Bilsham Road (which connects Yapton to Middleton-on-Sea (to the south)) and the B2233 (which connects the A27 at Crockerhill (to the northwest) to the A259 between Middleton-on-Sea and Littlehampton (to the southeast)). Minor roads and country lanes come off the B2132 and the B2233, connecting to surrounding villages and hamlets. It is common for these country lanes to peter out into dead-ended tracks, often with large farmsteads (such as at Drove Lane and Bilsham Lane to the west and south of the Site respectively). National Cycle Network Route 2 runs along the A259 at the southern end of the B2132 Bilsham Road, 1 km to the south of the Site.³³ Pedestrian access through the landscape is good, with several footpaths in the area around the Site, however, there are no National Trails or Long Distance Paths in the Study Area.
- 5.3.10. Community spaces in the area around the Site include a recreation ground and various greens, play areas and allotments,³⁴ however, only the allotment gardens off Bilsham Road fall within the Zone of Visual Influence of the proposals.
- 5.3.11. Finally, there are no known cultural references to the area around the Site in nationally significant art and literature; and in terms of heritage assets as set out in Section 3.4 above there are no Scheduled Ancient Monuments on or near the Site, and no Registered Battlefields or Parks and Gardens nearby. Yapton has two Conservation Areas encompassing a collection of Listed Buildings, but neither Area falls within the estimated Zone of Visual Influence of the proposed development, however, there are four Listed Buildings within Bilsham to the south of the Site, all of which do fall on the edge of the ZVI. In addition, the undesignated remnants of the Chichester and Arundel Canal which once passed through Yapton are found to the north-northwest of the Site, a short section of which also falls within the ZVI.³⁵ The locally listed buildings to the south of the Site (Nos. 84 and 85 Bilsham Road) fall outside the estimated Zone of Visual Influence.
- 5.3.12. In terms of **aesthetic and perceptual factors** this is not a wild or remote landscape.³⁶ The suburban settlement of Yapton immediately abuts the Site and even away from the built up areas, the landscape is agricultural and has formed as a result of centuries of human intervention.
- 5.3.13. Landscape scale is moderate to large, consisting of mainly large scale fields surrounding the Site (although some smaller fields are found around Bilsham and closer to Yapton); however, built form around Yapton is mostly small scale (almost entirely residential), the exception in the wider area (but outside the ZVI) being the commercial buildings found on the old airfield at Ford, some 700m to 2.3km to the east.
- 5.3.14. Complexity is varied, being higher adjacent to the urban edge, and lower as one travels away from the built up areas where the landscape is largely agricultural (although even here, elements such as the reservoir and solar farms are found). Around the Site itself various elements interact, including agricultural land, farmsteads, the built form within Yapton (and the SD7 site once built), and other land uses such as the allotment gardens to the east of the Site and the reservoir and solar farm to the west.
- 5.3.15. Similarly enclosure / openness experienced in the landscape varies depending upon location. Views from footpaths in and around the surrounding large scale agricultural fields are generally open, with long distance views out to higher ground within the South Downs National Park possible from several locations. However,

closer to the settlements and within smaller scale pastoral fields, views are contained by built form and vegetation.

- 5.3.16. Tranquillity on and around the Site is moderate. Visual tranquillity is affected by proximity to the adjacent settlement of Yapton (the edges of which are currently poorly screened); and similarly, aural tranquillity is affected by noise from within the settlement, and to some extent, from the B2132 Bilsham Road. Tranquillity increases marginally as one heads west-northwest away from the Site towards Barnham Church and Footpath 146-2, however, high levels of tranquillity are not experienced until within the South Downs National Park, some 3.4km+ to the north of the Site.

- 5.3.17. Overall, this is a flat, open, (and away from the built up settlements) largely rural landscape, influenced by its location on the coastal plain. Sense of place on Site is low to moderate, as despite being adjacent to a suburban settlement, the local area retains a rural character, with views out to the South Downs National Park to the north.

5.4. Overall landscape sensitivity

- 5.4.1. Overall this is a landscape of moderate importance and rarity. It is undesignated, but in places is of moderate scenic value and it contains components that are valued locally. Whilst all landscapes have value, this it is not a "valued landscape" in terms of paragraphs 174a, and 176 to 178 of the NPPF (and it is not designated locally).
- 5.4.2. Bearing in mind all of the above, in accordance with the methodology in Appendix A, the Site and immediate study area are judged to be in a landscape of medium **value** with a medium **susceptibility to change** (this is a landscape whose character is moderately capable of accepting the change of the nature proposed), resulting in **MEDIUM SENSITIVITY** overall. The predicted levels of effect described later in this report are therefore based on this level of sensitivity.

Value: Medium **Susceptibility to change:** Medium = **SENSITIVITY OF RECEPTOR:** Medium

³³ National Cycle Network Route 2 formerly ran along the B2132 into Yapton and then east along the B2233, however it has since been diverted.

³⁴ The King George V Recreation Ground; greens at Tack Lee Road, Foundry Road, and Bilsham Road; a playground at Navigation Drive; and the allotment gardens at Cinders Lane and off Bilsham Road.

³⁵ Footpath Yapton 200/1-7 follows the old canal towpath which is slightly elevated in places.

³⁶ Refer to glossary for definitions.

6 PROPOSED DEVELOPMENT

6.1. Introduction

6.1.1. As set out in paragraphs 1.1.2 above, this document is submitted in support of a Hybrid Planning Application. A fully detailed planning application has been submitted for Phase 1 (comprising 30 units, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works), however for the remainder of the Site (up to 110 units) detailed designs have not been prepared.

6.1.2. In considering this document it is therefore essential to understand that for the Outline part of the Application the assessments made are based purely on the information contained within the parameters outlined below as these will be the only fixed elements of the Outline element of the Planning Application. For the Detailed part of the Application the assessments made have been based on the detailed drawings and reports which cover the Detailed area of the application.

6.1.3. It should be noted, however, that the entire design has evolved through an iterative process in which decisions on layout, size / form, materials and the surrounding planting proposals have all responded to the initial site analysis. "Mitigation" is therefore an integral part of the design and is not identified separately below.

6.2. Description of development

6.2.1. The illustrative masterplan for the development of the Site is laid out on drawing 964-MP-01, an extract of which is shown in Figure 5 opposite.

6.2.2. The overall concept of the scheme is one of a residential extension to the existing built-up edge of Yapton. The proposal is distinct and separated from the hamlet of Bilsham and buffered by a large biodiversity improvement area and areas of informal open space, and settled within its surrounding landscape context.

General layout

6.2.3. The general layout of the Site is formed around the line of the Ryebank Rife (which forms the western boundary of the Site); a central 'village green' (which provides openness amongst the housing and a pivot point for access into much of the rest of the development); and a substantial area of green space along the southern edge of the Site (which forms a limit to the development and a buffer to the nearby hamlet of Bilsham).

FIG. 5 - LANDSCAPE MASTERPLAN (Not to scale)



- 6.2.4. A further public open space containing a Neighbourhood Equipped Area for Play (NEAP) is located at the north end of the rife (see paragraph 6.2.22 below), providing the potential for a direct connection to the green space located within the neighbouring SD7 development; with an east to west 'SuDS street' connecting this space to the Bilsham Road.
- 6.2.5. A pond is located within the southern green space, acting as both a visual focal point and providing a focal point for wildlife and biodiversity within this space whilst also providing a surface water drainage function (see paragraph 6.2.18).
- 6.2.6. Buildings along the southern and western edges of the Site face outwards, addressing the open space and wider countryside; and those along Bilsham Road face east towards the road, forming a continuation to the existing street scene. Within the core of the Site buildings face onto the 'village green' and onto the proposed streets (all of which are to be tree lined in order to provide depth, shade and seasonal interest as well as a host of other environmental benefits).

Access

- 6.2.7. Vehicular and pedestrian access is proposed to be taken from the B2132 Bilsham Road where additional footpaths and crossing points are proposed; a 1.5m wide footpath is proposed along the east side of the road as far south as the Hobbs Allotment Gardens, and pedestrian access is also provided in the northeast corner of the Site (to provide a direct connection to the existing village); and at the southeastern corner (to connect to the Bilsham Road, Footpath Yapton 144-1 and the Hobbs Allotment Gardens, and to provide connectivity with the wider landscape context). There is also the potential for a link to the open space within the adjacent SD7 site at the northwest corner of the Site.

Building heights and floor levels

- 6.2.8. The scale and massing of the buildings have been designed to respect the surrounding landscape context.
- 6.2.9. Buildings proposed include a mix of both open market and affordable two to four bedroom detached and semi-detached houses, a small number of triple unit terraces, and a number of apartment blocks containing one and two bed maisonettes. Affordable units are 'pepper potted' throughout the development.³⁷
- 6.2.10. Building heights within the Detailed part of the scheme (Phase 1) are no more than two storeys in height, and are to be between 7.713m and 8.704m from Finished Floor Level to ridge.³⁸
- 6.2.11. In the Outline part of the scheme it has been assumed that buildings will be no more than two storeys in height and that:
- Single storey buildings measure approximately 2.5m from ground level to eaves, and approximately 5m to the ridge.
 - Two storey buildings measure approximately 5m from ground level to eaves, and between approximately 8 and 9m to the ridge (dependent upon the depth of the building).
- 6.2.12. Building finished floor levels are assumed to be approximately 150mm above the existing ground levels in the location that each building is found on the survey.

Building materials

- 6.2.13. Elevation materials have been chosen that draw on the vernacular of Yapton and a study of the surrounding village. A palette of materials has been selected for walls including red brick, buff coloured stock brick, off white render and cedar lap cladding in varying colours (black, dark grey, duck egg, and light 'timber'). The mix of materials is determined by the design of streetscenes and the form of the buildings. Clear glazed windows would sit within low maintenance uPVC frames in light grey and white.

- 6.2.14. Roofs to houses and garages would be either slate or clay tiles, with brick chimneys to selected dwellings; and solar panels have been incorporated onto some south facing roofs.

Lighting

- 6.2.15. Lighting will be minimised within the development and will only be provided where absolutely necessary for the purposes of highway adoption. All street lights will be on low columns (maximum 5m height) with all lights fitted with cowls to direct light downwards and minimise light spill into surrounding areas. Only bollard lights will be used around the Site boundaries (for ecological as well as landscape reasons).³⁹

Drainage

- 6.2.16. In terms of drainage Sustainable urban Drainage Systems would be built into the scheme in the form of the 'SuDS street', the southern pond and surrounding area, and an area of underground storage cells:⁴⁰
- The 'SuDS street' would include gently dished swales running the length of the street, with each section containing a stone trench from which adjacent road drainage would be collected.
 - The southern pond would take the form of a sculpted basin set within a larger area of green space which would accommodate excess surface water in times of extreme flood. The pond would contain water on a permanent basis, would be connected to the adjacent rife with both an inflow and outflow to ensure exchange of water, and would be planted with margin and aquatic plant species for both aesthetic reasons and to provide for wildlife and increased Site biodiversity. Attenuation volume would be provided within the pond basin itself (which would cater for up to 1:30 year storm events) and within the surrounding greenspace (which would only flood in more extreme events), with a restricted outfall to the existing drainage rife in the southwest corner of the Site.⁴¹
 - The area of underground storage cells would be installed below the greenspace at the northwest corner of the Site, with an outfall draining into the northern end of the adjacent rife.

Play areas

- 6.2.17. Play areas would be located throughout the development providing activities for children of all ages.
- 6.2.18. Three Local Areas for Play (LAPs) would be distributed around the development allowing young children access to play within less than 1 minute's walk of their front door. These would primarily be aimed at children under six years of age and would contain simple, fun play equipment with few moving elements.
- 6.2.19. In addition, however, a Neighbourhood Equipped Area for Play (NEAP) is located at the north end of the rife (where it also has the potential to serve the residents of adjacent housing areas). This would mainly be designed for older children, but would also contain opportunities for younger children and has been positioned where it would be overlooked by adjacent properties whilst being given a 30m offset to avoid disturbance of residents. The NEAP would contain both moving and static play equipment, and would include both hard and soft surfaces, all set within a fenced area to prevent access by dogs.
- 6.2.20. All play areas would be provided with adjacent benches for adult supervision.

Planting

- 6.2.21. High quality landscaping would be a feature of the scheme.
- 6.2.22. With the exception of an area of brambles and a couple of native shrubs / small trees near the site access point, and a small amount of vegetation clearance to allow the installation of the footpath to the allotments on the east side of the Bilsham Road, all existing vegetation around the Site would be retained.

³⁷ For details refer to Boyle & Summers Proposed Site Plan.

³⁸ For details refer to Boyle & Summers Proposed House Type drawings.

³⁹ E.g. to maintain bat flight paths along the boundary hedgerows.

⁴⁰ Refer to Campbell Reith Drainage Strategy for details.

⁴¹ Refer to Campbell Reith Drainage Strategy for details.

- 6.2.23. Topsoil would be retained and re-used on Site, and new planting and management would be designed to enhance wildlife and green infrastructure connectivity and to reflect the countryside edge location and the existing landscape pattern / character.
- 6.2.24. Significant planting would be undertaken both within and surrounding the development, in particular along the southern edge of the Site where the large area of public open space provides substantial opportunities for planting and where the remaining part of the field is proposed to be used as a Biodiversity Improvement Area.
- 6.2.25. New planting would be coordinated with the ecologists to provide maximum ecological benefit and would involve:⁴²
- Native hedge planting along the southern boundary of the Site (planted as 0.8 – 1m high transplants in a triple staggered row - 6 plants/linear metre).
 - Native hedge planting along the western boundary of the Site (along the eastern edge of the Ryebank Rife - planted as 0.8 – 1m high transplants in a triple staggered row - 6 plants/linear metre).
 - Native hedge planting along the northern boundary of the Site to reinforce the hedge proposed along the adjacent SD7 site (planted as 0.8 – 1m high transplants in a double staggered row - 4 plants/linear metre).
 - Native hedge planting along the northern end of the eastern Site boundary either side of the site access from Bilsham Road (planted as 0.8 – 1m high transplants in a triple staggered row - 6 plants/linear metre).
 - Native hedge planting to reinforce the existing hedge along the southern part of the eastern boundary adjacent to Bilsham Road (planted in gaps as required as 0.8 – 1m high transplants).
 - Woodland planting within the open space along the southern and western edges of the of the Site (planted as entirely native species 0.6 - 0.8m tall transplants with 30% feathered trees up to about 2.5m, and heavy standard trees up to about 4m in height to give age variety and to assist with screening in the early years. Overall density = 1 per square metre).
 - Tree planting along the road corridors and within the public open space around the Site boundaries. Trees will be focused on native species and will be planted at between 4.5 and 6m in height (depending on species), as Extra Heavy Standard (16-18cm girth), Advanced Nursery Stock (18-20cm girth), and Semi-Mature specimens (20-25cm girth) along road corridors; and as Extra Heavy Standards (16-18cm girth) along the Site edges. Where space allows, trees located 10m or more from the closest buildings will be planted using large scale species such as Oak or Field Maple to reflect those found locally to the Site. These will include trees planted within the open spaces, within the central 'village green', and within the housing itself where space permits.
 - Specimen trees in gardens. These may include more ornamental species and will be planted at between 4.5 and 6m in height (depending on species), as Extra Heavy Standard (16-18cm girth) specimens.
 - Amenity grass areas within the open spaces, rear gardens, and within the central 'village green'.
 - A specific woodland understorey grass mix below the woodland planting areas.
 - A hedgerow specific grass mix under the existing hedgerow along Bilsham Road.
 - A meadow grass mix around edges of the southern open space.
 - A meadow mix for seasonally wet areas on the pond slopes.
 - Native moisture loving plants around the edges of the pond.
 - Native marginal plants on the shelves at the water's edge and within the Ryebank Rife.
 - Native oxygenating and floating plants within the pond.
 - A specific SuDS turf in the swale along the 'SuDS street'.

- 6.2.26. A further area of planting is proposed as a Biodiversity Improvement Area on land to the south of the Application Site within the Applicant's control. This would assist with filtering / screening of views of the development from the south, and would provide significant biodiversity gains. This planting would include:

- Scrub planting (planted as entirely native species 0.4m - 0.8m tall transplants planted in groups within meadow grass areas to create a naturalised effect as required).
- Woodland planting to reinforce the existing hedgerow along the southern edge of the field (planted as entirely native species 0.6 - 0.8m tall transplants with 30% feathered trees up to about 2.5m, and heavy standard trees up to about 4m in height to give age variety and to assist with screening in the early years. Overall density = 1 per square metre).
- Native hedge planting along the western edge of the field (along the eastern edge of the Ryebank Rife) to provide continuation of the hedgerow proposed on-Site (planted as 0.8 – 1m high transplants in a triple staggered row (6 plants/linear metre)).

- 6.2.27. For further detail refer to the Indicative Plant Schedule in Appendix G.

⁴² Refer to Indigo Landscape Architects drawing 964-MP-01.

This page is intentionally left blank.

7 LIKELY LANDSCAPE EFFECTS

7.1. Introduction

- 7.1.1. This section describes and evaluates the effects of the proposed scheme on the Landscape resource on and around the Site.
- 7.1.2. It considers the likely effect on 21 key constituent elements of the landscape and concludes with an assessment of the likely effects on Overall Landscape Character.

7.2. Elements assessed

- 7.2.1. Constituent elements which make up the Landscape are set out in the attached glossary. They include Physical Influences (geology, soils, vegetation, landform / topography and drainage / water bodies); Influences of Human Activity (heritage assets, land use / management, settlement pattern / character of settlement, character of buildings / built form, lighting, access / movement, landscape pattern, cultural elements and community spaces); and Aesthetic and Perceptual Factors (scale, complexity, degree of enclosure / openness, tranquillity, wildness, remoteness and sense of place). These are individually referred to as Landscape receptors, and combined contribute to Overall Landscape Character.

7.3. Likely Landscape effects

- 7.3.1. Considering the landscape surrounding the Site it is clear that some of the key Landscape elements (receptors) will be affected by the proposed development, however, the majority of Landscape receptors are either unaffected, or affected only to a minimal degree:

- I. **In terms of physical influences**, there are no geological features that would be affected by development of the nature proposed; soils would be retained on Site for re-use (meaning there would therefore be no change (as a result of soils) to characteristics of the landscape such as drainage or vegetation); residential development of the nature proposed is able to follow landform / topography without the need for significant cut / fill; and there would be limited effects on the drainage ditch (the Ryebank Rife) along the northwestern boundary of the Site (caused as a consequence of the proposed headwalls) (and no potential for harm (in Landscape Character terms) to nearby offsite water bodies).
- II. Whilst some gentle ground reprofiling would take place (associated with the pond in particular), levels would be formed to blend with the existing topography, and any changes would be imperceptible from outside the Site boundaries.
- III. In terms of vegetation, with a few minor exceptions all of the existing vegetation around the Site would be retained (and root protection areas would be respected); and whilst the seasonal vegetable growing on the Site would be lost, there would be notable medium to long term enhancements to vegetative cover both on Site and in the adjacent Biodiversity Improvement Area due to the additional planting proposed.⁴³
- IV. **In terms of the influences of human activity**, whilst land use / management would change from vegetable growing to an area of housing, this is an inevitable consequence of development, and given the adjacent residential area of Yapton to the north / northeast and the fairly restricted extent of the Zone of Visual Influence, not one that would be out of keeping with the adjacent land use or that would have significant effects on wider landscape character.
- V. In terms of heritage assets there are no designated heritage assets on Site; and no Scheduled Ancient Monuments, Registered Parks and Gardens, or Conservation Areas fall within the Zone of Visual Influence of the proposals. As noted in paragraph 5.3.11 above four Listed Buildings in Bilsham (to the south of the Site) fall on the edge of the ZVI, however, any potential views from these heritage assets are largely prevented by their aspect and / or both existing and proposed intervening vegetation, and in

any event would at worst be limited to a glimpse of the proposals seen past the intervening vegetation (see viewpoints 7 and 8 for similar views). There would be no effects on the buildings themselves, and effects on the setting of the buildings would not be significant. The undesignated Chichester and Arundel Canal would also be unaffected by the proposals both physically, and in terms of its setting.

- VI. Settlement pattern would be largely unaffected as although there would be a small increase in residential development on the south side of Yapton, this would not be out of character with the nucleated pattern of the settlement. There would also be no effect on the suburban village settlement character of Yapton, built form would be entirely in keeping with the nature of buildings and built form found within the surrounding landscape / townscape; and separation would remain (and be reinforced) between Yapton and the hamlet of Bilsham, ensuring there would be no sense of coalescence.
- VII. Whilst there would be a small effect on the existing landscape pattern (as new hedgerows and areas of woodland would be planted along the southern and western boundaries of the Site creating new boundary features and redefining the field sizes to the south), the remaining field sizes would not be out of character with the wider landscape pattern (which includes both large scale fields and smaller scale fields adjacent to settlements).
- VIII. Lighting within the landscape would also be affected to a small degree, although in the context of the existing suburban area of Yapton, and the larger urban areas nearby (with their associated skyglow), effects would be limited.
- IX. In terms of access / movement, existing roads / footpaths etc. would not be adversely affected by the proposals; and whilst additional public access would be created both within the Site itself and linking to Footpath Yapton 144-1 by the allotments to the east this would only be slightly positive in landscape character terms given the good existing countryside access in the area, and the presence of the footpath along the Bilsham Road would have a slightly adverse effect on the character of the road.
- X. Finally, the proposals would not impact upon any known cultural elements (references in art and literature); and the proposals would have no effect on any existing community spaces.
- XI. **In terms aesthetic and perceptual factors**, whilst the development would result in new built form on the Site, the scale of built form would be in keeping with the adjacent residential areas; and in terms of complexity the existing landscape is already characterised by residential buildings immediately adjacent to the Site, and adding further buildings of a similar character would have no effect on landscape complexity.
- XII. In terms of openness / enclosure, whilst this would change on the Site itself (and although the proposed development would be some 140m away the sense of enclosure experienced from Footpath Yapton 156/1 to the west of the Site would increase due to the lack of existing intervening vegetation), the development would only have very localised effects on the openness / enclosure experienced within the wider landscape.
- XIII. Similarly in terms of tranquillity the effects on the surrounding countryside would also be limited. The proposals would have limited effects in terms of wider visual intrusion (refer to visual assessment below); and any noise generated within the residential development would have only a limited effect on landscape character given the existing levels of ambient noise created by the B2132 Bilsham Road and the adjacent residential areas.⁴⁴ Whilst there is likely to be some loss of tranquillity on the Site itself, and as experienced in the immediately surrounding landscape (such as on the Footpaths in close proximity to the Site and within the open space associated with the adjacent SD7 housing area to the north) the effect on overall landscape character would be minimal.
- XIV. Finally the Site is not wild or remote; no notable vistas are seen from the Site, and there is nothing that makes the Site special or unique. Overall the Site has only limited sense of place, and given the adjacent village the effects on sense of place within the surrounding landscape would be negligible.

⁴³ All proposed planting is to be using native species chosen to blend into the character of the surrounding landscape.

⁴⁴ Refer to Glossary attached for definition of tranquillity.

7.4. Effect on Overall Landscape Character

7.4.1. In light of the above, 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.⁴⁵

7.4.2. The majority of the key components of the receiving landscape would experience neutral effects, and although there would be a change to the Land Use on the Site itself and 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); and there would be minor effects on Drainage, Landform / Topography, the setting of nearby Heritage Assets, Settlement Pattern, Landscape Pattern, Lighting, Openness / Enclosure and Tranquillity; and negligible effects on Sense of Place, the effects of these would be very localised and there would be notable medium to long term enhancements to Vegetative cover (and negligible beneficial effects created by the additional public access proposed).

7.4.3. Overall 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.

7.4.4. Due to the **medium sensitivity** (refer to Section 5.4 above), the **SIGNIFICANCE OF EFFECT ON OVERALL LANDSCAPE CHARACTER** is therefore judged to be a **VERY SLIGHT ADVERSE EFFECT** in both the short, and medium to longer term.

SENSITIVITY OF RECEPTOR: Medium

MAGNITUDE OF EFFECT: Low adverse

OVERALL SIGNIFICANCE (LEVEL) OF EFFECT: VERY SLIGHT ADVERSE

⁴⁵ Refer to Table Y in Appendix A.

8 LIKELY VISUAL EFFECTS

8.1. Introduction

8.1.1. This section describes and evaluates the likely Visual effects that would arise as a result of the proposed development.

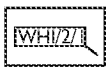
8.1.2. It makes reference to the estimated Zone of Visual Influence of the Proposed Development (described in Section 4.2 on page 12 above), and assesses the likely Visual effects for 22 representative viewpoints taken at locations in the public domain around the Site.

8.2. Viewpoint assessments

8.2.1. The viewpoint locations are shown on Figures 6 and 7 opposite, with photographs and assessment tables presented on the following pages (photographs are also presented separately in Appendix D to allow easy digital scaling and viewing of the viewpoints). The following tables contain a description of the existing view and an assessment of the likely Visual effects in the short, medium and longer term (years 1, 7 and 15) following completion of the development.

FIG. 6 - ESTIMATED ZONE OF VISUAL INFLUENCE AND PUBLIC VIEWPOINT LOCATIONS

KEY:

-  The Application Site
-  Strategic Housing Allocation (SD7)
-  Housing site approved / under construction
-  Estimated Zone of Visual Influence with SD7 site built
-  Public Viewpoint Location
-  Public Right of Way reference number

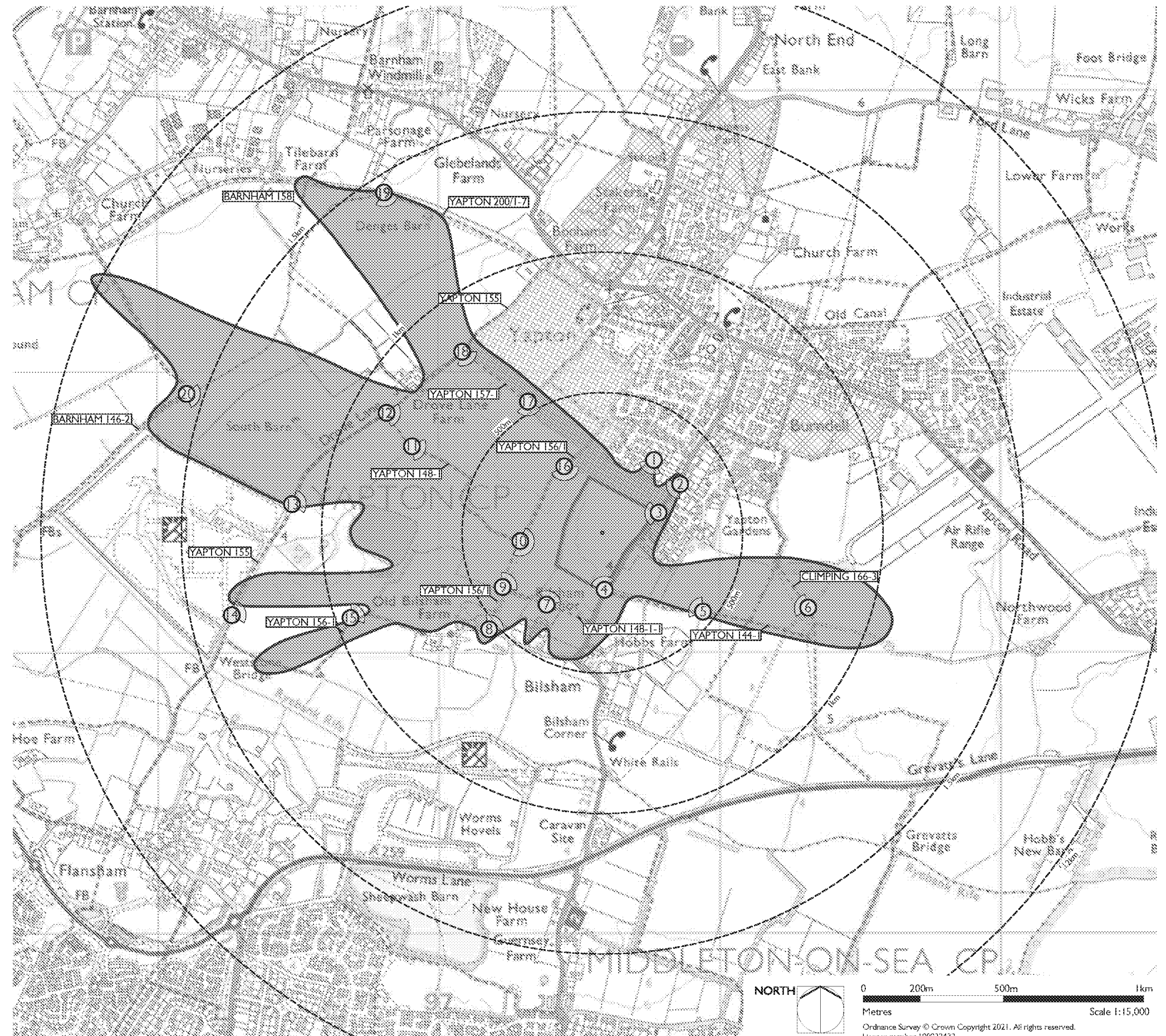
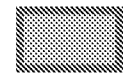


FIG. 7 - PUBLIC VIEWPOINT LOCATIONS - DISTANT

KEY:



The Application Site



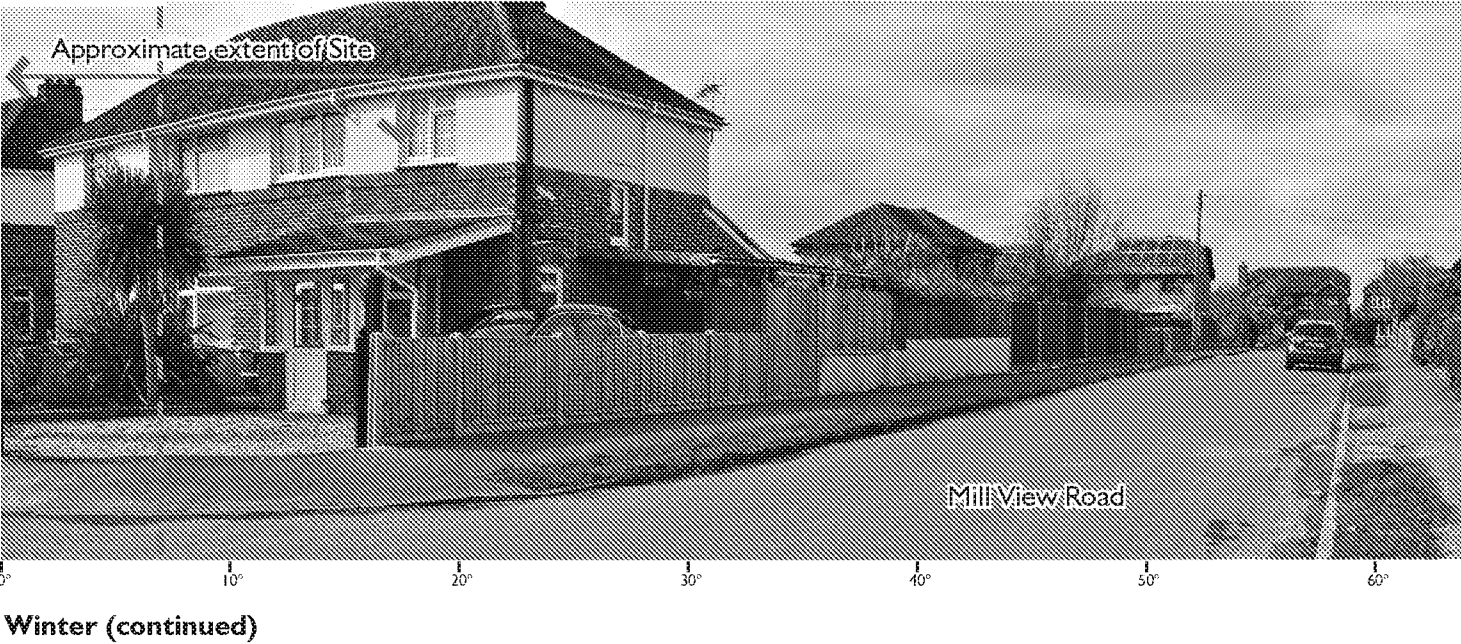
South Downs National Park



Public Viewpoint Location



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



Panoramic view looking south-southwest from the junction between Mill View Road and Gladstone Road.

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.

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



Summer



Summer (continued)

Panoramic view looking south-southwest from the junction between Mill View Road and Gladstone Road.

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.

This page is intentionally left blank.

Viewpoint location Panoramic view looking south-southwest from the junction between Mill View Road and Gladstone Road. Latitude / Longitude 50.815419, -0.613555 Approximate elevation 7m AOD. Approximate distance to closest edge of Site 150m to the northeastern boundary of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View looking along Gladstone Road towards the approved SD7 site, with the Application Site beyond. Housing, front gardens, and cars along Gladstone Road are seen ahead of the viewpoint, with trees and a utility pole and cables also featuring in the view. At the end of the road Heras fencing is seen along the SD7 site boundary, with vegetation seen beyond. Looking left the view looks down Mill View Road towards the B2132 Bilsham Road, with housing seen on either side (and at the end of the road); and looking right is a similar view looking west towards The Millers. Once built, the SD7 development would be seen at the end of the Gladstone Road, and would largely screen the Site. Angle of View The Site is located at directly ahead of the direction of travel when heading south along Gladstone Road.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people living and working in the area (roads / pavements used by locals and for commuting). Focus would generally be on the road junction, but with some appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint. 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 Susceptibility to Change would be MEDIUM; and as they are within residential areas, the Value of the view would also be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although effects would soften as mitigation planting along the northern boundary and within the Site establishes.
--	---	---

Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15 Year 1: From this location the view looks along Gladstone Road (and will look through the housing within the adjacent SD7 site) towards the housing proposed on the Application Site. Based on the approved Outline scheme and the undetermined Reserved Matters drawings, properties within the SD7 Site would continue the line of houses on the east side of the road, but would step forward to the west and either side of the junction with the SD7 distributor road, reducing the extent of countryside seen at the end of the road. Some views of middle ground trees (along the SD7 distributor road) would exist in the background, with housing proposed on the Application Site seen beyond; however only a small part of the northeastern edge of the proposed development would be visible from this location, seen beyond the intervening trees and built form. 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); and there would be no change in the scale of landscape or built elements seen in the view; however, additional housing would be seen across the view at the end of Gladstone Road (and beyond the SD7 proposals), breaking the skyline and screening any remaining views of the adjacent field and the more distant trees, and there would be a slight change in visual enclosure experienced along the road (although this will be created largely by the SD7 development). At this stage the new planting proposed on Site would be immature and would have little effect on any changes to the view. Overall, however, the general composition of the view looking along the road would be little changed. The housing (and associated vehicles) either side of Gladstone Road and within the SD7 scheme would continue to dominate the scene, and whilst the proposals would be visible at the end of the road, given the existing housing present in the scene (and the housing within the SD7 development that is coming forward in the relative foreground) the proposals 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; and individual trees would be well established with greater height (5.5 - 7.5m) and increased density of canopy. At this stage the planting proposed along the SD7 distributor road and within the Site would provide some additional screening / filtering of views of the proposed development, and the development would have largely integrated into the scene. Although additional housing would remain visible at the end of the road, bearing in mind the presence of the SD7 development the development would have little effect on the scene. The Magnitude of Visual Effects at Year 1 would be NEUTRAL 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; and individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter. At this stage in summer the hedgerow along the SD7 distributor road and tree planting both within the proposals and within the SD7 scheme would largely screen the of views of the housing; but in winter filtered views of the housing along the northeastern edge of the Site would remain visible. Overall, however, the effects would remain similar to those experienced in year 7. The Magnitude of Visual Effects at Year 15 would remain NEUTRAL in both summer and winter.															
Significance of Visual Effects (sensitivity x magnitude of effect) <table><tr><th></th><th>Year 1</th><th>Year 7</th><th>Year 15</th></tr><tr><td>Summer</td><td>VERY SLIGHT ADVERSE EFFECT</td><td>NEUTRAL</td><td>NEUTRAL</td></tr><tr><td>Winter</td><td>VERY SLIGHT ADVERSE EFFECT</td><td>NEUTRAL</td><td>NEUTRAL</td></tr></table>					Year 1	Year 7	Year 15	Summer	VERY SLIGHT ADVERSE EFFECT	NEUTRAL	NEUTRAL	Winter	VERY SLIGHT ADVERSE EFFECT	NEUTRAL	NEUTRAL
	Year 1	Year 7	Year 15												
Summer	VERY SLIGHT ADVERSE EFFECT	NEUTRAL	NEUTRAL												
Winter	VERY SLIGHT ADVERSE EFFECT	NEUTRAL	NEUTRAL												

VIEWPOINT 2 - Annotated viewpoint photograph

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



Panoramic view looking southwest from the junction between West View Drive and the B2132 Bilsham Road.

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.

Viewpoint location Panoramic view looking southwest from the junction between West View Drive and the B2132 Bilsham Road. Latitude / Longitude 50.814690, -0.612241 Approximate elevation 5.5m AOD. Approximate distance to closest edge of Site 125m to the northeastern corner of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View looking southwest along the B2132 Bilsham Road, with housing seen on either side of the road. On the west (right) side of Bilsham Road Heras fencing is seen where eastern end of the approved SD7 site meets the road. Utility poles, cables and streetlights along the B2132 punctuate the skyline, and trees and dense vegetation is seen where the road dips out of view. Once built, housing on the SD7 site will be seen beyond the last house currently seen to the west of Bilsham Road (where the Heras fencing is located), and the new road junction into the SD7 site will also be seen further down the road. The Application Site is located to the south of the SD7 site and, once this is built, will be largely screened by the SD7 development (and the existing housing opposite the viewpoint). Angle of View The Site is located just to the right of the direction of travel when heading south along Bilsham Road.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people living and working in the area (roads / pavements used by locals and for commuting). Focus would generally be on the foreground road junction, but with some appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint. 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 Susceptibility to Change would be MEDIUM; and as they are within residential areas, the Value of the view would also be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although effects would soften as mitigation planting along the eastern boundary and within the Site establishes.
---	--	---

Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

Year 1:

From this location the view looks along Bilsham Road (and past the housing along the frontage of the adjacent SD7 site) towards the housing proposed on the Application Site. Based on the approved Outline scheme and the undetermined Reserved Matters drawings properties within the SD7 Site would continue the line of houses on the west side of the road, set back slightly from the existing building line behind a wide verge with some tree planting.

Housing proposed on the Application Site would be glimpsed beyond the SD7 site; however, the existing oak (and other trees) seen further down the road would be retained and only a fraction of the northeastern edge of the proposed development would be visible from this location, seen beyond the intervening built form.

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 although houses would be glimpsed there would be little or no effect on the skyline or visual enclosure associated with the Application Site proposals (changes to the skyline and enclosure closer to the viewpoint would be a result of the SD7 proposals).

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

Overall (assuming the SD7 site is built), the general composition of the view looking along the road would be little changed by the Application Site proposals. The existing road and associated housing either side of the Bilsham Road and within the SD7 scheme would continue to dominate the scene, and whilst the proposals would be glimpsed further down the road, given the existing housing present in the scene (and the housing within the SD7 development that is coming forward in the relative foreground) the proposals would have little effect on the scene.

From this location in both **summer** and **winter** the proposals would have little effect on the scene.

The Magnitude of Visual Effects at Year 1 would be NEUTRAL 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 along the Site frontage would provide dense screening / filtering at low level, particularly in summer; and individual trees would be well established with greater height (5.5 - 7.5m) and increased density of canopy.

At this stage the planting proposed would provide some additional screening / filtering of views of the development, however, the proposed houses would remain largely screened by the foreground SD7 development.

Overall the effects would remain similar to those experienced in year 1. In both **summer** and **winter** the development would have little effect on the scene.

The Magnitude of Visual Effects at Year 7 would remain NEUTRAL 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; and individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter.

At this stage the effects would remain similar to those experienced in years 1 and 7. In both **summer** and **winter** the development would have little effect on the scene.

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

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL