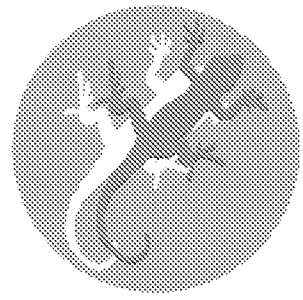




LIZARD

Landscape Design and Ecology

Granite Gate

Land North of Stakers Farm, Yapton, West Sussex

Landscape Character and Visual Impact Assessment

June 2017

Planning Issue	Rev03
Prepared By:	David Walker
Checked By:	Josh Peacock
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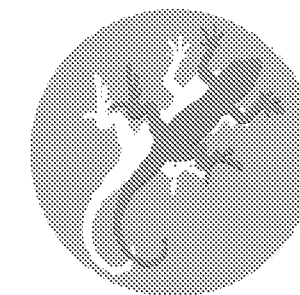
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Landscape Design and Ecology

1.0 INTRODUCTION

1.1 General

1.1.1 Lizard Landscape Design and Ecology has been commissioned by Granite Gate to undertake a Landscape and Visual Impact Assessment (LVIA), to support a proposed outline planning application for residential development.

1.1.2 Planning permission (Y/93/14/OUT) for a housing development of a smaller scale has been approved (August 2015) to the north of the Site. The approved application for 38 no. dwellings includes associated garages and parking spaces, together with the means of access.

1.1.3 Additionally, an Outline Application (Y/1/17/OUT) for the erection of 56 no. dwellings with associated open space was received Arun District Council in January 2017. This is application site is located immediately to the south of the Site, and remains Undecided.

1.2 The Site

1.2.1 The Site of some 2.90 hectares is an arable / paddock landscape enclosed by intermittent boundary hedge lines and post and rail fencing, with a scattering of hedgerow trees. One barn associated with Stakers Farm is located within the site boundary. A large open arable field bounds the Site along the western boundary. Yapton C of E Primary School, the Croft housing development and Stakers Farm, all of which are accessed from North End Road are located to the east of the site. The centre of the Site is located at SU 97627 03623, (**See Figure 1.1**).

1.3 The Scheme

1.3.1 Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)).

2.0 PLANNING POLICY CONTEXT**2.1 General**

2.1.1 The following relevant policy has been taken into account by the assessment:

- National Planning Policy Framework (March 2012)
- Arun District Local Plan (April 2003)
- Arun Local Plan 2011-2031-Publication Version (Oct 2014)
- Yapton Neighbourhood Plan 2014-2029 (October 2014)
- Landscape Capacity of Strategic Sites in Arun District (February 2017)
- Arun Green Infrastructure Study (June 2012)

2.1.2 The Statutory development plan in this area is the Arun District Local Plan (April 2003). The National Planning Policy Framework (2012) advises at paragraph 215 that: *"due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".*

2.1.3 It is understood that the proposed Arun Local Plan 2011-2031, Publication Version (LPPV) (October 2014) is now considered to be a material consideration by Arun District Council in deciding planning applications. However is likely to carry limited weight due to its draft status. The LPPV was submitted on 30th January 2015 for independent examination to the Secretary of State.

2.1.4 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:

2.2 National Planning Policy Framework (2012)

2.2.1 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework (NPPF). NPPF Core planning principles in Paragraph 17 highlight that high quality design and a good standard of amenity should be sought whilst taking account of the different roles and character of different areas and the intrinsic character and beauty of the countryside.

2.2.2 Regarding the requirement for good design, Paragraph 64 of the NPPF states that: *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.*

2.2.3 NPPF paragraphs 126 – 141 include policies in relation to development making a positive contribution to local character and distinctiveness.

2.3 Arun District Local Plan (April 2003)

2.3.1 Arun's Development Plan includes the 'saved policies' of the adopted Arun District Local Plan 2003.

2.3.2 Policy GEN7 (The Form of New Development) - Identifies that: *'Planning permission will only be granted for schemes displaying high quality design and layout... demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness... all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.*

2.4 Arun Local Plan Publication Version 2011-2031 (October 2014)

2.4.1 Policy C SP1 (Countryside) - Identifies that: *'Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is ...f. in accordance with other policies in the Plan which refer to a specific use or type of development... The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.'*

2.4.2 Policy GI SP1 (Green Infrastructure and development) - Identifies that: *'The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals.'*

2.4.3 Policy LAN DM1 (Protection of landscape character) - Identifies that: *'development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting;...Developments shall only be permitted where they will not have a demonstrable visual impact on ... the landscape character of Arun.'*

2.4.4 Policy D SP1 (Design) - Identifies that: *'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal;...'*

- 2.4.5 Policy D DM1 (Aspects of form and design quality) - Identifies that an application should: *'...make best possible use of the available land by reflecting or improving upon the character of the site'*. This includes a consideration of: *'scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features, use of building materials, craftsmanship and hard and soft landscaping'*. Existing and new tree planting should be an integral part of proposals.
- 2.4.6 Policy ENV DM5 (Development and biodiversity) - Identifies that: *'...Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not).'*
- 2.4.7 Policy QE SP1 (Quality of the environment) - Identifies that: *'The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.'*
- 2.5 Yapton Neighbourhood Plan 2014-2029 (October 2014)**
- 2.5.1 As the Local Planning Authority, Arun District Council designated Yapton as a Neighbourhood Area in November 2012. The Neighbourhood Plan was prepared by the community through the Yapton Neighbourhood Plan (YNP) Group.
- 2.5.2 Policy SA1 (Land north of Yapton CE Primary School) relates to planning permission for a residential development on 1.06 hectares of land to the north of Yapton CE Primary School. This development is located on land directly to the north of study area. This development scheme gained planning consent (Application no: Y/93/14/OUT) on 5th August 2015.
- 2.5.3 The study area does not fall within the 'Built-up Area Boundary' as identified in Yapton Neighbourhood Plan.
- 2.5.4 Policy BB1 (Built-up Area Boundary) identifies that: *'The development of Yapton village shall be focused within the built-up area boundary as identified in the plan... Development proposals outside the built-up area boundary will not be permitted unless: they represent proposals to deliver the site allocations (policies SA1 and SA2); or they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or they relate to additional allocations for housing land in accordance with policy H1; or they propose new or relocated health or community facilities in accordance with policies KS1 and KS2.'*
- 2.5.5 The land within the boundary of the study area and immediately surrounding has been identified as Grade 1 agricultural land.
- 2.5.6 Policy E1 (Protection of high value agricultural land) identifies that: *'Planning permission will be refused for development on grade 1 and grade 2 agricultural land unless: it involves the granting of planning permission for the development of the housing allocations identified in this Plan (Policy SA1 and Policy SA2); or it involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.'*
- 2.5.7 Policy E4 (Minimising the environmental impact of development) identifies that: *'Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds. If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site.'*
- 2.5.8 Policy E5 (Retention and enhancement of biodiversity) identifies that: *'In order to retain and encourage biodiversity, flood attenuation ponds should, where possible, be included in the design of development proposals and these should incorporate links and corridors for wildlife. If this is not possible, then other forms of Sustainable Urban Drainage Systems (SUDS) should be provided. On smaller developments, domestic rainwater management systems may be included instead of SUDS or flood attenuation ponds. Provision of such features shall be designed to have adequate safety arrangements in order to prevent risk of accidents to children.'*
- 2.5.9 Policy E8: (Conservation Areas) identifies that: *'Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to: be suitably designed for the context within which they are set; and ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and use traditional and vernacular building materials to respect the context of the development concerned.'*
- 2.6 Landscape Capacity of Strategic Sites in Arun District (February 2017)**
- 2.6.1 Hankinson Duckett Associates (HDA) were commissioned by Arun District Council to undertake a Landscape Capacity Study of strategic sites which were identified through Arun's Strategic Housing Land Availability Appraisal (SHLAA). The assessment is to form part of the evidence base which aims to identify sites to be included as housing allocations within the emerging Local Plan, set to replace the existing plan adopted in 2003.
- 2.6.2 The study identifies the north and west of Yapton as being *'... a mosaic of small scale parcels of land, mainly associated with low density dwellings'*.

2.6.3 The study goes on to assess a site with capacity for development formed of three separate areas (8a, 8b and 8c) to the south-west edge of the settlement of Yapton. The areas are described as large scale arable fields adjacent to the settlement edge, crossed by a number of public rights of way. 8b also incorporates a pastoral field detached from the settlement edge. Areas 8a, 8b and 8c lie on land approximately 500m to 1km to the south of the Site.

2.6.4 Of the three separate areas identified in the study, the Site is most comparable to area 8c. Area 8c is described as being: ‘... better related overall to the existing settlement pattern and is judged to have Medium/High landscape capacity for housing development. This could accommodate a small extension to Yapton without significant detrimental effects on the landscape, provided sensitive considerations are taken into account...’ It also states that 8c should: ‘... be enhanced with supplementary tree planting to help limit the visual impact of housing development on views from footpaths and settlement within the vicinity of the site’. Landscape sensitivity of 8c is assessed to be ‘Moderate’ and landscape value is assessed to be ‘Slight’.

2.7 Arun Green Infrastructure Study (June 2012)

2.7.1 A Green Infrastructure Study of the Arun District was carried out by LUC in 2012, as commissioned by Arun District Council. The study is a precursor to a sub-regional Green Infrastructure Strategy for the coastal West Sussex area.

2.7.2 No area of the Site was identified as a ‘Green Infrastructure Asset’ or a ‘Strategic Green Infrastructure Corridor’. The ‘Coast to Downs Green Infrastructure Corridor’ lies on land approximately 2.5 km to the east of the Site.

2.8 Landscape Planning Designations

2.8.1 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**.

2.8.2 The site area itself is not covered by any statutory landscape or ecological designations. There is also no Ancient Woodland or woodland highlighted on the National Forest Inventory within the site area or in close proximity.

2.9 Listed Buildings and Conservation Areas

2.9.1 Listed buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.9.2 There are a number of listed buildings (grade II) located within Yapton. Two listed buildings are in close proximity to the study area, located on the west side of North End Road (B2132); Stakers Farmhouse is located approximately 50m from the south eastern boundary whilst The Homestead, including attached outbuildings is located approximately 60m from the eastern boundary.

2.9.3 Ranging from approximately 140m to 180m from the southern boundary of the study are a further three listed buildings (grade II); Laburnham Cottages; Bonham’s Farmhouse; and Bonham’s Barn. Coachman’s Cottage and The Twelfth of Never are two listed buildings (grade II) located to the east, approximately 175m from the study area boundary.

2.9.4 There are two Conservation Areas in Yapton. The study area’s south eastern boundary runs immediately adjacent to the Main Road / Church Road Conservation Area. The Arun District Council Supplementary Planning Guidance document – ‘Conservation Areas’, adopted in October 2000 identifies this area: ‘The village developed along this principle route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.’

3.1 General

- 3.1.1 This assessment has been prepared in accordance with the following guidance:
- An Approach to Landscape Character Assessment, published by Natural England, 2014;
 - Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);
 - Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011;
- 3.1.2 In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:
- Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: 'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive'
 - Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their visual amenity through: 'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'

3.2 The Study Area

- 3.2.1 The extent of the Wider Study Area is defined by the Proposals Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping. The ZTV is otherwise primarily used to identify the viewpoints or areas to be visited during the subsequent field survey.

- 3.2.2 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm or from nearby residences, taking into account landform, vegetation, built structure and distance. At the time of survey vegetation was largely out of leaf.

- 3.2.3 The Study Area is subsequently defined to enable a proportionate evaluation of likely impacts on landscape and views.

3.3 Field Survey

- 3.3.1 Landscape and visual impacts resulting from the Scheme have been assessed from publicly accessible areas. The field survey work was carried out in overcast weather conditions with sky that was cloudy on the 16th March 2017.

Landscape Character

- 3.3.2 Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description and classification of Local Landscape Character Areas across the study area, which provides the factual baseline of information against which the potential landscape impacts of the Scheme can be predicted.

Visual Amenity

- 3.3.3 Viewpoints within the ZVI are selected to represent a range of potential visual effects which may occur as a result of the proposed development and demonstrate long, medium and near distance views.
- 3.3.4 Viewpoints are identified as either representative or illustrative. Representative viewpoints are selected to best represent the nature of a view, where larger numbers of viewpoints cannot all be included and where the effects are unlikely to differ. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location.

- 3.3.5 Where viewpoints are considered likely to be of interest to the reader, but where no inter-visibility has been identified these are included within a scheduled in **Appendix B**, with reasons for their being discounted provided.

- 3.3.6 The photographs have been taken using a Canon EOS 450 D Digital SLR Camera with an 18-55mm lens, which was manually set to 50mm (31mm at 1.6x conversion) at each shot.

- 3.3.7 The viewpoint images have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location (See **Appendix A** - Viewpoint Survey). The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

- 3.3.8 Panoramic photographs have been taken and created at each selected viewpoint. A series of single shot photographs have been composed to form panoramic photographs using cylindrical projection within the Photomerge function in Adobe Photoshop.

3.4 Assessment Criteria

Landscape Impact Assessment

3.4.1 The evaluation of landscape impacts considers two types of effect:

- changes to the fabric of the landscape resulting from loss/ addition of key features (e.g. trees, woodlands, hedgerows)
- changes to the intrinsic character of the local and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character including aesthetic, perceptual and experiential characteristics and/or distinctiveness)

3.4.2 The landscape effect of any proposal depends on both the sensitivity of the landscape to the nature of the proposed change and the magnitude or scale of change.

3.4.3 The criteria in **Table 1** are used to identify landscape sensitivity:

Table 1 – Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape or landscape features of distinctive character in good condition, highly valued and considered susceptible to relatively small changes
Medium	Landscape or landscape features of moderate condition and value and considered reasonably tolerant of change
Low	A landscape or landscape features of generally poor condition and low value and considered potentially tolerant of substantial change

3.4.4 The magnitude of changes to landscape character depends upon the nature, scale and duration of change.

3.4.5 Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years), long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting or habitat creation would reach a satisfactory height or maturity to reinforce or provide appropriate landscape structure.

3.4.6 The criteria in **Table 2** are used to identify magnitude of landscape change:

Table 2 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features

3.4.7 The framework shown in **Table 3** is used to inform the identification of adverse (or beneficial) effect thresholds from the differing combinations of levels of landscape sensitivity and magnitude:

Table 3 – Effect Thresholds Framework			
Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

3.4.8 **Note:** **Table 3** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect arising from the assessment of magnitude and sensitivity. Given that the criteria major/moderate/low/negligible represent levels on a continuum or continuous graduation, application of the framework also requires the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude.

3.4.9 Landscape effect criteria are textually defined in **Table 4** as follows:

Table 4 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; will be substantially damaging to a high quality landscape.
Moderate adverse	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; will leave an adverse impact on a landscape of recognised quality.
Minor adverse	The proposed scheme would not quite fit into the landform and scale of the landscape; affect an area of recognised landscape character
Negligible	The proposed scheme would complement the scale; landform and pattern of the landscape; maintain existing landscape quality
Minor beneficial	The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

3.4.10 The visual impact of any proposal depends on both the relative sensitivity of the visual receptor to the nature of the proposed change and the magnitude or scale of change.

3.4.11 The following criteria in **Table 5** are used to identify the likely relative sensitivity of visual receptors (which may include users of public rights of way, areas of open public access, public highways, community areas or residential properties).

Table 5 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations
Moderate	Receptors experiencing incidental views not critical to amenity and/or the nature of the view is not a primary consideration of the users
Low	Receptors where the changed view is unimportant/irrelevant and/or users are not sensitive to change

3.4.12 The magnitude of changes to visual amenity depends upon the nature, scale and duration of change.

3.4.13 Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years), long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or screen intervening views.

3.4.14 The criteria in **Table 6** are used to identify magnitude of visual change:

Table 6 – Magnitude of visual change criteria	
Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture
Moderate	Where the proposed scheme or elements of the scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture
Low	Where the proposed scheme or elements of the scheme will be only a minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated

3.4.15 The framework shown in **Table 3** and the accompanying note (above) was used to determine adverse or beneficial effect thresholds from the differing combinations of levels of visual sensitivity and magnitude of visual change.

3.4.16 The visual effect criteria are textually defined in **Table 7** as follows:

Table 7 – Visual Effect Criteria Definitions	
Effect	Definition
Major adverse	Where the scheme would cause a significant deterioration to the character of the existing view
Moderate adverse	Where the scheme would cause a noticeable deterioration to the character of the existing view
Minor adverse	Where the scheme would cause a barely perceptible deterioration to the character of the existing view
Negligible	No discernible deterioration or improvement in the existing view
Minor beneficial	Where the scheme would cause a barely perceptible improvement to the character of the existing view
Moderate beneficial	Where the scheme would cause a noticeable improvement to the character of the existing view

4.0 EXISTING CONDITIONS

4.1 Landscape Character

4.1.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- National Character Areas (Natural England (2014)
- West Sussex Landscape Character Assessment (2003)
- Local Distinctiveness Study of West Sussex (2003)
- Arun Landscape Study: Landscape and Visual Amenities Aspects of Developments Choices in Arun District: 2006-2026 (August 2006)

4.1.2 Local Landscape Character Areas identified within the Arun Landscape Study: Landscape and Visual Amenities Aspects of Developments Choices in Arun District: 2006-2026 (August 2006), relative to the Site are shown on **Figure 4.1**.

4.2 National Character Areas

4.2.1 The Site lies within the South Coast Plain National Character Area (NCA 126), which is described as: '...a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders'

4.3 West Sussex Landscape Character Assessment (2003)

4.3.1 The Site lies within the eastern portion of the Chichester to Yapton Coastal Plain Landscape Character Area (LCA SC9), which extends across the south coast of England from Chichester to the west to the town of Littlehampton to the east. LCA SC9 is described as comprising: *"a mainly flat, open landscape crossed by meandering rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern"*. Habitation is also described: *"Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures"*.

4.3.2 Landscape and Visual Sensitivities are described as including: *"Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate"*. The Land Management Guidelines include to: *"Encourage landscape enhancements around villages and on their approaches"*, and to: *"Restore and strengthen the landscape of the gaps between settlements"*.

4.4 Local Distinctiveness Study of West Sussex (2003)

4.4.1 The Local Distinctiveness Study of West Sussex (2003), produced to complement the West Sussex Landscape Character Assessment (2003), provides guidelines for respective National Character Area's falling within West Sussex. For the South Coast Plain key landscape characteristics to protect, conserve and enhance include the hedgerow framework, retention of oak standards and other hedgerow trees and re-establishment of large trees to replace the Elm trees lost due to Dutch elm disease and storms. Materials identified include non limiting reference to laid hedges, hardwood post and rail fencing, and domestic picket fences.

4.5 Arun Landscape Study: Landscape and Visual Amenities Aspects of Developments Choices in Arun District: 2006-2026 (August 2006)

4.5.1 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development. The Study both provides a small scale identification of landscape types and a larger scale identification of landscape character areas.

4.5.2 The 2006 Study takes into account the intactness and condition of the landscape (inherent landscape quality), the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements. From this and a consideration of landscape value (based on presence of designations), the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified.

4.5.3 The Site falls within an area identified as the Barnham-Yapton Coastal Plain Local Landscape Character Area (LLCA 22), which is described as having medium / high landscape capacity to accommodate change. The Landscape Character Type across LLCA22, is identified as: *"Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east, providing separation between Barnham and Yapton, on the edge of upper coastal plain"*. Perceptually LLCA 22 is identified as holding moderate scenic beauty.

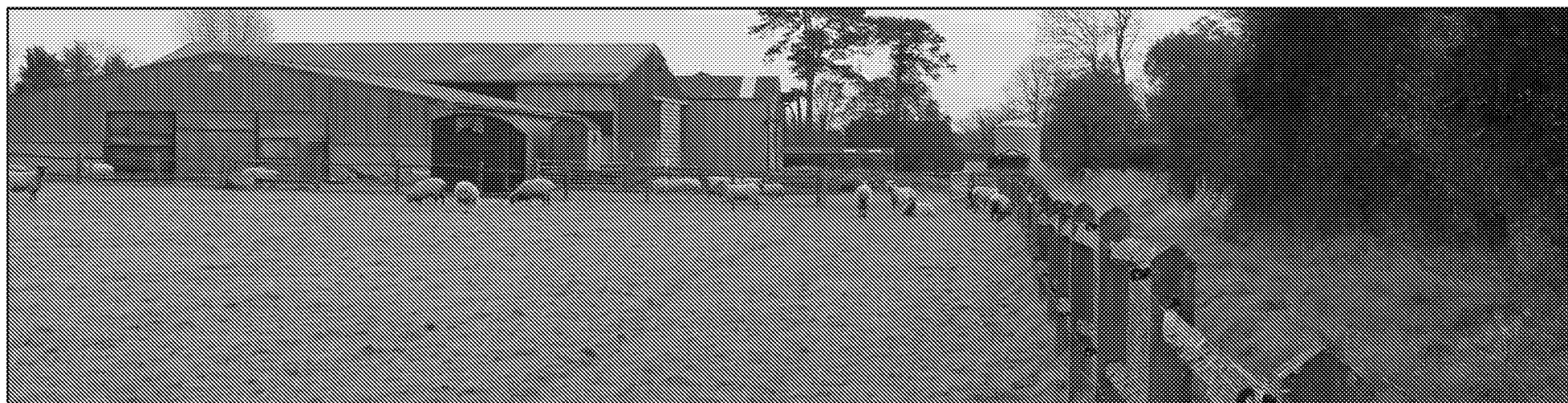
4.5.4 LLCA 22 abuts West of Yapton Coastal Plain (LLCA 21) to the south and North of Yapton Coastal Plain (LLCA 29) to the north. LLCA 21 - *"The characteristics of these area are identified as comprising: Open rural arable landscape unrelated to settlement, some ecological and heritage interest"*. LLCA 29 - *"Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping"*.



Photograph A – Direction of view: west. Image depicts the northern and north western boundary of proposed development site. Public Right of Way 329 runs east west to the north of the northern post and rail boundary fencing to adjacent arable field.



Photograph B – Direction of view: south west. Image depicts the western boundary (northern part). Arable field beyond the site boundary to the west.



Photograph C – Direction of view: south east. Image depicts the southern boundary looking towards building structures associated with Stakers Farm in the south eastern portion of the proposed development site.

4.6 The Site

4.6.1 The Site is located at the north western edge of Yapton on land to the north of Stakers Farm, to the west of North End Road and to the rear of the Yapton C of E Primary School. The centre of the Site is located at SU 97632 03631 (**See Figure 1.1**). The landform of the site does not vary greatly, and is identified as being at approximately 6.20 AOD.

4.6.2 The site of some 2.70 hectares is of an arable / paddock and pasture landscape. Post and rail fencing forms much of the site boundary (**See Photograph A**), and also divides the site internally into individual paddock style arrangements (**See Photograph J**). The largest portion of field encompassing land within the north-western area (**See Photograph B**). A number of specimen trees of the following species: European Lime, Horse Chestnut, Ash and Beech ranging from Early Mature to Mature stand within the site boundary, and these are protected from animal grazing by post and rail fencing. Farm buildings associated with Stakers Farm are located to the southeast (**See Photograph C**).

4.7 Site Boundaries and Features

4.7.1 The Site Boundaries and Features are described below through reference to Photographs D - J.

4.7.2 As part of the grouped farm buildings, a barn to the south falls within the site boundary (**See Photograph D and E**). Livestock outbuildings are positioned at various points throughout (**See Photograph F**).

4.7.3 The arable / paddock landscape is enclosed by post and rail fencing across the northern most boundary close to Public Footpath No. 329 (**See Photograph A**), along the extent of the western boundary (**See Photograph B**), across the southern boundary (**See Photograph C**), and the majority of the eastern boundary (**See Photograph G**).



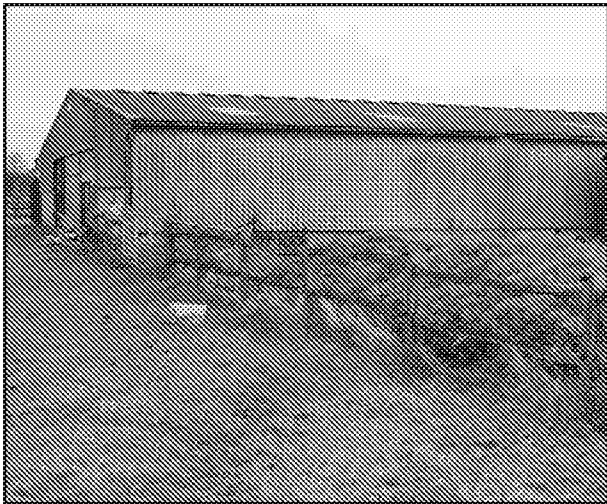
Photograph D - Aerial photograph of Site



Photograph G - Post and rail fencing along part of western Site boundary adjacent to thoroughfare. The Croft housing to the east.



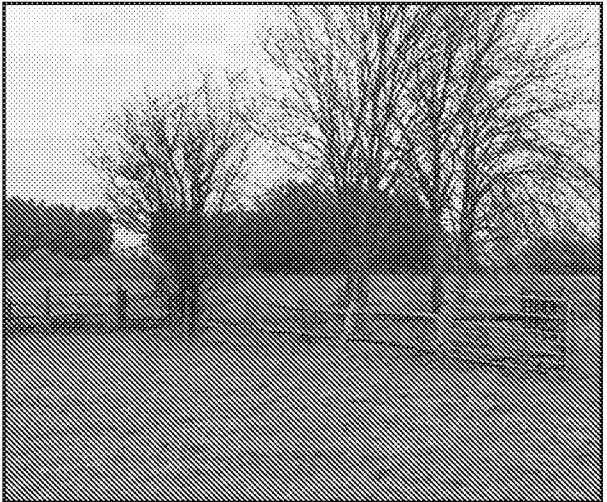
Photograph H - Post and rail fencing along part of western Site boundary adjacent to thoroughfare. The Croft housing to the east.



Photograph E - Barn located to the southwestern corner, within the site boundary.



Photograph F - Small farm outbuildings located to the southwestern corner of Site.



Photograph I - Northern boundary (eastern part), running adjacent to School.

4.7.4 A mixed native hedgerow separates the site from Yapton C of E Primary School to the northeast of the site and the school grounds are bound by wire mesh fencing and separated from the Site by a grassed thoroughfare which runs across eastern part of the northern boundary (See Photograph H). This path extends down the eastern boundary adjacent to the rear gardens of residential dwellings of the Croft to the east (See Photograph G). A grassed farm track separates the post and rail fencing along the southern boundary from a mixed scattered tree and hedge line (See Photograph C). The western boundary extent is largely treeless except for a small group around a quarter of the way up (See Photograph I). Post and rail fencing divides the site internally into individual paddock style arrangements (See Photograph J)

4.8 Scheme Study Area - Landform, Land use, Vegetation and Built structure

4.8.1 The Scheme Study Area is described below through reference to Photographs K - U.

4.8.2 The Study Area lies on the western urban fringes of Yapton, approximately 3.7 km from the south coast. The centre of Bognor Regis is located approximately 5.5km south west of the Site. The surrounding landscape is largely flat, comprised of land between some 3m and 6m AOD, which rises gradually rises as it gets closer to the South Downs National Park, which lies approximately 2.5 km from the site.

4.8.3 The courtyard development of the Croft which comprises retirement property and retirement homes, Yapton C of E Primary School (See Photograph K) and Stakers Farm buildings make for a developed landscape to the east. These are all accessed from North End Road to the East (See Photograph L). The surrounding landscape in a southern, western and northern direction are largely identified as being of a more open agricultural / arable or pastoral nature (See Photograph M).



Photograph J - Individual paddock style arrangements to the Site internally



Photograph K - Direction of view: West. Yapton C of E Primary School



Photograph L - North End Road to the East of the Site.



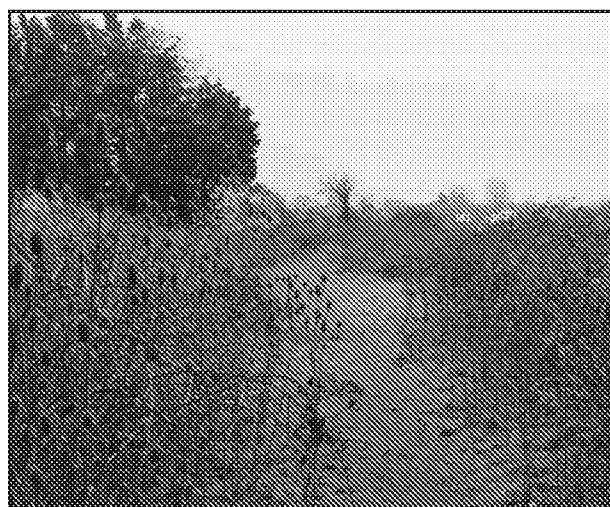
Photograph M - Open agricultural arable land to the west of the Site



Photograph N - Electricity substation on North End Road



Photograph O - Glasshouses and railway line to the northeast of the Site



Photograph P - Scrub and coniferous windbreaks to the west of the Site



Photograph Q - Houses along Church Road within Conservation Area 250m east of Site



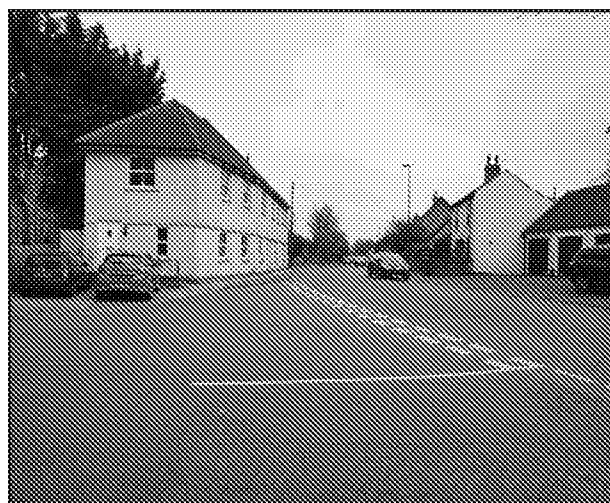
Photograph R - Listed building The Homestead, including attached outbuildings

4.8.4 Public Footpath No. 329 runs east / west to the north of the site, and a stile associated with this footpath is nestled amongst some Hawthorn tree and scrub vegetation in close proximity to the northern site boundary. The Public Footpath originates from North End Road to the east close to Yapton C of E Primary School and an electricity substation (**See Photograph N**). The field to the north of the site is a former paddock with little within except a dilapidated field shelter, and the fields to the south are used as arable agricultural land.

4.8.5 Surrounding features within the landscape include substantial glasshouses around 790 m from the site in a northwest associated with Eric Wall Ltd tomato growing nursery. These glasshouses are set to the north of the West Coastway Railway Line which runs between Brighton and Southampton (**See Photograph O**).

4.8.6 Across the medium sized arable fields to the west of the site, residential dwellings are located. To the north of these dwellings is an area of scrub and substantial coniferous tree windbreaks, most likely associated with historic horticultural activities (**See Photograph P**). Residential dwellings are also located to the south across small arable fields, and the built development of Yapton Village encompasses the majority of land to the east. The study area's south eastern boundary runs immediately adjacent to the Main Road / Church Road Conservation Area. The architecture varies throughout the built up area, some examples have been shown (**See Photographs Q, R, S, U**).

4.8.7 Vegetation within the surrounding landscape comprises mixed species hedgerows and scrub with species such as Dogwood, Ash, Elder, Bramble and Hawthorn. Trees along field boundaries and shelterbelt planting are also evident. Vegetation within the built of Yapton Village environment is of an ornamental nature.



Photograph S - Main Road area



Photograph T - Yapton Free Church 200m to the south of the Site

4.9 Public Rights of Way

4.9.1 Selected Public Rights of Way within the Study Area are described below and their location is shown on **Figure 4.2**.

4.9.2 Public Rights of Way within the Study Area are primarily limited to north, west and south aligned rights of way within a small geographical area. Public Footpath no. 329, extends westwards from North End Road and this adjoins Public Footpath No. 326 which extends north towards the glasshouses beyond the railway line. Public Footpath no. 200-1, extends westwards from the centre of Yapton, running roughly parallel with the Main Road B2233, passing the site approximately 250 m to the south.

4.10 Visual Amenity

4.10.1 Viewpoint photographs with supporting descriptions are provided in **Appendix A – Viewpoint Survey**. Viewpoints are identified to inform an understanding of the likely effect on surrounding viewpoints from the development. Where viewpoints are considered likely to be of interest to the reader, but where no inter-visibility has been identified these are included within a scheduled in **Appendix B**, with reasons for their being discounted provided. The identification of visual receptors and their sensitivity makes reference to public right of way numbers and viewpoint locations within **Figure 4.2**.

4.10.2 Viewpoints are categorised as either short or mid distance. Short distance views are categorised based on the viewpoint being within 500m of the Site and mid distance 1km. There are no long distance viewpoints identified beyond 1km from the Site.

4.11 Visual receptors

4.11.1 Visual receptors comprise local users of the public footpath network, which experience short distance views of the Site, as part of a wider appreciation of the surrounding countryside. Due to the local amenity use of these footpaths, users are considered likely to notice any change to visual amenity. These receptors are considered to be of low to moderate visual sensitivity. This comprises users of Footpath no.329, illustrated by Viewpoint No. 01, Viewpoint No. 02 and Viewpoint No. 06; Users of Footpath no. 326, represented by Viewpoint No. 07, Viewpoint No. 08 Viewpoint No. 09; users of Footpath no.200-1, represented by Viewpoint's No. 10.

4.11.2 Visual receptors otherwise comprise users of the pavement and roads along Main Road B2233 where receptors are likely to comprise primarily residents using the pavements and passing motorists. These receptors are represented by Viewpoint No. 04 and Viewpoint No. 05. These receptors are considered to be of low visual sensitivity.

4.12 Zone of Visual Influence

4.12.1 The Zone of Visual Influence (ZVI) was determined as part of the field assessment and desktop analysis of Ordnance Survey mapping and photographs and is shown alongside of Viewpoint locations on **Figure 4.2**.

4.12.2 The Zone of Visual Influence (ZVI) is indicative of the area from which the Site can be viewed from the public realm, taking into account landform, vegetation, built form and distance.

4.12.3 The Site's ZVI is visually enclosed within the study area due to its location within a low lying gently undulating landscape, of small to medium sized fields, fringed with intermittent hedgerows, trees and shelterbelt planting.

4.12.4 The ZVI as defined at **Figure 4.2** is indicative of areas of publicly accessible land to the west to approximately 150 m, and to the north west to approximately 350 m. Close views of the site are made from a footpath directly north of the site. From these areas, largely unfiltered views towards the Site are available. These views primarily comprise local users of the public footpath network, and the B2233 to the west. Glimpsed, filtered views of the site can be made immediately to the south (to approximately 180 m).

4.12.5 Incidental glimpsed views are also made from further to the west (to approximately 500 m). This primarily comprises users of outlying public footpaths. The site is visually enclosed by the existing development of Yapton along the entire eastern edge of the site.

5.0 ASSESSMENT OF IMPACTS

5.1 General

5.1.1 This section assesses the landscape and visual impacts which would result from the Proposal described in **Section 1.3.1**.

5.1.2 The assessment considers the likely effects from the Scheme alone through a consideration of receptor sensitivity and magnitude of impact, using the methodology provided in **Section 3.0**.

5.1.3 Separate assessments of operational impact on landscape character, planning designations and visual amenity are provided. Where an adverse effect is identified, mitigation is recommended and the likely residual effect identified.

5.1.4 The cumulative impacts of the Scheme alongside 2 no. separate planning applications for built development within proximity of the Site are considered in **Section 5.2**.

5.1.5 An Outline Application for the erection of 38 dwellings at Land North of Yapton C of E Primary School North End Road (Y/93/14/OUT), each with a garage and parking space, together with the means of access off North End Road **received Outline Planning Permission** in August 2015. This development would be directly north of the Site.

5.1.6 Additionally, an Outline Application for the erection of 56 no. dwellings at Bonhams Field, Main Road, Yapton (Y/1/17/OUT) with associated open space and creation of new access was received in January 2017. This is application is for development of land immediately to the south of the Site. **The status of this application Undecided.**

Landscape Character

5.1.7 The impacts of the development proposed within the Site area is likely to result in minor change across a limited geographical area. This is due to the enclosed nature of the Site, the relatively flat topography of the area, and it being on the urban fringes Yapton. Existing development includes that already in place on Site (existing barn) and adjacent at Yapton C of E Primary School, the Croft housing development and Stakers Farm buildings. The Chichester to Yapton Coastal Plain Landscape Character Area (LCA SC9) is already urban fringe in character, and as such is likely to go unaltered by a development of the type and scale proposed, as it will affect only a very small area. Combined with the medium to low sensitivity of the landscape, with medium / high capacity to accept change, this is likely to result in a potential short term **minor adverse** effect on landscape character across a limited area.

5.1.8 In the mid-long term as landscape planting on Site matures, (see landscape opportunities, identified in **Section 6.2**), the built form and mass is likely to be softened as planted trees and vegetation matures, aiding integration into the wider enclosed rural setting within the Barnham-Yapton Coastal Plain Local Landscape Character Area (LLCA 22). This reinforcement of landscape planting belts would better define the rural to urban boundary, and would likely result in a residual mid-long term **minor beneficial** effect on landscape character.

Landscape Planning Designations

5.1.9 There will **negligible** effect to the setting of the Listed Buildings in the study area due to the lack of intervisibility with the Site resulting from landform, built form and density of vegetation. There will be no impact on interconnectivity with areas of protected woodland in the surrounding landscape.

Visual Amenity

5.1.10 For low to moderate sensitivity users of Footpath no.329 to the north of the Site there is likely to be a high magnitude of change on the view. The development into arable / paddock landscape would include the introduction of built mass and angular rooflines and this would fundamentally change the pattern and composition of the view within this visible western portion of the Site area. Despite the affects being limited by the presence of existing development already apparent along the eastern boundary, the view is likely to change resulting in a potential short term **moderate adverse** effect on visual amenity for this receptor. It is worth noting however, that users of this Footpath would predominantly be residents and users accessing the proposed residential development itself.

5.1.11 For low sensitivity users of Footpath no.329 to the west and Footpath no.326 to the north there is likely to be a low-moderate magnitude of change on the pattern and composition of the view. The footpaths are limited to a small geographic area. The location of the Site within a plain with little topographical variance causes existing development and vegetation to control and limit visibility to level views. As well as this, the scheme would be viewed in part against and abutting an existing line of development of the Yapton C of E Primary School, the Croft housing development and Stakers Farm buildings. This highlights how the Site is very much immersed into the residential core of the existing developed area of Yapton. When viewed from the north particularly, the site is partially filtered by vegetation including Hawthorn trees to the north of the site and field boundary vegetation to the west. For these reasons the scheme is likely to result in a **minor adverse** change to the pattern and composition of the view for these receptors.

- 5.1.12 In the mid-long term as landscape planting along the western boundary matures, (see landscape opportunities, identified in **Section 6.2**), the built form and mass is likely to be softened as planted trees and hedgerow matures, aiding integration into the existing shelter belt vegetation in the area. This is likely to result in a mid-long term **negligible** effect on visual amenity for these receptors, limited by the distance of the Site from the visual receptor.
- 5.1.13 For low sensitivity users of Main Road B2233 to the west there is likely to be a low magnitude of change on the pattern and composition of the view. The scheme would be viewed incidentally by motorists travelling at speed or pedestrians from the associated pavement. As was the case for views from Footpaths further to the northwest, the impact of the built mass would be lessened by the proximity of existing development which forms a complex built horizon from this receptor across the southern portion of the site. The orientation of existing development and their associated boundaries as well as the linear planting belts that are a characteristic of the area tend to contain views of the site. Due to this the scheme is likely to result in a **minor adverse** change to the pattern and composition of the view for these receptors.
- 5.1.14 In the mid-long term as landscape planting along the western boundary matures, (see landscape opportunities, identified in **Section 6.2**), the built form and mass is likely to be softened as planted trees and hedgerow matures, aiding integration into the existing shelter belt vegetation that extends from the south and helping to define the urban rural transition. This is likely to result in a mid-long term **minor beneficial** effect on visual amenity for these receptors, limited by the distance of the Site from the visual receptor.

- 5.1.15 For low sensitivity users of Main Road B2233 and Footpath no.155 to the south there is likely to be a low magnitude of change on the pattern and composition of the view. The impact of the built mass would be lessened by the existing planting belt to the south of the site which is largely made up evergreen species. Further east from this, the location of an existing barn which falls within the proposed development site boundary would mean the built mass would not change a great deal. For these receptors, the linear planting belt and the flat landform tend to contain views of the site. For low sensitivity users of Footpath no. 200-1, glimpsed incidental views through gaps in vegetation along the footpath would be limited due to the scheme being viewed in part against and abutting an existing line of development. Existing shelterbelt and road side trees filter these mid distance views, which would likely be missed by the casual observer and/or scarcely appreciated. Due to this the scheme is likely to result in a **negligible** change to the pattern and composition of the view for these receptors.
- 5.1.16 In the mid-long term as reinforcement landscape planting of trees and hedgerow along the southern and western boundary matures, (see landscape opportunities, identified in **Section 6.2**), the built form and mass is likely to be softened, aiding integration into the existing boundary vegetation. This is likely to result in a mid-long term **minor beneficial** effect on visual amenity for these receptors, limited by the distance of the Site from the visual receptor.

5.2 Cumulative Effects

- 5.2.1 This section considers the potential cumulative effects arising from 2 no. planning applications for built development within proximity of the Site. The locations of the respective developments considered are provided in **Figure 5.1**.

Planning Application 1

- 5.2.2 Outline Planning Permission subject to compliance with some conditions and the obligations under a section 106 agreement was approved in August 2015 for Planning Application (Y/93/14/OUT) Land North of Yapton C of E Primary School North End Road. This development is for 38 dwellings each with a garage and parking space, together with the means of access off North End Road.
- 5.2.3 No effects on planning designations are identified within the LVIA for the Land North of Yapton C of E Primary School North End Road site, with the development identified as allowing the site to remain a rural/fringe landscape.
- 5.2.4 The LVIA for the Land North of Yapton C of E Primary School North End Road site identifies that there are likely to be:
- Long-term impacts on the wider character are considered to be **Negligible** following mitigation measures: *'It is considered that the impact of the development on the landscape character area of 'Chichester to Yapton Coastal Plain' would be restricted to the landscape of the site and its immediate environs.'*
 - Negligible to Slight Adverse** effects are identified: *'Impacts on the site and its immediate surrounds are considered Negligible to Slight Adverse significance. The proposed hedgerow and planting seeks to reinforce that already existing, and establish a strong framework of planting around the development perimeter.'*
 - Impacts on rights of way / footpaths are cited as being confined to a small geographical area, all deemed to be of low Sensitivity with **Negligible to Moderate** significance of effects.
 - Almost universal **Negligible** significance is given to residential receptors due to the site being surrounded on three sides by existing residential and institutional development, as well as the locality within topography that does not vary greatly.

- 5.2.5 Landscape measures are identified to reduce impacts and enhance the site including the following:
- *'The development will be designed to a high standard, and will incorporate and utilise the existing plants around the site'.*
 - *'The design of, and alterations to, the frontage onto North End Road will be sympathetically considered so as to reduce visual and character impacts on receptors to the east, such as through the removal of bramble hedge and its replacement with hedgerow of native species.'*
 - *'New 'infill' hedge planting along all boundaries to reduce impacts on users of the adjacent sites and routes'*
 - *'Enhance existing hedge / woodland buffer planting on the western edge'*
- 5.2.6 Taking the above into account alongside of the likely effects identified within this assessment, the potential for inter-scheme cumulative effects can be identified as follows:
- 5.2.7 For users of Footpath no.329 to the north of the Site, views would encompass a developed area with two residential dwellings between the footpath and the boundary of the Site. This is due to the location of Footpath no.329 and it cutting through the aforementioned development site of the scheme at Land North of Yapton C of E Primary School North End Road. As part of the design proposals for the approved scheme to the north, two dwellings are proposed to be sited on this small parcel of land at the south of this site. The Scheme would likely be viewed at the end of a small residential road that would serve these two dwellings, or through their rear garden areas.
- 5.2.8 Low sensitivity users of Footpath no.329 to the west and Footpath no.326 to the northwest would encounter an urban edge that will effectively be moved to alongside the western edge of the Site. Where there was likely to be a low-moderate magnitude of change on the pattern and composition of the view, there would now be deemed to be a moderate magnitude of change on the pattern and composition of the view. Considering both schemes together, in the short term there would likely be a **minor adverse** change to the pattern and composition of the view for these receptors.
- 5.2.9 In the mid-long term as landscape planting along the western boundary matures of both schemes, (as mentioned in Appendix B of the LVIA for the Land North of Yapton C of E Primary School North End Road development site, and landscape opportunities identified in **Section 6.2** of this report), the built form and mass is likely to be softened as planted trees and hedgerow matures, aiding integration into the existing shelter belt vegetation. This is likely to result in a mid-long term **minor beneficial** effect on visual amenity for these receptors, limited by the distance of the Site from the visual receptor.
- Planning Application 2**
- 5.2.10 An Outline Application at Bonhams Field (Y/1/17/OUT) for the erection of 56 no. dwellings with associated open space and creation of new access was received in January 2017. This application is for development of the land immediately to the south of the Site. The status of this application Undecided.
- 5.2.11 It is identified within the LVIA for the Bonhams Field site that the site falls within no areas of landscape designation. The LVIA also states that: *"The site displays characteristics typical of this area; the wider landscape has many roads and the urban spread of Yapton can be felt within the site."*
- 5.2.12 The LVIA for the Bonhams Field site identifies that there are likely to be:
- *"partial loss of one or more key landscape elements and the introduction of elements that may be prominent but not substantially uncharacteristic will occur and the subsequent landscape effects are considered **not significant** in planning terms."*
 - *"For the majority of receptors the assessment has found that while parts of the development are visible such views are glimpsed and **would not have significant visual effects** in planning terms."*
 - *"... from viewpoints 1 and 2 [see Viewpoint No. 5 of this assessment] the site would remain noticeable with little visual barrier effect from either mitigation planting or its juxtaposition with other residential facilities due to the observers close proximity. In these views the significance of **visual effect would remain 'Significant'** in planning terms."*
- 5.2.13 Taking the above into account alongside of the likely effects identified within this assessment, the potential for inter-scheme cumulative effects can be identified as follows:
- 5.2.14 For motorists and pedestrians of the B2233 Main Road and users of Footpath no.155 approximately 180m south of the Site, the application for residential development at Bonhams Field with built structures up to 9m would extend across the entire open pastoral field in this area (to the south of the Site), completely obscuring views of the Site. Considering both schemes together, in the short term there would likely be a negligible change to the pattern and composition of the view for this receptor. Equally, in the mid-long term there would be a **negligible** effect on visual amenity for this receptor. This is due to the Scheme being entirely screened by this additional residential development.

6.0 LANDSCAPE DESIGN STRATEGY

6.1 Landscape constraints

- 6.1.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study and develop these for consideration within the supporting Landscape Constraints and Opportunities Plan, provided in **Figure 6.1**.
- 6.1.2 Through reference to **Figure 6.1**, the key landscape constraints identified for the Site are:
- Contribution of the paddock landscape to the western edge of the developed area of Yapton.
 - The openness experienced within the landscape from Public Footpath No. 329 to north and west of the Site.
 - Existing linear landscape features of native hedging. The strong linear hedging element along the western boundary of the Yapton C of E Primary School.
 - Existing linear landscape features of tree line along the southern boundary.
 - Existing tree group located a quarter of the way along the western boundary (from the south).
 - Existing Hawthorn tree group located to the northwest corner.
 - Existing specimen trees of the following species: European Lime, Horse Chestnut, Ash and Beech located within the site boundary.
 - Existing barn and small livestock out buildings within the site boundary.

6.2 Landscape opportunities

- 6.2.1 Landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid or reduce potential impacts from the Scheme, but also to define Site specific enhancement measures which will assist in achieving high quality design.
- 6.2.2 Through reference to **Figure 6.1**, the key landscape opportunities identified for helping integrate the development into the Site are:
- Existing boundary landscape features retained, protected and reinforced to provide a strong landscape framework for the new development and create corridors for wildlife, contributing to localised green infrastructure.
 - Western, southern and eastern boundaries to be bolstered with native shrub and tree planting to soften views of the roofline and massing from Public Footpath No. 329 and Main Road B2233 to the west.
 - New hedgerow and tree planting across the Site would contribute to the softening of built form.
 - Open space area within new development to act as a buffer between development and nearby Conservation Area.
 - Potential to remove barn within the southern portion of the Site.
 - An opportunity to reference material use within the local character area. Commonly used building materials and building design in Yapton are defined in The Arun District Council Supplementary Planning Guidance document – 'Conservation Areas', adopted in October 2000. These are: *'... brick and flint or stucco... together with natural slate or plain clay tiles for the roofs'*.

7.0 SUMMARY AND CONCLUSIONS

7.1 The Site

- 7.1.1 The Site of some 2.90 hectares is located on the edge of the urban fringe of Yapton and comprises a series of small fields. The arable / paddock landscape enclosed by intermittent boundary hedge lines with a scattering of hedgerow trees is not covered by any statutory landscape or ecological designations nor are there any habitat designations in the site area or in any proximity. Existing built development in the form of a school, housing and farm buildings make up the eastern edge of the site boundary, whilst open fields encompass land to the north, west and south.

7.2 The Scheme

- 7.2.1 Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)).

7.3 Conclusions

- 7.3.1 In the short term there are likely to be **minor adverse** effects on landscape character across a limited area. In the mid-long term, subject to the recommended mitigation detailed in **Section 6.2** and presented on **Figure 6.1**, there are likely to be **minor beneficial** effects on landscape character. Built form and mass would be softened as planted trees and vegetation matures, and this would aid integration into the wider enclosed rural setting within the Barnham-Yapton Coastal Plain Local Landscape Character Area (LLCA 22).
- 7.3.2 In the short term there are likely to be **minor adverse** effects on visual receptors across a limited area. In the mid-long term, subject to the recommended mitigation detailed in **Section 6.2** and presented on **Figure 6.1**, there are likely to be **negligible to minor beneficial** effects. Planting belts including native hedgerows and tree standards along the western edge of the Site would filter and screen the built form from public footpaths to the west.
- 7.3.3 When considering the cumulative impacts with the consented adjacent scheme at Yapton C of E Primary School North End Road (Y/93/14/OUT) to the north of the Site, and the under consideration Outline Application at Bonhams Field (Y/1/17/OUT) to the south of the Site the Scheme is identified as comprising mid-long term **negligible** cumulative effects on landscape and views. Should these schemes progress the urban edge of Yapton will effectively be moved to alongside the western edge of the Site, with a redefined vegetated rural boundary to its western edge.

Appendix A - Viewpoint Survey



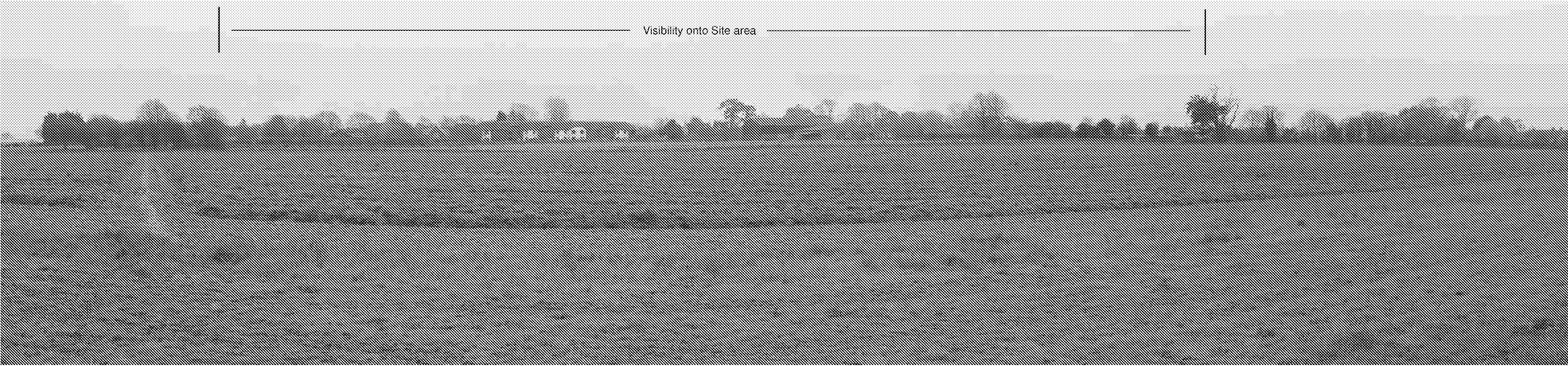
Viewpoint No. 01

Location: Footpath no. 329 to the northwest of Yapton C of E Primary School grounds

Direction of View: South

Date: 14th March 2017
Time: 12:45 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 6 metres AOD
Ordnance Survey Grid Coordinates: SU 97687 03762

Description
This short distance illustrative view for those using Footpath no. 329 is of part of the western field viewed close to Yapton C of E Primary School grounds which lie the east. The view depicts the western boundary post and rail fencing which ends at tree and scrub vegetation growing just beyond the north-western corner of the site boundary. Strong linear mixed species hedgerow associated with the school bounds the field on the eastern edge, until it ends and the site opens becoming wider further south. Farm buildings and southern boundary vegetation make up the horizon.



Viewpoint No. 02

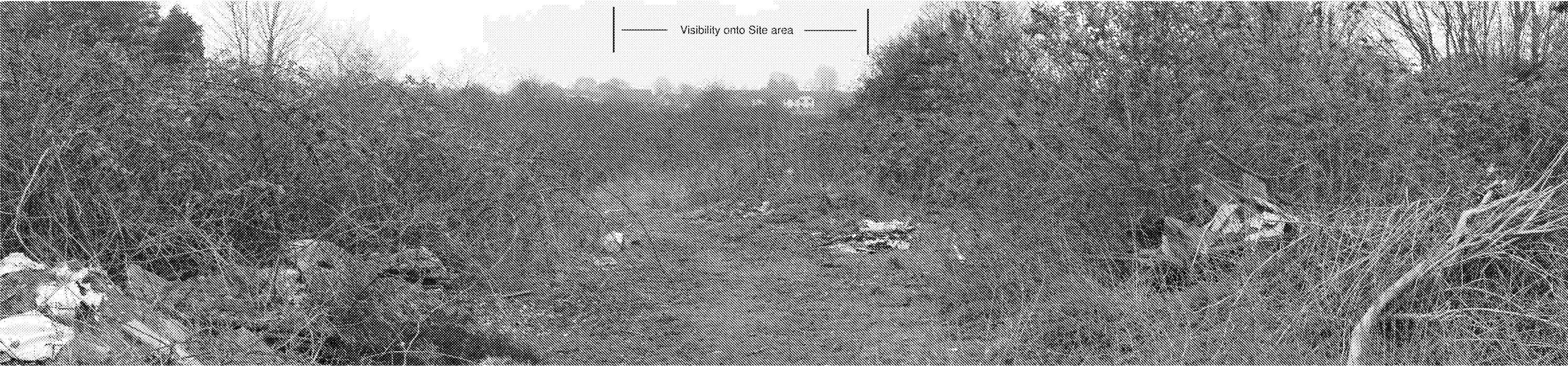
Location: Footpath no. 329 to the west before the footpath enters a series of shelter belts.

Direction of View: East

Date: 14th March 2017
Time: 12:01 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 6 metres AOD
Ordnance Survey Grid Coordinates: SU 97481 03794

Description
This short distance representative view for those using Footpath no. 329 at a point where it enters shelter belt planting further west (which prohibits views of the Site), depicts the extent of the western Site boundary. Users of the footpath experience this view across a mostly flat arable field, typical of the plain character area. The Site, visible only a shallow strip of land, extends from Hawthorn specimens to the north, towards vegetation along the southern boundary, between which a complex horizon of built mass and tree cover of Yapton can be seen. What is particularly evident from this view is that, particularly within the northern portion of the site, existing built development is prominent within the landscape.

Appendix A - Viewpoint Survey



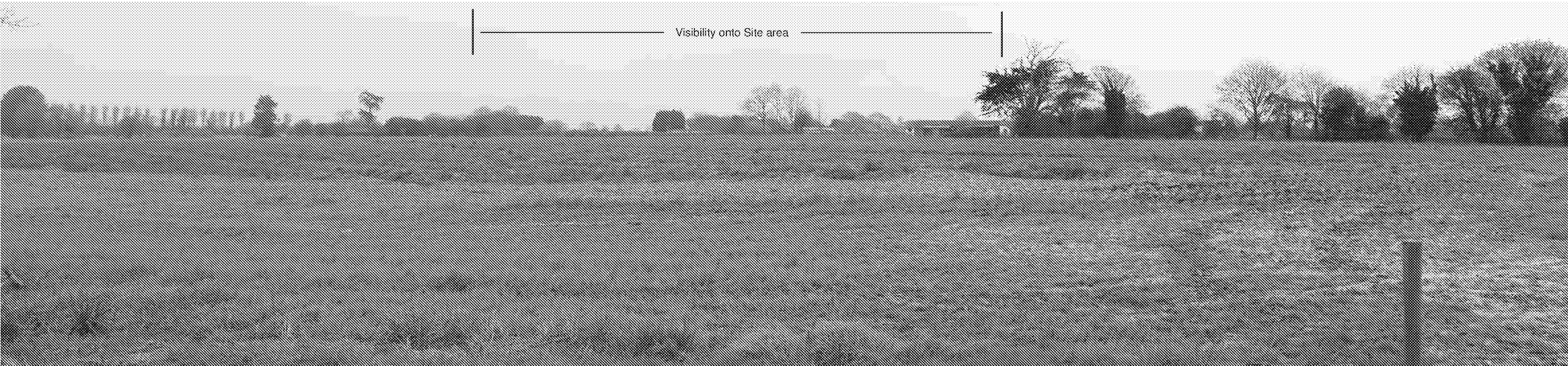
Viewpoint No. 03

Location: Footpath no. 330 amongst scrub vegetation northeast of Main Road B2233

Direction of View: East

Date: 14th March 2017
Time: 12:08 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 6 metres AOD
Ordnance Survey Grid Coordinates: SU 97366 03792

Description
This short distance illustrative view for those using Footpath no. 330 through a degraded and highly littered landscape depicts a glimpsed view of the existing the Croft housing development on the horizon, with the Site just visible in front. The view is made through scrub.



Viewpoint No. 04

Location: Pavement of Main Road B2233 at a sharp bend in the road, west of Yapton.

Direction of View: East

Date: 14th March 2017
Time: 12:13 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 3.5 metres AOD
Ordnance Survey Grid Coordinates: SU 97354 03592

Description
A representative view for pedestrians using the pavement and motorists along the Main Road B2233, at the point of two sharp corners. The view is made through a short length gap between existing vegetation to the north and intervening residential dwellings to the south, across an arable field that slopes gently towards the receptor. The Site would be visible to drivers, but more likely to be noticed by passengers and pedestrians. However, due to the landform the Site is only visible as a shallow strip of land with built mass beyond, particularly within the southern portion of the view of the Site.

Appendix A - Viewpoint Survey



Viewpoint No. 05

Location: Footpath no. 155 looking towards the Main Road B2233 and pavement, in gap between residential dwellings.
Direction of View: North-east

Date: 14th March 2017
Time: 14:38 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 5.5 metres AOD
Ordnance Survey Grid Coordinates: SU 97414 03397

Description
This short distance illustrative view for users of Footpath no. 155 as well as for pedestrians using the pavement along the Main Road B2233 depicts the site across a small scale pastoral field that lies to the south of the Site. The view of the Site is made predominantly to the east where farm buildings associated with Stakers Farm are visible, one of which (the most westerly) falls within the development site. Views of the Site are subsequently filtered further to the west as the somewhat weak evergreen treeline and scrub becomes forms much of the southern boundary.



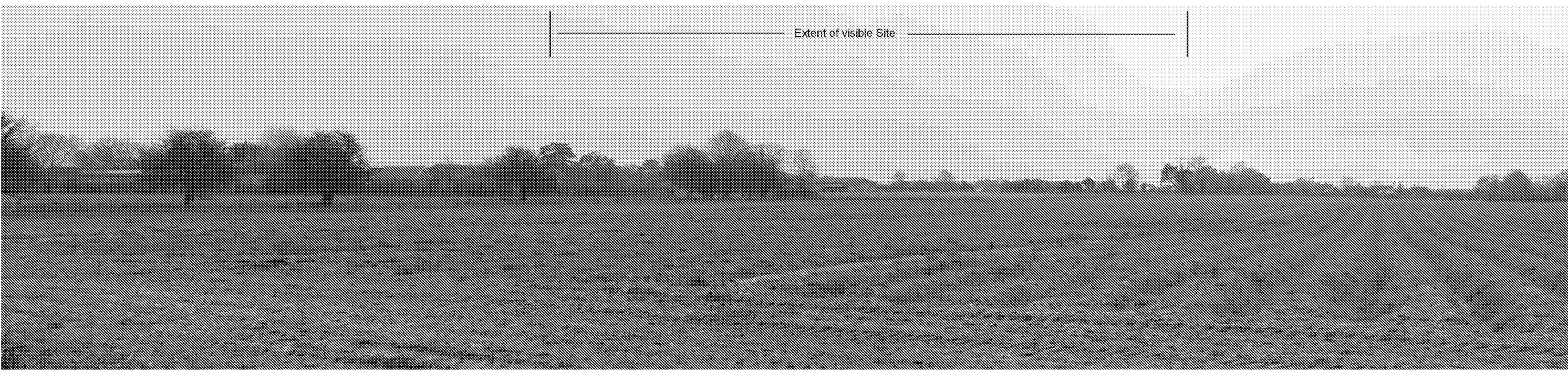
Viewpoint No. 06

Location: Footpath no. 329 looking south through vegetation that forms the boundary of Yapton C of E Primary School
Direction of View: South-west

Date: 14th March 2017
Time: 12:48 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 7.5 metres AOD
Ordnance Survey Grid Coordinates: SU 97749 03748

Description
This short distance illustrative view for users of Footpath no. 329 is made to the east of Viewpoint No. 01. The view depicts deciduous boundary vegetation of Yapton C of E Primary School that lies to the north of the proposed development site. The vegetation allows for heavily filtered seasonal views of the site in a gap beyond the vegetation, between school buildings and the hedge return which runs north to south, forming the boundary of the development site within the northern portion.

Appendix A - Viewpoint Survey



Viewpoint No. 07

Location: Footpath no. 326 on the corner of land associated with Clays Farm (to the north), looking south across an arable field.
Direction of View: South

Date: 14th March 2017
Time: 12:57 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 5.5 metres AOD
Ordnance Survey Grid Coordinates: SU 97652 03903

Description
This short distance representative view for those using Footpath no. 326 depicts the northern corner of the site. Existing vegetation at this northern corner largely screens this portion of the Site. The view is made across the corner of an arable field which shows very little undulation, typical of the South Coast Plain character area. Almost the entire extent of the site, which is mainly viewed as a shallow strip of land beyond the post and rail fence that bounds it, has a backdrop of existing built structures of Yapton C of E Primary School, the Croft housing development, Stakers Farm buildings and residential dwellings further south. This developed back drop is not evident to the western portion of the Site, where evergreen southern boundary vegetation makes up the horizon.



Viewpoint No. 08

Location: Footpath no. 326 halfway between glasshouses to the north and previous Viewpoint (No.7)
Direction of View: South

Date: 14th March 2017
Time: 13:15 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 6.5 metres AOD
Ordnance Survey Grid Coordinates: SU 97555 04148

Description
This illustrative short distance view for those following the Footpath leading from the railway line crossing to the north depicts the Site as it comes into view looking south. This Viewpoint is made approximately 250m north of the previous Viewpoint, and shows similar characteristics only set back further and to the west. Views of the site are predominantly made through the gap in Hawthorn tree vegetation on the northern corner of the Site and where vegetation now intervenes to the west. This boundary vegetation to the right of the image begins to screen views of the proposed development, further illustrated by the following Viewpoint, where the site is no longer visible. A complex horizon defined by built features, and enhanced tree cover provided by the village.



Viewpoint No. 09

Location: Footpath no. 200-1 looking east with the ruins of Denges Barn and agricultural land to the south.
Direction of View: East

Date: 14th March 2017
Time: 14:22 pm
Weather: Overcast weather conditions
Lighting Conditions: Moderate
Approximate Ground Level: 3.5 metres AOD
Ordnance Survey Grid Coordinates: SU 96987 03593

Description
This illustrative mid distance view for those following Footpath no. 200-1 leading east to west is of a mixed arable / built form landscape, with landscape features including hedgerow field boundaries, treelines and residential dwellings. The Viewpoint depicts how half of the visible Site is filtered and seasonally viewed through a treeline that runs adjacent to the Main Road B2233. To the south of this, when the treeline ends, views of the Site can be made. The strong presence of existing built structure of the Croft housing development is dominant in the landscape at this point, and the Site appears as a shallow strip of land in front of the existing buildings.

Appendix B - No Visibility Schedule

Ref	Location and Direction of View	View Details	Reasons for exclusion	Image taken
A	Location: North End Road Direction of View: North	Date: 14 th March 2017 Time: 12:42 pm Weather: Overcast weather conditions Lighting Conditions: Moderate Approximate Ground Level: 6.5 metres AOD Ordnance Survey Grid Coordinates: SU 97702 03417	The height of the built form along the extent of North End Road results in no visibility to the Site.	
B	Location: Where Footpath no. 326 meets Footpath no. 330 at the point of a railway crossing and extensive glasshouses situated to the north. Direction of View: South	Date: 14 th March 2017 Time: 13:06 pm Weather: Overcast weather conditions Lighting Conditions: Moderate Approximate Ground Level: 9.8 metres AOD Ordnance Survey Grid Coordinates: SU 97409 04366	The boundary of the field network to the west screens views of the Site, resulting in no visibility to the Site.	