

Little Meadow, Yapton

Landscape and Visual Evidence and Appraisal

Volume 1 Landscape and Visual Evidence

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01.03.21	A	AC	LF	Development proposals amended

1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was appointed in November 2020 to provide landscape architectural services in support of the proposed development of land at Little Meadow, Yapton. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the development proposals which maximises opportunities and potentials; and
- Minimises and mitigates harm;

1.1.2. For the purposes of the planning process the above work is presented in two volumes:

- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- **Volume 2 Landscape and Visual Impact Appraisal** will comprise the assessment section of the final landscape report which will be completed once the final design is confirmed and will be as an impartial assessment of the landscape and visual effects of the final proposals.

1.2. Report structure

1.2.1. Volume 1 is set out as below:

- Introduction; report structure; project brief; site location;
- Policy framework; planning policies; landscape character assessments; planning evidence;
- Landscape elements, qualities, functions and character: description and sensitivities;
- Views: description and sensitivities;
- Summary of emerging key design drivers; constraints and opportunities.
- Appendix 1: Landscape and Visual Evidence methodology
- Appendix 2: Figures
- Appendix 3: Landscape Baseline Table

1.3. Project brief

1.3.1. The study site (from herein known as 'the Site') is situated at Land at Little Meadow in Yapton, West Sussex. The brief for the design team is to produce an outline planning application for mixed-use development on land located to the north and south of Gravetts Lane West.

1.3.2. The proposed development is for 73 no. Dwellings (1-4 bed, a mix of 26 apartments and 47 houses) and the extension of the existing employment site to accommodate 3 no. new units. The wider proposals include amenity and 4250 m2 area of public open space containing LEAP/NEAP and 'green'. Enhancement to blue and green Infrastructure with amenity open space incorporating surface water attenuation features linked to the sustainable urban drainage provision (SuDs), a new access road and new junction from Bilsham Road and 43 new allotments.

1.3.3. The brief for landscape architectural input is to advise on a landscape led approach to the location and arrangement of development on the site and to assess the impact of development on the landscape character and the views, and to support the clients pre-application discussions with the Local Planning Authority.

1.4. Site location

- 1.4.1. The site is located on the eastern edge of the hamlet of Bilsham located approximately 0.6 miles southwest of the village of Yapton, West Sussex (Figure 1 Site Location).
- 1.4.2. The hamlet of Bilsham extends north-south along Bilsham Road (B2132), one of several rural lanes that connect Yapton in the north to Middleton-on Sea to the south. At the southern end of the hamlet; at Bilsham Corner Grevatt's Lane West joins the main A259 Gravatt's Lane leading to Littlehampton

2. Policy and guidance framework

2.1. National Planning Policy Framework (NPPF 2019)

- 2.1.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by:
- *'Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*
 - *'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*
 - *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

2.2. Arun District Council Local Plan 2011-2031 (ALP 2018)

- 2.2.1. The Arun Local plan 2011-2031 was adopted on the 18th July 2018. The local plan policy map no.3 for Bognor Regis & Surrounding Area identifies the settlement boundary surrounding Yapton to the north and Settlement gap (LM) to the south beyond the A259. Outside the Built Up Boundaries Policy C SP1 Countryside applies to the land surrounding and including the site plus and the hamlet of Bilsham.
- 2.2.2. The landscape in the coastal plain is considered to be of **high landscape and visual sensitivity**.
- 2.2.3. The following policies of the Arun Local Plan 2011-2031 (2018) are most relevant:
- C SP1 Countryside. Development will be permitted in the countryside where it is:
 - a. for the operational needs of agriculture, horticulture, forestry and extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex waste Local Plan; or
 - b. for quiet, informal recreation; or
 - c. for green infrastructure; or
 - d. for the diversification of the rural economy; or
 - e. for road and /or cycle schemes; or
 - f. in accordance with other policies in the plan that refer to a specific use or type of development.
 - Policy GI SP1 Green Infrastructure and development states the Green Network Maps should be considered early in the design process. The need to protect and enhance GI assets and connections between them and the protection from light pollution to preserve tranquillity. Identify opportunities to connect GI assets to the coast, South Downs National Park and the Inland villages.
 - Policy LAN DM1 Protection of landscape character states development should respect the particular

characteristics and natural features of the relevant landscape character areas and seek to reinforce or repair the character.

- Policies HER DM1 Listed Buildings and HER DM2 Locally Listed Buildings or Structures of Character indicates development should take the setting and qualities of Listed buildings into account.
- Policy ENV SP1 Natural Environment encourages the preservation, restoration and enhancement of biodiversity and natural environment through the development process and particularly through policies for the protection of non-designated sites. Where feasible create new areas to enhance existing habitats and species.
- Policy SD SP 1 Sustainable Development seeks to
 - g. Encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.
 - j. Ensure development takes into account the coastal topography to mitigate and adapt to climate change in high flood risk areas
 - k. Retain and enhance natural environment resources, including biodiversity.
- Policy SO DM1 Soils sets out the criteria that should be considered in respect of soils of Agricultural Land Classification Grades 1,2 and 3a.
- Policy T DM1 Sustainable Travel and Public Rights of Way states new development must ensure ease of movement prioritising safe pedestrian and cycle access to green infrastructure network and aspirational cycle networks. Developments are to make suitable provision to meet the County Council standards and contribute to the Public Rights of Way network between the development and ii. South Downs National Park, iii. The coast and vi. Littlehampton.

2.2.4. The Arun Local Plan indicates trees and woodlands make a valuable contribution to the landscape and visual amenity of Arun. Trees are considered vital in reducing impacts of climate change to reduce higher temperatures and exposure to the sun, intercepting rainfall, absorbing pollutants and carbon storage, contributing significantly to the local environment and to the successful integration of new buildings in the landscape. The retention of trees should be considered at the design stage of all developments.

- Policy ENV DM4 Protection of Trees states that planning permission will be granted for development where it can be demonstrated that trees protected by Tree Preservation Order(s), TPO identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:
 - a. Would result in the removal of one or more trees in the interest of good arboricultural practice.
 - b. Would enhance the survival and growth prospects of other protected trees;
 - c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland
- This policy requires the submission of a Tree Constraints Plan, method statement and Arboricultural Impact Assessment (AIA) to demonstrate the development proposals do not have a negative impact on existing trees.
- Policy ENV DM5 Development and Biodiversity seeks to achieve a net gain in biodiversity and protect existing habitats on site.
- Policy W SP1 Water. Development is encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance water bodies, coastal habitats or provides additional flood relief, supporting SuD's and improving the flow of surface water and improves water quality. Reduces flooding and increases biodiversity, building resistance to climate change.

2.2.5. Of the 11 typologies of GI defined in the Arun Local Plan, the site and its immediate surrounding landscape contains several assets that the Local Planning Authority identifies as contributing to the Green Infrastructure of the District. Assets that include:

- Grassland;
- Wetlands, flood plains;
- Public Rights of Way including footpaths and bridleways;

- Amenity green space - domestic gardens;
- Rifes, open and running water; and
- Accessible countryside that is in urban fringe areas

2.3. Arun Green Infrastructure Study (June 2012)

- 2.3.1. This study sets out the GI assets across the District and has identified the function and opportunities to strengthen the network. The list of opportunities to improve function should be incorporated into the landscape strategy and development proposals.
- 2.3.2. The Green Infrastructure Network map (2012) and GI network map (2012) covering the Parish of Yapton identifies a limited number of GI assets close to the site (but not on the site). While this landscape lacks many of the typical higher value assets e.g., Ancient Woodland, the few GI assets that do exist are closely linked to the function and ability to experience the riparian and floodplain landscape. This accessibility adds to and increases the value of the landscape setting around the site.
- 2.3.3. The Key GI Assets within the immediate setting of the site that must be protected, enhanced and where possible better connected through future development are:
- Ryebank Rife / water course to the south linked to the extensive strategic gap along the River Arun. This has both biodiversity value and regulatory and cultural value in maintaining the riparian character.
 - Footpaths crossing fields to the north.
 - The recreational route (cycle route) along Bilsham Road
 - The listed buildings along Bilsham Lane to the west
- 2.3.4. As one of the main four GI assets the recreational cycle route leaving Yapton along Bilsham Road joins Sustrans Route 2 that follows the line of the A259 Grevatt's Lane. The West Sussex Walking and Cycling Strategy 2016-2026 includes the route along Bilsham Road as a priority for improvement. Identified as NCN2 feeder link to Yapton it states 'currently there is no safe cycle route from Yapton to NCN 2 and onwards to Littlehampton or Felpham /Bognor. This proposed route will create a cycle path alongside the existing road from the outskirts of the village' indicating the verge could be converted into a cycle path within the next 1-2 years.
- 2.3.5. Figure 3.5 Sense of place identifies the site lies in a moderate to higher level of tranquillity with lower levels of tranquillity to the north and south associated with larger settlements of Yapton and Middleton-on-Sea and may contain features typically found across the landscape NCA 126. Coastal plain.
- 2.3.6. Figure 3.9 GI Issues illustrates the site lies in an area highlighted for its 'strategic and local gaps' between the settlements of Yapton and Middleton-on-Sea, stating in note 1. this is an '**Area of Poor Landscape Quality** including loss of tree scape, scrub growth and pony paddocks'.

2.4. Landscape Related Designations

- 2.4.1. Landscape, heritage and ecological designations within the study area are shown on Figures 5 and 6, and listed below with relevant purposes and guidelines.

2.4.2. Statutory Designations

- 2.4.3. Listed Buildings: Four properties of Grade II listed status within Bilsham: Bilsham Manor and Manor Cottage, Old Bilsham Farmhouse and The Chapel situated off Bilsham Lane out to the west. The closest property, Hobbs Farmhouse is approximately 40m west of the main area of the site and 237m from the southern part of the site. To the Northwest is the parish Church of St Mary (Listed Grade I) in the village of Yapton
- 2.4.4. Public Rights of Way: Footpath (PRoW no. 144 situated approx. 317m to the north of the site's northern boundary connected to Footpath 166 to the east. Footpath (PRoW no. 2997) situated approx. 331m to the south of the site's southern boundary.

- 2.4.5. Conservation Area: Bilsham lies approximately 1.4km to the south of two Conservation Areas within the village of Yapton. The intervening fields and hamlet of Bilsham lie outside Conservation Area control.

2.4.6. Local Designations

- 2.4.7. Local Green Spaces: The proposals map of the Yapton Neighbourhood Development plan 2014-2029 identifies 5 designated Local Green Spaces within the village of Yapton. Allotments to the north of Cinders Lane, and Tack Lee Road lie closest to the site.

- 2.4.8. Other considerations:

- The trees within the fields and on the site are not covered by Tree Preservation Order(s) however the hedgerows may be protected.
- The site is located within a nitrate vulnerable zone.
- The following designations do not apply to the site: National Park, Area of Outstanding Natural Beauty, Scheduled Monument, ecological designations (RAMAR/SAC/SPA/SINC or SSSI, Ancient Woodland or National and Local Nature Reserves).

2.5. The Hedgerow Regulations 1997, Historic England

- 2.5.1. A hedgerow is 'important' if it has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:
- It marks a boundary between parishes existing before 1850;
 - It marks an archaeological feature of a site that is a scheduled monument or noted on the Historic Environment Record;
 - It marks the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.
- 2.5.2. Historic England's clarification of the regulations state: The removal of a hedgerow is unlikely to require planning permission, but if removal is proposed as part of a planning application then its impact on the heritage significance of the area and its impact on the setting of any heritage assets around may be taken into account in accordance with planning policies in the National Planning Policy Framework (NPPF) (1) and the local development plan.
- 2.5.3. Hedgerows are offered some protection under The Hedgerow Regulations 1997 (2) offering some protection for hedgerows of more than 20 metres in length or which join other hedgerows provided they adjoin agricultural land, forestry, paddocks, common land, village greens, a site of special scientific interest or a local nature reserve.

2.6. Yapton Neighbourhood Development Plan 2014-2029

- 2.6.1. The NDP identifies the land around Yapton village (and applicable to the next hamlet of Bilsham) 'as well-established for farming with examples of small-scale features which are particularly distinct within this landscape. These include mature trees, hedgerows and ponds. With such a flat topography, these features are particularly visible within the wider landscape. The NDP states such features should be retained as part of any development'
- 2.6.2. The close proximity of Yapton and its influence over the surrounding landscape suggests that several of its NDP policies may apply to the wider landscape setting.
- 2.6.3. Policy E1 – Protection of high value agricultural land states 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.
- 2.6.4. Policy E2 - Protection and maintenance of Local Green Spaces (LGS): 5 designated areas are identified within

the village of Yapton. These LGS include the King George V Playing Field, land at Tack Lee Road, Foundry Road and Bilsham Road and Cinders Lane allotments. The Open Spaces Society describes the LGS criteria as a green space within easy walking distance of the community served, the land holds a particular local significance (a) beauty, (b) historic significance (c) Recreational value, (d) tranquillity (e) richness of wildlife and local in character, and is land that is not open countryside located on the edge of settlement. The two LGS on Bilsham Road and Cinders Lane allotments are closest to the Site. The potential effect on views out from these LGS may need further investigation.

- 2.6.5. Policy E3 - Protection of natural habitats states development would not be permitted if it results in the loss or unacceptable harm to existing natural habitat and that mitigation would be required or areas relocated within 500m.
- 2.6.6. Policy E4 - Minimising the environmental impact of development requires 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
- 2.6.7. Policy E5 – Retention and enhancement of biodiversity states flood attenuation ponds and SuD's measures should, where possible, be included in new developments with links to corridors for wildlife. The safety of children should be a consideration.
- 2.6.8. Policy E6 – Green Infrastructure and development states proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the parish. Figure 7.1 shows the green infrastructure network within the parish based on the findings of Arun District Council's Green Infrastructure Study (2012). Green Infrastructure routes identified close to the site include the cycle route along Bilsham Road and the two footpaths further to the north and south.
- 2.6.9. Policies E8, E9 and E10 referring to the protection of Conservation Areas, Listed Buildings and Buildings and / or structures of character identifies several highly valued historic landscape features within the parish of Yapton, heritage features such as the tall, substantial flint walls facing rural lanes and the route of the old Portsmouth to Arundel Canal that can be appreciated from several public footpaths.
- 2.6.10. Policy E11 – Minimising the impact of flooding from development states development will not be permitted in flood attenuation areas where new development would reduce the ability of these areas to alleviate flooding, stating:
- Proposals that would create new culverts (unless essential to the provision of access to water systems) will not be permitted.
 - Proposals that would result in the loss of open watercourses will not be permitted

2.7. Adjacent development

2.7.1. Arun Crematorium

- 2.7.2. The adjoining land to the east (10 Acre Field) has the benefit of a planning permission for a new crematorium development (Y/103/18/PL). Granted on appeal in October 2020 the layout of the crematorium includes internal circulation with single point of access onto Grevatt's Lane West and a structural landscape scheme (illustrated on the applicants Drawing 0524-DR-100) that contains extensive internal planting: native planting belts between parking areas and native tree belts along the length of the east and west boundary. In addition, the scheme includes the planting of an evergreen tree avenue alongside Grevatt's Lane West heading east and retains the line of mature, evergreen trees along the track located just beyond the Crematorium's eastern boundary. This line of individually spaced coniferous trees through to the Crematorium land is in view from viewpoints 18-22 (Figures 20 to 21).
- 2.7.3. Once established, the internal tree planting and existing evergreen tree structure is expected to add an additional level of screening and vegetation layering into the landscape, altering the current view, and reducing the visibility of the proposed development site that is appreciated from Grevatt's Lane (A259) and potentially views from

footpaths in the east.

2.7.4. Landscape Character Assessment

- 2.7.5. Relevant published landscape character assessments are listed below. These assessments have been reviewed and the relevant key characteristics compared to the site and summarised in Table 1 (Appendix 3). The landscape management guidelines have been taken into account in strategy given in Section 5 Opportunities and Constraints.
- National Character Assessment: NCA 126 South Coast Plain
 - West Sussex Landscape Character Assessment (date), West Sussex County Council
 - Arun LVA (2006), and Arun Landscape Capacity Study, Arun District Council.
 - Sussex Historic Landscape Characterization (HLC) (2010)
- 2.7.6. The most recent and relevant landscape assessment is the Arun Landscape Visual Assessment (LVA 2006). This identifies valued characteristics as well as detractors and strategies. Therefore we have focused on this LVA and in particular the two areas: Local landscape Character Area (LCA) 30 Bilsham Coastal Plain and Local landscape Character Area (LCA) 20 Flansham/Middleton Fringe Coastal Plain adding other aspects from the national, West Sussex Historic Landscape Character and the County Landscape Character Area - C1 Chichester to Shoreham Coastal Plain as well as our own observations, where they add to our understanding.

2.8. Arun Landscape Visual Assessment (LVA 2006)

- 2.8.1. Arun District stretches east and west of the valley and estuary of the River Arun across the West Sussex coastal plain and undulating dip slope hills of the South Downs. The contrasting geology and topography of the northern and southern parts of the District give rise to marked differences in character.
- 2.8.2. The aim of the **local landscape character assessment** has been to identify landscape types and areas at an appropriate scale to understand the localised variation in character.
- 2.8.3. Yapton falls into Zone 2 – Five Villages**
- 2.8.4. With the exception of Yapton all the villages are situated on the upper coastal plain at the foot of the South Downs dip slope (AONB), where the land rises steadily northward. Yapton and the neighbouring smaller villages of, Climping and Ford are situated further south and east on an outlying area of lower coastal plain. This is contained on three sides by the Withy and Ryebank Rifes, the Arun Valley and their associated flood plains. It describes this landscape as 'dominated by large scale arable fields with varying degrees of enclosure. Clusters of listed buildings in designated Conservation Areas are located within these rural agricultural landscapes'
- 2.8.5. Para 4.3.5 indicates 'Yapton and the smaller villages of Climping and Ford and Ford aerodrome are distinct from the villages on the upper coastal plain being situated within a generally more open and flat arable landscape. Large industrial buildings on the disused aerodrome together with Ford prison have an urbanising impact on the adjacent arable landscape. However, there remains a rural, agricultural setting to Yapton and Climping.'
- 2.8.6. The site lies wholly within the following landscape character areas:
- 2.8.7. County Landscape Character Area - C1 Chichester to Shoreham Coastal Plain**
- 2.8.8. As defined in the unpublished West Sussex Landscape Character Assessment (November 2003).
- 2.8.9. This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere

areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. 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.

2.8.10. The Local landscape Types (LCT) – L1a describe the key characteristics of this area as a:

- Patchwork of agricultural land wrapped around Flansham and north Middleton.
- Boundary vegetation (often along drains) providing a degree of enclosure.
- of having considerable urban influence.
- Mixture of arable and pasture of varying field sizes, with some fields adjacent to Flansham and north Middleton used as paddocks, recreation, horticulture and poultry farming.

2.8.11. No further management guidance advice is given.

2.8.12. Local landscape Character Area (LCA) - 30 Bilsham Coastal Plain

2.8.13. This LLCA is described as an enclosed rural arable landscape that separates Bilsham and Yapton, partially within a floodplain.

2.8.14. The study indicates **30 Bilsham Coastal Plain** has a '**Slight**' **landscape value** due to the low number of landscape designations present, is partly in floodzone but makes a contribution to the setting of listed buildings. Its proximity to the Arun Valley contributes to the setting of an 'outstanding asset' but is considered to offer little in terms of on special / cultural / historic associations. The Perceptual aspects (e.g. scenic beauty, tranquillity and wilderness) are given as **moderate scenic beauty**.

2.8.15. The Local landscape Types (LCT) L14 describe the key characteristics of this area surrounding Bilsham and abutting the southern edge of Yapton as a mixture of arable, pasture and paddocks with vegetated field boundaries providing enclosure. Paddocks and pasture are prominent features on the edges of settlement e.g. Bilsham, Bilsham Road and Yapton.

2.8.16. Local landscape Character Area (LCA) 20 Flansham/Middleton Fringe Coastal Plain.

2.8.17. This LLCA is described as a small scale enclosed landscape, largely in floodplain provides separation between Felpham and villages to the north. The study indicates **20 Flansham/Middleton Fringe Coastal Plain** has a '**Slight**' **landscape value**. Perceptual aspects (e.g. scenic beauty, tranquillity and wilderness) are given as **Moderate scenic beauty**.

2.9. Arun Landscape Visual Assessment (LVA 2006) : Landscape Capacity

2.9.1. The capacity attributed to the LCAs (as opposed to the LCTs) in the Arun Landscape Visual Assessment provide the framework for the qualitative assessments in determining the landscape value, sensitivity and capacity.

2.9.2. In this study para 5.1.2 states that in order to assess the sensitivity of the landscape to built development, assumptions have been made as to the likely form of any new settlement areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape.

2.9.3. In this study para. 5.2.1 a medium, low or negligible rating for landscape capacity is given to any development that would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District.

2.9.4. Relevant to this site the study indicates

- 20 Flansham/Middleton Fringe Coastal Plain landscape capacity is Low/medium based on the low number

of landscape and other designations present, and gives a low rating for contribution to the setting of any 'outstanding assets' and special / cultural / historic associations. It concludes any development would have a significant and detrimental effect on the character arising from a landscape sensitivity of substantial x slight landscape value.

- 30 Bilsham Coastal Plain landscape capacity as Low/medium concluding any development would have a significant and detrimental effect on the character arising from a landscape sensitivity of Substantial x slight landscape value.

2.10. Sussex Historic Landscape Characterisation (HLC) (2010)

2.10.1. The Historic Landscape Characterisation (HLC) produced by East and West Sussex County Councils and Brighton and Hove Unitary Authority is an interpretation of landscape change, showing how it has been influenced by both natural and human activities. The Sussex HLC Broad Types covering the site is Fieldscapes surrounding Settlement

2.10.2. The large land parcel is split between informal fieldscape and Hamlet. The small land parcel at Bilsham Corner lies wholly within the sub-type Informal Fieldscapes

2.10.3. At the Sub Type level the HLC indicates:

2.10.4. Expansion-Other with the closest description as hamlet. This is a rare feature within the broad type and very rare occurrence within the wider Sussex character. Historic hamlets are small groups of dwellings often with a public house centred around a routeway junction. They are identified by their presence on the Ordnance Surveyor Draft Drawings and other 18th century county maps, and comprise several dwellings and small farms clustered together, which may or may not be named. Historic hamlets comprising of smaller cottages which have also developed around a larger historic farmstead are a feature of the Weald. From 1086 to 1800.

2.10.5. Informal fieldscapes with the closest description 'regular piecemeal enclosure' is a common feature in the Sussex landscape.

2.10.6. 'Regular piecemeal enclosure is identified by regular or semi-regular shaped fields with wavy and or straight boundaries, creating a regular field pattern, but not obviously planned or formal. The boundaries are generally formed of hedgerows rather than woody shaws. These fields are found extensively across Sussex, but more frequent in East compared with West Sussex. This may be in part a reflection of the more planned nature of the fields in West Sussex' And 'Possibly late medieval or Tudor, and may be an indication of field re-organisation at this time'

2.10.7. This indicates the dwellings in the vicinity of the site and along Grevatt's Lane as part of the hamlet pattern may be of historical value but the surrounding fieldscape does not contain rare features and has a **low historic landscape value and sensitivity**.

2.11. National Design Guide (2019)

The National Design Guide supports paragraph 130 of the NPPF which 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 and the way it functions'. The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

2.11.1. Characteristic 1: Context: Enhances the surroundings

2.11.1.1. Para 37 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 38 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

2.11.1.2. Para 39 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- Integrated into their surroundings so they relate well to them;
- Influenced by and influence their context positively; and
- Responsive to local history, culture and heritage.

2.11.2. Characteristic 2: Identity: Attractive and distinctive

2.11.2.1. Para 49 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

2.11.2.2. Para 50 states that Well-designed places, buildings and spaces:

- Have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- Have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- Are visually attractive, to delight their occupants and other users.

2.11.3. Characteristic 5: Nature: Enhanced and optimised

2.11.3.1. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

2.11.3.2. Para 91 states that well-designed places:

- Integrate existing, and incorporate new natural features into a multi-functional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

2.12. Supplementary Planning Documents (SPD)

2.12.1. The following SPD's provide further information on the value, appearance and features found within the landscape that forms the setting to the site.

2.12.2. Conservation Areas SPD (2000), Arun District Council

2.12.3. The closest Conservation Areas lie to the north within the village of Yapton. The first Conservation area is based on St. Mary's Church, the second (Conservation Area) is based around a loose grouping of buildings.

2.12.4. Although the hamlet of Bilsham lies outside the Conservation Area boundary control, the close proximity suggests it forms part of the wider landscape setting to Yapton and indicates this is a landscape that is easily accessible to residents and contains several historic features attractive to visitors.

2.12.5. This SPD describes aspects of the local landscape and built character as:

- There is a wide variety in the age and styles of the 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.'
- Chimneys are also important features on the skyline.'
- High substantial flint boundary walling and mature landscaping, including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.'

2.12.6. Followed by potential landscape receptors and viewpoints such as::

- 'Of historical importance....is the remnant of the Chichester to Arundel Canal'.
- Potential views from the footpaths on the edge of Yapton and from along the historic canal need to be considered. The church spire is likely to be less visible as situated at a similar level (5m contour) with graveyard enclosed by trees and intervening buildings within the village.

2.12.7. Buildings or Structures of Character SPD9 (2005), Arun District Council

2.12.8. The SPD indicates 5 criteria for selection, with points 2 and 3 highlighting buildings or structures that contribute towards the local landscape, are of important historical association and / or considered to be extremely good examples of traditional or established style, or of unusual type. Identified closest to the site are:

- Two properties within Bilsham - no. 84 and no.85 off Bilsham Road
- The Portsmouth and Arun Canal to the north-west of Yapton.

2.12.9. These properties / structures highlighted in the SPD will be a material consideration that Arun District Council will take into account when considering planning applications.

2.13. Summary

2.13.1. The key implications of the above policies, assessments and SPD guidance have been considered further in relation to landscape and visual aspects in the following sections 4-6.

3. Landscape elements, qualities, functions and character

3.1. Methodology

- 3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1.

3.2. General description of the existing site and setting

- 3.2.1. Figure 3 illustrate the site in its hamlet context. Figures 4 to 8 contain photographs of the internal use, buildings, gardens, and vegetation.
- 3.2.2. The site is split across two areas of land. The site considered as one area wraps around the eastern edge of the hamlet, following the line of Bilsham Road and extends west into an adjacent field. This larger regular shaped parcel to the north of contains two existing properties, which include Little Meadow with large mature garden containing mature ornamental trees and shrubbery to the west and Oak Trees associated with the employment area containing three large barns and ancillary structures. The remaining land is used as paddocks with tall conifer screening along the west boundary obscuring Little Meadow and dwellings in the hamlet from view.
- 3.2.3. The second area of land (at Bilsham Corner) comprises a small field in agricultural use bound by Bilsham Road to the west and abuts a large open field to the east.
- 3.2.4. The site is accessed via a gate off Grevatt's Lane West (closed to through traffic) after Bilsham Cottage. Entry into the land to the south is through a gate opposite the main site entrance. The land to the north is enclosed on three sides by mature hedges, conifer screening and vegetation. The smaller field to the south enclosed by mature hedges, hedgerow trees and vegetation apart from at the entrance off Grevatt's Lane West.

3.3. Geology

- 3.3.1. The Phase 1 Contaminated Land Assessment, 2020 by EnviroSmart Plus indicates:

'the underlying superficial geology consists of River Terrace Deposits (undifferentiated) which comprise sand, silt and clay and are classified as a Secondary (A) Aquifer.'

'British Geological Survey mapping indicates that the bedrock geology consists of Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated), which comprises of chalk and classified as a Principal Aquifer.'

- 3.3.2. The underlying Geology is of high sensitivity and as key landscape receptor that will taken forward for further assessment in Volume 2

3.4. Topography

- 3.4.1. The site is located within the West Sussex coastal plain on the outskirts of Bilsham on the north and southern side of Grevatt's Lane West. The landscape around the site is mainly flat, low lying topography that is typical of the LCA C1 Chichester to Yapton Coastal Plain landscape character.
- 3.4.2. The landscape is predominantly flat but there is a slight incline between Bilsham Road and Grevatts Lane West. The Site and surrounding land are generally level. The land to the north (of Grevatt's lane West) falls gently from north to south approx 6-4m AOD straddling the 5m AOD contour. The southern area of the site (at Bilsham Corner) lies between 2-4m AOD, is generally flat at approx. 4m AOD
- 3.4.3. The Phase 1 Contaminated Land Assessment, 2020 by EnviroSmart Plus indicates a depression in the north west corner of the Site with a pond in the lowest point. The boundary line in the south east adjacent to Grevatt's Lane is formed of an earth bund understood to contain soil from the adjacent field.

- 3.4.4. The flat topography is a key landscape receptor to be taken forward for further assessment in Volume 2. Any effects on topography will be confined to the site. The site's topography has low to medium value from its limited functions as a provisioning and regulating ecosystem service and being a characteristic feature of the riparian landscape character, but has limited in all other respects (see methodology Appendix 3). It is considered to have a low-medium susceptibility to development which at its highest equates to medium sensitivity.

3.5. Soils

- 3.5.1. Within the Arun District Local Plan soils of Agricultural Land Classification Grades 1,2 and 3a. are prioritised as a valuable and non-renewable resource. Soils deliver a range of important functions within the eco-system services. Soil is a finite resource and needs conserving and managing in a sustainable way. The undeveloped coastal plain within the District is high grade agricultural land and falls within the Agricultural land Classification Grades 1,2 and 3a. The ALP policy requires development applications on agricultural land within grades 1,2 and 3a involving the permanent loss of one hectare or more to be assessed and demonstrate how the soils and soil qualities are to be conserved and where development is proposed set out the mitigation measures for the loss of soils.
- 3.5.2. Paragraph 143 of the NPPF refers to the importance of "safeguarding the long-term potential of best and most versatile agricultural land". Local Plan policy SO DM1 is key in terms of developing the location of proposals and retention and re-use of soils across the site.
- 3.5.3. Local excavations on farmland 2km to the west (Bilsham Solar Farm at Weststone Bridge) indicates the underlying geology is Marsh Farm Formation sands and clays (BGS 1996), comprising 300mm topsoil overlaying mid brownish red natural clay (0.7m) and grey clay natural geology beneath. It is likely that a similar depth and strata of soils extend over the adjacent farmland (and Site).
- 3.5.4. The ALC indicates the soils across the larger land parcel as Grade 2 very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. This land is not currently in use for agriculture and the conversion into paddocks and subsequent ground poaching/damage to soil structure is likely to have reduced the quality. The southern area of the Site (field at Bilsham Corner) is indicated as Grade 1 Excellent quality agricultural land.
- 3.5.5. In addition, Section 2: Land Quality Assessment contained within the Phase 1 Contaminated Land Assessment, July 2020 undertaken by EnviroSmart Plus concludes:
- Employment Area: Given the known history of the Site it is considered possible that contamination is present within the sub-surface. However, given that the proposed development in this area is relatively low sensitivity and likely to comprise mostly hard surfaces
 - Proposed Amenity Spaces: Given the nature of the historical land use and the observed leaking Oil Water Interceptor it is considered likely that contamination will be present in this area of the Site, albeit this could be fairly localised. A high likelihood for volatile organic contaminants to be present within the subsurface soils.
 - The field (southern part of the site): it is considered unlikely that significant contamination is present within the sub-surface soils. There is a low risk of organic contaminant sources found that could affect the consumption of home grown produce.
- 3.5.6. This appraisal concludes that the Grade 2 Agricultural soil quality has been affected by the current land uses and contamination that has occurred on land to the north of Grevatt's Lane West. The Grade 1 Agricultural soil quality on land to the south appears to have been less affected and therefore more sensitive and susceptible to change.
- 3.5.7. These marine (loam) soils are highly susceptible to compaction, loss and contamination from development. Soils within the northern part of the site to are assigned Low sensitivity. Soils to the south part of the site are assigned High sensitivity. Soil as a key landscape receptor will taken forward for further assessment in Volume 2.

3.6. Hydrology and Groundwater

- 3.6.1. The Site lies within a Flood Zone 1, the extreme south western boundary is adjacent to Flood Zone 2. There are a number of drains and small streams in the locality including a drainage ditch behind the hedgerow along the eastern boundary. The garden of Little Meadow contains a large fish pond. This drainage ditch is part of the wider network of drainage features across the farmland and coastal plain that strongly influence the landscape character. To the west and north farmland is drained by several ditches linked to Ryebank Rife, in itself a notable feature linked to the River Arun.
- 3.6.2. The Phase 1 Contaminated Land Assessment, 2020 by EnviroSmart Plus indicates:
- The depth to groundwater beneath the Site is unknown.
 - A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow.
 - A Secondary (A) Aquifer comprises permeable layers capable of supporting water supply at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
 - The local geological setting suggests that any groundwater occurring beneath the site is likely to migrate readily towards the nearest surface water feature (pond in the garden of Little Meadow). As the nearest water feature; the pond is at medium risk of impact from contamination via shallow groundwater or buried services of future development.
 - Contamination from development could locally impact groundwater quality within the superficial and bedrock aquifers.
- 3.6.3. Large parts of the site are permeable and serve a function in absorbing rainwater. The water quality in the water table (anticipated close to the surface) is at risk from the use of chemicals on arable farmland and storage of materials / vehicles on the employment area. The intensive use of the land for equestrian grazing, and resulting noise, smell and animal waste can if not controlled be a source of nitrogen and phosphorus entering the hydrological system.
- 3.6.4. Landscape features and habitats within floodplain landscapes are highly valued and highly sensitive to changes in water quality and ground water levels.
- 3.6.5. The existing pond on site and the ditch running along the site's eastern boundary is both highly valued hydrological features. The natural hydrology (groundwater levels and flow across the site linked to the wider hydrology system) is highly susceptible to ground compaction, loss of pecculation, restricted / flood flows and contamination arising from development. Any changes to the hydrology system could affect both the site's net biodiversity and the quality of the adjacent farmland, vegetation type and sensitive habitats downstream.
- 3.6.6. Hydrology is assigned high sensitivity and as a key landscape receptor will taken forward for further assessment in Volume 2.

3.7. Land Use

- 3.7.1. Predominantly agricultural and grass land, with paddocks and industrial area. A level concrete track runs from Grevatt's Lane to the existing employment area.
- 3.7.2. The site is currently used for a range of uses that include:
- Dwelling known as Little Meadow with mature garden containing a large shallow pond and extensive planting
 - The northern employment area under commercial industrial use with a number of tenants. Comprising three buildings in a mix of B1(c) & B8 uses with hard standing, storage containers, open storage. The Phase 1 Contaminated Land Assessment, 2020 by EnviroSmart Plus states uses include forklift repair and steam cleaning, classic car restoration, storage of car valeting supplies, office furniture storage, storage of scaffolding, storage of Heras fencing and storage of tree surgery equipment. A residential dwelling is located close to the northern Site boundary to the west of the employment area.
 - A wooden stable block located in the central eastern area surrounded by several paddocks. The paddock boundaries are mainly post & rail, full/partial hedgerows, with close boarded fencing abutting the residential

gardens backing onto the site.

- The site includes the detached field to the south of Grevatt's Lane West, currently in arable use.

3.7.3. The activities of the site appears to have had a detrimental effect on the C1 coastal plain character landscape character. This urban treatment has somewhat reduced its landscape value. The larger parcel of land has undergone alteration from the typical coastal plain farmland to that of a more suburban use on the edge of the hamlet. The mix of buildings and structures associated with the employment area and the gardens, and equestrian paraphernalia and ground poaching has reduced the level of landscape sensitivity to low. The sensitivity of the smaller land parcel has been partly affected by the fragmentation of boundary hedgerows, however the land use in this part of the site remains highly typical of the wider landscape character. As this is not part of a designated landscape the value is considered to be medium.

3.7.4. The land use is assigned as low to medium sensitivity reflecting the difference in the two parts of the site. Land-Use as a key landscape receptor will taken forward for further assessment in Volume 2.

3.8. Nature Conservation

3.8.1. The Extended Phase 1 Ecological Assessment and Phase 2 Surveys dated August 2020 produced by Philips Ecology and appended Map 2 - Phase 1 Habitats indicates several habitat types across the site with no direct evidence of any invasive species. These comprise several intact hedgerows, a priority habitat, recently planted native species hedge along the northern boundary, short section of willow hedge with gaps crossing the southern field, the garden of Little Meadow contains standing water - the historic farm pond supported by scrub habitat. The remaining areas of the site either defunct hedgerow and leylandii of low nature conservation value and Improved grassland with two fields cultivated for horse grazing and silage and/or hay production.

3.8.2. Within the southern part of the field consists of Improved Grassland (I) surrounded by Intact hedgerow (H7) on its western and northern side. The hedgerows are predominantly native dominated by dense Blackthorn, Hawthorn, Ash, Goat willow, Dog rose and Bramble. Fieldwork undertaken by terra firma (December 2020) indicates bramble is the dominate vegetation type along the boundary facing Bilsham Road.

3.8.3. The ecological assessment concludes the site has high foraging potential to support hedgehogs, reptiles, wide and common terrestrial invertebrates, and badgers. The Intact hedgerows (priority habitat) are suitable habitat for supporting dormouse, birds, and bat foraging / migration. The pond and adjacent grassland habitat have potential to support great crested newts.

3.8.4. In relation to protecting components of landscape character the ecological habitat survey indicates the intact hedgerows around the site perimeter, standing water and scrub on the perimeter of the site is of important nature conservation value, in contrast to the improved grassland internally that is of relatively low nature conservation value. The report advises the retention and enhancement of hedgerows on site, maintaining the connections to surrounding woodland and the wider hedgerow network to protect priority habitat. Many species of fauna (including protected and non-protected) depend on the trees, hedgerows, and scrub on site for commuting/nesting habitat and source of food.

3.9. Vegetation: Trees

3.10. There are sporadic trees in the wider site as well as a line of Leylandii trees alongside the access from Grevatt's Lane West. Trees are confined to the site boundaries and appear from initial inspection to be in good condition. Mature trees along Bilham Road have stature and in terms of habitat potential and contributing to landscape character considered to be of high value.

3.11. The mature trees within the garden of Little Meadow and mature trees / native shrubbery surrounding the large fish pond facing the lane contribute to the hamlet's rural character and habitat biodiversity. The tree species are highly representative of the coastal plain landscape and if lost over time would alter the appearance and habitat variety of the hamlet.

3.12. Vegetation: Hedgerows

- 3.12.1. The pattern of fields shown on the sequential historic O.S maps indicates the boundaries (hedgerows and wet ditches) enclosing the surrounding fields have been present since 1880, possibly containing trees and vegetation over 140 years in age and may mark the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts. (a copy of the 1839 Yapton Tithe map may confirm this)
- 3.13. A length of new native hedgerow has been planted along the site's northern boundary containing species that will naturally develop into larger trees. This young planting is in the process of establishment.
- 3.13.1. The mature trees and hedges within and surround the site particularly native- carry out several ecosystem service functions; from filtering / absorbing pollutants, reducing traffic noise as well as providing wildlife habitat, carbon storage and contributing to the character of this agricultural landscape. Apart from the suburban coniferous hedging planted to screen properties Little Meadow, Oak Trees and the industrial units from view the remaining trees and broad hedgerows have a high value and are susceptible to the type of change proposed, either through the whole-scale removal, part removal or likelihood of damage during construction.
- 3.14. Field Hedgerows are likely to be protected by law and highly representative of the landscape character. They provide an important function as protecting the high quality soils from erosion, are of historic interest and provide continuous wildlife corridors linked to wet ditches and other sensitive habitats. High value and high sensitivity.
- 3.14.1. This appraisal attributes high sensitivity to hedgerows, scrub boundary vegetation, ponds, and mature native trees. The variety in habitat types across the farmland and across the site indicates the high value and high susceptibility to change from development. Internal vegetation, ornamental planting and conifer screening is both low value and sensitivity.
- 3.14.2. Individual features of habitat value (pond, trees and hedgerows) will be taken forward for further assessment in Volume 2.

3.15. Settlement History / Pattern

- 3.15.1. This hamlet is typical of the settlement pattern in the C1 coastal plan landscape character. The large farmsteads along roads, and on dead-end tracks in contrast to the scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone. The site on the edge of the settlement contains elements that are typical of the frequent urban fringe influences found in the area e.g. horse paddocks and light industry.
- 3.15.2. A personal account by local resident Allen Misselbrook indicates Bilsham has remained relatively unchanged. One of the main differences being HMS Peregrine operational up to 1959 with the main runway finishing a couple of fields away from Bisham Corner.

3.15.3. Rural road / lanes

- 3.15.4. Bilsham Lane was in the ownership of Thomas Cowdray in 1689. The rural road pattern is typical of the wider character linking villages and farms with key crossing points across floodplain. The A259 came after 1950 and the road came from Comet Cottage to Yapton with a junction at Bilsham Corner (Grevatt's lane West now not open to traffic) which was the turning for Littlehampton. White Rails, semi-detached cottages, so called after the white wooden rails bordering the road over the Rife .
- 3.15.5. The road pattern and its verges and associated feature that add to the tranquility and appearance are distinctive elements in the landscape. The pattern reflects the settlement evolution and wider connection between villages and habitation.. The pattern and features associated with the rural lanes are of high value and help to define the wider character.

3.15.6. Settlement pattern

- 3.15.7. Figures 14 and 15 show the more recent evolution of the settlement. The O.S map of 1886 illustrates a landscape of wavy boundaries and irregular fields, Rifes and small fields associated with Bilsham Farm and surrounding the Chapel. Larger fields extending beyond with woodland, large fish ponds a notable feature of the settlement character associated with individual farms. First hand accounts from local resident living in the hamlet in the

1950's lists many of the tree species and natural features that were valued and explored including mention of primrose banks, ditches ponds and field trees. By 1899 new footpaths appear with small scale housing added into the field below the garden of Little Meadow facing Bilsham Road extending the linear ribbon pattern. In 1913 the field containing the smaller land parcel lost its internal hedge division. From 1913 to 1950 the settlement pattern and field remained unchanged. The O.S map of 1951 illustrates the introduction of 3 new properties and gardens overlooking Grevatt's lane West thus creating the linear built pattern that is present today.

3.15.8. The earliest mention of Bilsham was in the Domesday book of 1086 with Anglo-Saxon evidence found out to the west. Research by the Yapton and Ford Local History Group indicates Bilsham contained two 17th century manors, one that became Hobbs Farm in 1875 and Bilsham Farm in the early 1900's.

3.15.9. Personal accounts indicate land to the rear of properties included grain drying and the keeping of livestock with paddocks behind properties along Bilsham lane were later in use by Canadian Forces during WWII. Historically paddocks are a feature of the settlement pattern, although these are now seen as intrusive in terms of landscape character and less desirable in wider views.

3.15.10. Landscape features

3.15.11. First hand resident accounts the hamlet indicate the more sensitive landscape features (trees, habitats and nature) and farm buildings exist along Grevatt's Lane to the west. Several landscape features are mentioned describing the hamlet character. They include orchards, row of poplars, wildflower meadows, large ornamental fishponds full of wildlife, hedges containing hawthorn, sloes, and hazelnuts. Horse chestnut, Elms, Sycamore, Ash and Oak trees were common. The surrounding field, hedgerows, and ditches always an attraction any time of the year. Wildflowers such as Snowdrops, Primrose, dog violets and Bluebells and herb-rich grass verges. Bird song and sounds of nature adding to the hamlet's rural character.

3.15.12. Value and sensitivity

3.15.13. Interpretation of the HLC suggests that parts of the hamlet is of high historic landscape value decreasing further east closer to the site and the surrounding fieldscape (including the site) is not a rare landscape feature (e.g. assarts).

3.15.14. The older western part of the hamlet with its listed buildings and landscape features appears to be high value and highly sensitive. The recent introduction of more modern dwellings along Bilsham Road and Grevatt's Lane West in particular are less typical of the wider landscape character and therefore low value and have a low susceptibility to change. The sensitivity relating to Settlement pattern is considered to be low.

3.15.15. On balance the settlement and immediate fields around it are of low historic landscape value and sensitivity. The road pattern is of moderate to high value and susceptibility to unsympathetic forms of development or highway improvements affecting the intact hedges and mature trees as distinctive vertical features along the route, the vegetation, grass verges, banks and ditches. The roads, lanes and associate features are of high sensitivity.

3.15.16. The road and its associated verge features adjacent to the site are of high sensitivity and as a key landscape receptor will taken forward for further assessment in Volume 2.

3.16. Access and recreation

3.16.1. There is currently an access to Little Meadow and Oak Trees via a private drive with a junction onto Bilsham Road to the west. This drive provides a route to the industrial units but is not used by goods vehicles. The main access to the industrial units is via Grevatt's Lane West to the south. To the south, Bilsham Road meets the junction with the A259. This junction is known locally as "Comet Corner".

3.16.2. Figure 16 illustrates the network of footpaths that cross the low-lying coastal plain. 5 designated Local Green Spaces (LGS) identified in Yapton village, none designated in or near Bilsham. Footpath (PRoW 144) is situated approx. 317m to the north of the larger parcel with footpath (PRoW 166) running north-south across fields to the east beyond the site's eastern boundary. Footpath (PRoW 2997) situated approx. 331m to the south of land at Bilsham Corner.

- 3.16.3. The site is not open to the public. The majority of the site, apart from the Employment Area is in private use with a route through Little Meadow gardens to reach the paddocks
- 3.16.4. The site is not subject to LGS designation or borders a LGS. The LGS of Yapton are too far removed to be relevant to this appraisal. The surrounding network of Public rights of way are considered to be high value with the amenity and historic alignment highly susceptible to change. Footpaths within the immediate setting of the site are unlikely to be affected by development (the effect on views is dealt with in the visual section of this report).

3.17. Perceptual qualities & relationship with the wider landscape character

- 3.17.1. The surrounding landscape is low-lying and is relatively screened by layering of vegetation typical of the floodplain setting. The countryside beyond the settlement edges has a moderate level of tranquillity (disturbed by noise from the main road and HGV's travelling along Bilsham Road) becoming less tranquil closer to the site entrance. The reduction in tranquillity is at a level normally associated with the activities within houses and front gardens facing onto Bilsham Road and rear gardens adjacent to the site.
- 3.17.2. For residents overlooking the smaller land parcel (south of Grevatt's Lane West) the longer distant views across open arable farmland towards trees and vegetation in the distance is likely to be valued for its sunlight, tranquillity, sounds of nature, birdsong and feeling of being on the edge of the hamlet facing attractive countryside. This perception is likely to be highly valued, considered as part of the residential and hamlet amenity and therefore highly susceptible to change by any form of development.
- 3.17.3. Perceptual qualities: the combination of rural tranquillity, vegetation and riparian tree species, sunlight and large skies is typical of the flood plain landscape. Residential properties on the edge of the hamlet face out onto attractive countryside that is open with filtered views towards the distant and occasionally wooded skyline. The ability to appreciate the surrounding landscape qualities is more relevant to walkers along the lane and residents overlooking the smaller land parcel. Within the larger land parcel the perception and views of the surrounding landscape are generally restricted and inward looking and with a perceived sense of enclosure created by the vegetation and on-site buildings. There is less connection with the wider landscape, and a more domestic suburban feel.
- 3.17.4. The site is little affected by Bilsham Road which is well used, unlit and has during the day a rural quality. At night the dark skies may be affected by glow from the proximity of Littlehampton. The rural agricultural character, dark night skies, openness close to settlement, distant wooded skylines and tranquillity are valued characteristics of the wider landscape; all of which are susceptible to change by development.
- 3.17.5. The combination of rural tranquillity and openness (perceptual qualities) relating to the smaller parcel of land is assigned high sensitivity reflecting the difference in the two land parcels. The perception of development on the perception of the wider landscape character is assigned medium sensitivity.
- 3.17.6. This combination of perceptual qualities at a local and wider landscape level as two key landscape receptors will be taken forward for further assessment in Volume 2.

3.18. Cultural connections / memories

- 3.18.1. Connection with Canadian troops stationed at Bilsham and Yapton during WWII. Personal accounts from resident (Yapton Local history group) states accidents involved planes brought down in the surrounding fields close to Bilsham Corner. May still be buried finds and areas of archaeological interest.

3.19. Condition and coherence

- 3.19.1. The surrounding agricultural land is efficiently well managed with hedgerows trimmed and ditches cleared of obstruction, the agricultural land appears to be generally in good condition. Hedges and trees are largely left to develop, with protected by good agricultural practice and the set back of plough edges. The outline of trees are notable features on the skyline adding to the vegetation layering visible across fields and that surround several isolated farm buildings, hamlets and villages.

3.19.2. The regular shaped fields, linear ditches and strong hedgerow structure is in good condition and creates a coherent landscape structure, punctuated by vertical elements e.g. the distinctive line of mature evergreen, individually spaces trees to the east (lining the track next to 10 Acre Field) and the very tall lines of Poplar trees acting as shelter belts.

3.19.3. The site is managed as domestic curtilage, with the intrusion of light industry. In places the style of planting and building materials appear incongruous and visually intrusive in the muted colours of the rural agricultural setting

3.20. Built form and materials

3.20.1. The site lacks any of the characteristic flint walls and building materials and qualities seen in the surrounding locality. The building style and materials used within the site are not representative nor do they add to the quality of the wider landscape character. Buildings and materials applied in the western area of the hamlet is more typical and better reflects the key characteristics within LCA 20 and 30 and the C1 coastal plain.

3.21. Ecosystem services summary

3.21.1. Several features of Green Infrastructure (GI) on the site that contribute to the eco-system services:

- A regulating role in aspects of air quality, water flow,/attenuation/flood and percolation, vegetation limiting soil erosion and increasing pollination
- Supporting services for biodiversity, habitat connectivity and carbon storage.
- Provisioning services with water quality and pollination.
- Cultural services such as tranquility by virtue of being on the edge of a hamlet surrounded by rural countryside.

3.22. Summary of landscape value, sensitivities and potential constraints to development

- 3.23. The landscape baseline table in Appendix 3 identifies key elements / components that have been identified as important components that make up the landscape character and add to the quality and perception of this landscape.
- 3.24. The following Landscape receptors (GI elements) have been identified as at potentially at risk from development and shall be taken forward for further assessment in Volume 2:
- Topography
 - Trees and Hedgerows - legally protected due to age and stature.
 - Hydrology - effects on the ground water levels and quality. The ditch along eastern boundary and the Rife/ water courses and wider hydrological system.
 - Soils - alteration to Grade 1 and 2 quality soils.
 - Land Use / settlement character - the smaller land parcel is more sensitive than the larger parcel.
 - Rural road / lanes - pattern and natural features associated with the scene.
 - Perceptual qualities: localised and relating to the wider landscape character. The combination of rural tranquillity, sunlight and large skies appreciated by walkers and residential properties on the edge of the hamlet facing attractive countryside, with open and filtered views towards the distant skyline.
 - Landscape condition and the capacity for development
 - The amenity of PRoW and views from LGS is dealt separately in Section 4. of this report.
 - The effect on specific habitats is outside the scope of this report.
- 3.25. A summary of value and sensitivity contained within several reports produced by Arun District Council indicate:
- The broad coastal plain is considered to be of **high landscape and visual sensitivity**
 - LCA 20 Flansham/Middleton Fringe Coastal Plain has a 'Slight' landscape value.
 - LCA 30 Bilsham Coastal Plain has a 'Slight' landscape value due to the low number of landscape designations present and offers little in terms of on special / cultural / historic associations.
 - Is an **Area of Poor Landscape Quality** due to loss of tree scape, scrub growth and presence of pony paddocks
 - At a local level this is a landscape of Moderate scenic beauty.
 - Rifes and pastures on the edges of settlements are a feature of the LCT L14
 - That fields of 'regular piecemeal enclosure' is a common feature (not rare) in the Sussex landscape.

4. Views

4.1. Methodology

- 4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 10 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 17. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by land form. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected. Likely views from private houses are assessed from within the site and from Grevatt's Lane West. This includes four properties Rowan Cottage, The Elms, Eversley and Bilsham Cottage. Fieldwork indicates views into the southern area of the site are likely from the front gardens and the ground floor and upper storey windows. Views of development will be at close range seen through a fragmented, poor quality hedgerow.

4.2. Specific viewpoints

- 4.2.1. Figure 18 indicates the location of photographic viewpoints. Figures 19 to 27 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual receptors against which the proposals are assessed. The potential visibility of the proposed development and any seasonal changes to that visibility are also described within the viewpoint description and this informs the emerging development proposals. Viewpoints with no existing or potential view of the site are not considered further.

4.3. General description of visibility

- 4.3.1. The site is visible from selected locations along several footpaths, overlooking properties and from A/B roads and rural lanes. The site forms the skyline where there is an absence of taller vegetation forming a backdrop.
- 4.3.2. Views into the site are restricted in places by the trees and hedges around the perimeter. Farm managed hedgerows, Lines of Poplar and Pine are local landmarks and visually distinctive features. The layering of trees and vegetation across the wider landscape either limits or reveals long distant views to the horizon. The white and grey colour applied to buildings makes the buildings in the employment area and on the site more visible than it would otherwise might be with a more sensitive application of colour and materials.

4.4. Views from the B2132 Bilsham Road (viewpoint 11)

- 4.4.1. Visual receptors, drivers (including residents) travelling at speed entering Bilsham from the north and occasional walkers use the lane to connect to the PRoW crossing fields to the north of the site. Drivers are considered to have a moderate level of interest in their surroundings but may be less aware of alterations to adjacent land unless using the road daily. With attention directed on the road ahead walkers may be more focused on the movement of vehicles from behind and to safely reach the entrance to the PRoW. Once at the entrance they may become more aware of the route and countryside ahead.
- 4.4.2. This view is from the lane approaching the site from the north. A worn path along the grass verge indicates this route is used to join the public footpath up ahead through a gap in the hedge by the mature tree. The site lies beyond this belt of vegetation and not in view. During winter months a glimpsed view but at this distance the extent would be minimal for walkers and unnoticeable for drivers.
- 4.4.3. Medium value and moderate-low susceptibility. Medium –low sensitivity.

4.5. Views from public rights of way (footpath 144) crossing fields north of Hobbs Farm (viewpoints 12 to 14)

- 4.5.1. Visual receptors, users of public footpath 144 and residents driving on private road are considered to have a moderate to higher level of interest in their scenic surroundings.
- 4.5.2. Viewpoints 12 to 14 represent the sequence of views experienced along the footpath as it crosses farmland to the north of Hobbs Farm. This route has been in existence for 140 years and likely to pre-date field enclosure. This footpath is part of a much longer east-west route crossing the low-lying flood plain and Ryebank Rife, connecting isolated farmsteads to hamlets before reaching the sea.
- 4.5.3. The views from the north are highly representative of this landscape's character, generally comprising of horizontal bands of layered vegetation and large skies seen above flat, open farmland uninterrupted by wet boundary ditches. The horizon punctuated by the silhouette of individual trees and vertical elements such as power lines.
- 4.5.4. This footpath connects Bilsham Lane to Bilsham Road. Footpaths within easy reach of the hamlet and close to several properties suggests this route may be well-used by residents and walkers. The value of rural countryside for recreation and enjoyment of tranquillity away from urban areas is likely to be more noticeable from the footpaths situated in the north and west of the site.
- 4.5.5. At intervals along the footpath, gaps in the hedgerow and tree cover (and over the new hedgerow planted) reveals a clear view of the site beyond intervening open paddocks. From position 13 the views contain storage sheds and containers on the employment area set against a backdrop of evergreen trees/ screening. The lack of vegetation along the northern boundary reveals more open paddocks and stable buildings and the movement of HGV's leaving the site through the main entrance. Trees and hedges that lines Gravett's Lane West is visible in the mid ground, seen against layered vegetation in fields extending to the skyline.
- 4.5.6. From the western end of the footpath may reveal a predicted glimpsed view of the development in winter but at this distance and orientation the extent may be partly screened by the employment area. Along the mid section the visibility in winter becomes more pronounced and any development within the site along the northern boundary would be in view. Visibility may slightly decrease during summer months as the leaf cover increases.
- 4.5.7. From position 14 the site lies behind this belt of riparian vegetation following the ditch pattern. The substantial depth of vegetation and high proportion of mature trees screen the site from view, with one rare glimpse of white (shed) visible during winter.
- 4.5.8. The alteration to the view composition experienced from ¾ the length of this footpath is likely to be the highest seen from the surrounding PRoW network, decreasing further to the east due to the depth and height of riparian vegetation along the ditch system comes into view.
- 4.5.9. Due to the changing level in visibility, substantial mitigation measures may be required to reduce the visual effects arising from development (including the introduction of vertical elements and colour into a muted landscape) along the northern edge of the site.
- 4.5.10. Medium value (as not within a designated, protected landscape setting) and high susceptibility. On balance high sensitivity.

4.6. Views from public rights of way (footpath 166) leaving Yapton Gardens (viewpoints 15 to 17)

- 4.6.1. Visual receptors, users of public footpath 166 are considered to have a moderate to higher level of interest in their scenic surroundings. Viewpoints 15 to 17 represent the sequence of views seen from this footpath leaving the southern edge of Yapton approaching the site. This route is likely to be occasionally used by residents and walkers.
- 4.6.2. The site is hidden behind intervening field boundary vegetation, with glimpsed views of the light grey / white colour

buildings within the Employment Area set against evergreen trees. The large, flat open arable fields, silhouetted trees and large skies dominate the scene. Travelling along the route reveals glimpsed view of development above and through gaps in the intervening vegetation (riparian belt along the ditch and farm managed hedges) during winter but at this distance and depending on the type of development visibility from the north east may be minimal or negligible.

- 4.6.3. Medium value (as not within a designated, protected landscape setting) and moderate-high susceptibility. Medium sensitivity

4.7. Views from public rights of way (footpath 166) to the east (viewpoints 18 to 21)

- 4.7.1. Visual receptors, users of public footpath 166 are considered to have a moderate to higher level of interest in their scenic surroundings.

- 4.7.2. Viewpoints 18 to 21 represent the sequence of views seen from this footpath as it crosses Ryebank Rife and farmland out to the east. Located some distance away from habitation this route is likely to be used by residents and occasional walkers.

- 4.7.3. A line of mature pine trees along the far track filter the view across open arable land ending in the riparian vegetation that follow the ditch pattern. Vertical elements e.g. power lines and tall shelter belts / trees stand out, as with the white colour applied to buildings on the site. The ridge lines of the other buildings in the Employment Area are hardly visible over the intervening vegetation. Further south at position 21 reveals glimpsed views of the paddocks, stable and parked HGV between intervening field boundary tree cover – a line of mixed scrubby, fragmented native vegetation, grown out hedging interspersed with broadleaved and pine / conifer trees.

- 4.7.4. Travelling south along the route indicates screening present during the winter months, likely to increase during the summer as move closer to the site. Depending on the type of change and colour applied, new development seen at this distance may be minimal or negligible. Further south (seen from due east 20, 21) the visibility (of the site) increases.

- 4.7.5. Due to the changing level in visibility, mitigation measures may be required to reduce the visual effects along the eastern edge of the site. Medium value (as not within a designated, protected landscape setting) and moderate-high susceptibility. Medium sensitivity.

4.8. Views from the A259 Grevatt's Lane and footpath 2997 (viewpoints 22 to 24)

- 4.8.1. Visual receptors, drivers (including residents) travelling at speed on the A259 between Felpham, Middleton-on Sea and Littlehampton. Drivers on busy roads are likely to have a lower level of interest in their scenic surroundings, particularly if making repeated journeys as opposed to visiting the area as a tourist and for recreation.

- 4.8.2. From position 22 looking across the open arable fields reveals glimpsed views of the paddocks, conifer screening and grey Employment buildings through intervening field boundary and tree cover – a line of mixed scrubby, fragmented native vegetation, grown out hedging interspersed with broadleaved and pine / conifer trees.

- 4.8.3. Further west along the road (viewpoint 23-24) the belt of vegetation and overhead power line indicates the site's southern boundary. This boundary hedge is of considerable width, effectively screening the ground plain of the site during the winter months. This visibility may be further reduced by leaf cover during the summer months but an introduction of buildings close to the southern edge where vegetation is lower in height may reveal buildings, upper storey and roof lines, altering the rural scene. Due to the distance and travelling speed any change seen from the road may be less noticeable.

- 4.8.4. Medium value (as not within a designated, protected landscape setting) and moderate susceptibility. Medium sensitivity.

4.9. Views from the A259 Grevatt's Lane and footpath 2997 (viewpoints 25 to 26)

- 4.9.1. Visual receptors, drivers (including residents) travelling at speed on the A259 west beyond the B2132. Drivers are considered to be less susceptible with their attention directed on the road ahead. The intervening buildings, road and mature vegetation lining the B2132 screen the site from view during the winter months, with visibility expected to reduce further during summer with leaf cover.
- 4.9.2. Medium value (as not within a designated, protected landscape setting) and moderate susceptibility. Medium sensitivity.

4.10. View from public rights of way (footpath 2997) before exiting onto the B2132 Bilsham Road (viewpoint 27)

- 4.10.1. Visual receptors, users of public footpath 2997 are considered to have a moderate to higher level of interest in their scenic surroundings.
- 4.10.2. The view contains the property 'White Rails', the line of overhead power line and riparian vegetation along the bank of Ryebank Rife. The building and mature vegetation screen the site from view during the winter months, with visibility expected to reduce further during summer with leaf cover.
- 4.10.3. Medium value (as not within a designated, protected landscape setting) and moderate-high susceptibility. Medium sensitivity.

4.11. Views from the B2132 Bilsham Road (viewpoints 28 and 29)

- 4.11.1. Visual receptors; likely to be residents using the bus stop and drivers including HGV deliveries to/from the Employment Area. Drivers travelling along Bilsham Road entering Bilsham will be reducing speed before reaching the corner and two junctions up ahead. HGV drivers will be negotiating the narrow lane and turning, while car drivers passing through the hamlet will be avoiding oncoming traffic. Attention may be on local landmarks e.g. houses and group of conifer trees marking the entrance into the site seen above the grass embankment and higher ground behind. Along the base of the embankment runs a bitmac footpath and grass verge stopping at the junction with Grevatt's Lane West identified as Bilsham Corner. The bus stop faces west away from the site. The embankment and field behind is part of the southern site.
- 4.11.2. Visibility in to the site may be increased in winter as the scrub and bramble vegetation along the embankment and hedge along the top dies back. This may be more noticeable to walkers. Due to the open aspect (along the east side of the road), substantial mitigation measures along this edge will be required to reduce the visual effects arising from development.
- 4.11.3. Medium value (as not within a designated, protected landscape setting) and moderate susceptibility. Medium sensitivity.

4.12. Views from Grevatt's Lane West (viewpoints 30 to 32)

- 4.12.1. View receptors, owners of residential properties, drivers (residents) and HGV's leaving the site to turn onto Grevatt's Lane West towards Bilsham Road. A farm field gate after the turning into the site entrance prevents vehicles from using Grevatt's Lane West (now farm track) joining the A259. As regular users of the very narrow residential lane, the driver's attention is on avoiding the parked cars, tuning into driveways and looking for the site entrance.
- 4.12.2. Views looking south from the lane.**
- 4.12.3. Properties affected are Rowan Cottage, The Elms, Eversley and Bilsham Cottage. The rear gardens of four properties set on slightly higher ground directly overlook the main site to the north with front gardens, ground floor

and upper storey windows directly overlooking the southern part of the site. Visibility may be slightly reduced by an increase in leaf cover along the thin, fragmented field boundary during the summer months, but generally the visibility extend across the southern part of the site without interruption. New development that abuts this boundary would be highly visible. Due to the fragmented nature of the boundary vegetation and the open aspect along the lane at the site entrance, substantial mitigation measures along this edge will be required to reduce the visual effects arising from development.

4.12.4. Medium value (as not within a designated, protected landscape setting) and high susceptibility. High sensitivity.

4.13. View from the junction of Bilsham Lane and B2132 Bilsham Road (viewpoint 33)

4.13.1. Visual receptors, drivers passing through Bilsham travelling at reduced speed and residents. The intervening buildings, road and mature vegetation lining the B2132 screen the site from view.

4.13.2. Medium value (as not within a designated, protected landscape setting) and moderate susceptibility. Medium sensitivity.

4.14. Views from the west: Bilsham Farm and along Bilsham Lane (viewpoints 34, 35 and 36) up to the junction

4.14.1. Visual receptors; users of the rural lane e.g., farm residents, workers and the occasional walker, horse rider and possibly cyclist are considered to have a moderate to higher level of interest in their scenic surroundings. Connected to Bilsham Road and Bilsham Corner this route is within easy reach and is known to be well- used and historic quiet lane appreciated by residents and walkers.

4.14.2. Viewpoint 34 is from the junction onto Bilsham Road. The belt of vegetation seen directly ahead marks and is part of the site boundary, behind which lies a large pond. This vegetation provides an important screening function. The internal area of the site is screened from view in winter with visibility further restricted during the summer months.

4.14.3. Viewpoints 35 and 36 represent the views seen from this track having left footpath 156. This historic lane lies at the heart of the hamlet overlooked by several listed properties of historical interest (The Chapel and Manor House). According to first-hand accounts, this was part of the historic core to the settlement with the embanking and ditch covered in primroses, a notable local feature. The hedgerow and trees have high value and contribute to historic context. Gaps in the hedging during winter provide glimpsed views across open farmland to the south, south-east and east. Visibility is likely to reduce during the summer months. It is unlikely that development would be visible unless intervening vegetation was removed.

4.14.4. Medium value (as not within a designated, protected landscape setting) and high susceptibility. High sensitivity.

4.15. Views from public rights of way (footpath 156) approaching Bilsham Farm from west (viewpoints 37 and 38)

4.15.1. Visual receptors, users of public footpath 156 are considered to have a moderate to higher level of interest in their scenic surroundings. Photographs taken from these two positions represent the sequence from along this footpath arriving from the west across countryside. This route is likely to be occasionally used by Bilsham Farm residents and occasional walkers.

4.15.2. The site is in direct line behind Bilsham Farm (viewpoint 37) building and the evergreen trees. The mature hedgerows, one on higher level enclose the track – the dense structure adds to the screening and containment of view out both in winter and summer. From the footpath (viewpoint 38) the property Rowan Cottage, seen against the dark backdrop of coniferous tree planted on the site and the entrance into Grevatt's Lane West are visible across open arable fields. At this distance, these features are less distinct however to the right in the photograph the airspace above the trees and hedging beyond the crop is the clear boundary of the southern part of the site (Bilsham Road). Unlike elsewhere in the surrounding landscape this view continues into the distance towards a

tall wooded horizon line – a distinctive and notable landscape feature.

- 4.15.3. Visibility may slightly reduce in the fore ground during the summer months depending on the crop grown. Any development within the southern part of the site, depending on the height and if located within gaps, will be seen, albeit at a distance against the wooded backdrop. Due to the long distant panoramic view and the element of interest, mitigation measures may be required depending on the type and height of buildings introduced into the rural scene.
- 4.15.4. Medium value (as not within a designated, protected landscape setting) and high susceptibility. High sensitivity.
- 4.16. View from public rights of way (footpath 148, 156/1 and 148/1) crossing fields out to the north west (viewpoints 39, 40 and 41)
- 4.16.1. Visual receptors, users of public footpath 156/1 are considered to have a moderate to higher level of interest in their scenic surroundings. The footpath crosses large, low-lying open fields sub-divided by a mixture of straight and wavy dykes including Ryebank Rife. Views from this footpath typically extend over open grassed ditches or restricted at ditches lined with riparian trees and vegetation (as opposed to hedgerows). This type of field division creates a relatively open landscape where buildings, vertical elements and individual mature field trees stand out.
- 4.16.2. The site is situated behind the building (Bilsham Manor) and line of poplars, beyond which lies Bilsham Road and the hamlet. At this distance (from 39 and 40) the site is not in view due to the depth and layering effect of the intervening vegetation. Walking closer, passing to the north of Bilsham Manor (viewpoint 41) the view changes to grazed paddocks containing the most notable landmark landscape feature; a line of tall poplars set back from hedge lined Bilsham Road. The site lies beyond and slightly further to the left of this feature. During autumn and winter the height and mixture of vegetation screens the site from view. In summer months this screening effect will increase with leaf cover.
- 4.16.3. Medium value (as not within a designated, protected landscape setting) and moderate-high susceptibility. Medium sensitivity.
- 4.17. Views from Chichester to Arundel Canal and the southern edge of Yapton
- 4.17.1. There are two sensitive view receptors identified within Arun District Council's Conservation Area SPD that are within the wider landscape: the Chichester to Arundel Canal and potential views from the footpaths on the southern edge of Yapton
- 4.17.2. The footpaths alongside the canal and on the edge of the settlement are beyond 1km of the site, 2-3km to the north and north west (of the Bilsham). At this distance any views are interrupted by the intervening vegetation along the dyke system and across farmland. The site is hidden and this appraisal concludes the amenity and views out from the settlement edge and canal will not be affected. These viewpoints will not be taken forward for further appraisal in Volume 2.
- 4.18. South Down National Park: identified view types, representative views
- 4.18.1. The boundary to the South Downs National Park lies over 4.2km to the north, beyond the study area. As views are one of the seven special qualities of the SDNPA the nearest viewpoints 50 Arundel Castle and 66 Hainaker Hill identified in the SDNPA View Characterisation and Analysis Report (2015) have been checked. These views will not be affected due to their orientation and distance from the site.
- 4.19. Summary of baseline views
- 4.19.1. The baseline indicates the site is in full or partial view from:

- Footpath 144 crossing the fields to the north (viewpoints 12 to 14)
- Footpath 166 crossing fields out to the east (viewpoints 20, 21)
- Entering Bilsham from the south along the B2132 Bilsham Road (viewpoints 28 and 29) looking east
- Grevatt's Lane West (viewpoints 30 to 32) including properties: Rowan Cottage, The Elms, Eversley and Bilsham Cottage.
- Footpath 156 approaching Bilsham Farm from the west (viewpoints 37 and 38)

4.19.2. With glimpsed views from:

- The main road A259 Grevatt's Lane and entry point onto footpath 2997 (viewpoints 23 to 24)
- The junction of Bilsham Lane and Bilsham Road (viewpoint 34)

4.19.3. And no views found when:

- Entering Bilsham from the north along the B2132 Bilsham Road (viewpoint 11)
- From the north east Footpath 166 leaving Yapton Gardens (viewpoints 15 to 17)
- From the south along A259 Grevatt's Lane and footpath 2997 (viewpoints 25 to 26)
- From the south Footpath 2997 linked to the B2132 Bilsham Road (viewpoint 27)
- View from the B2132 Bilsham Road (viewpoint 33) within the hamlet
- Footpaths 148, 156/1 and 148/1 crossing fields out to the north west (viewpoints 39, 40 and 41)
- Views from LGS within Yapton.
- Chichester and Arundel Canal and footpaths on the edge of Yapton, 2-3km away.
- Vista corridors towards Chichester Cathedral and extending out from the South Downs National Park.

5. LVE Recommendations

5.19.1. The key sensitivities, constraints and opportunities are summarised below and illustrated in Figures 28 -

Constraints Plan and Figure 29 – Landscape Opportunities (GI Strategy) Plan.

- 5.19.2. The baseline appraisal indicates this is a landscape containing several features and attributes that have been identified as a constraint and need to be considered early in the evolving layout and overall design.
- 5.19.3. To avoid harm to the landscape and views the development proposals need to:
- Protect significant and locally important views;
 - Maintaining the perception and distinction between the urban edge of Yapton and the rural landscape around Bilsham;
 - Develop the local hydrology network to improve drainage and incorporate where feasible the restoration of lost riparian landscape features, such as Black Poplar as a species;
 - Maintain the rural appearance of lanes and roads entering Bilsham;
 - Include new planting that respects and complements this historic hamlet and its floodplain riparian setting; and
 - Seek to improve the Green Infrastructure framework including wildlife corridors, restoring lost connections;
 - Protect the high quality agricultural grade soils from compaction and contamination, or consider stripping and re-use on site.

5.1. Site specific constraints

- Consult the relevant authorities to establish the level of protection applicable to hedgerows and trees.
- Retain all hedgerows around the site perimeter. Apply a minimum 10m buffer and manage to promote diversity, protecting species diversity and avoid introducing alien species. Obtain all necessary consents / approvals prior to undertaking any work. Should a section be identified for removal, replace with a new hedge of equivalent length and species diversity connected to existing hedges.
- Incorporate mature trees into the design of new public open space, and include in the landscape management plan to ensure long-term survival.
- Avoid introducing play areas and recreational facilities and infrastructure with impermeable surfacing that may increase ground compaction, providing a suitable buffer zone based on arborist advice

5.2. Mitigation Advice

- Views from public rights of way (footpath 144) - Mitigation measures required to reduce the visual effects along the northern edge of the site. Opportunity to protect and conserve existing screen vegetation and mature trees within the site boundary. Opportunity to plant additional native trees and shrubs to provide understorey and evergreen screening along the existing boundary to strengthen and increase the depth, and increase biodiversity
- Views from public rights of way (footpath 166) - Mitigation measures required to reduce the visual effects along the northern edge of the site. Opportunity to plant native trees and shrubs to provide understorey and evergreen screening along the boundary, and increase biodiversity
- Views from public rights of way (footpath 166) - Mitigation measures required to reduce the visual effects along the eastern edge of the site. Opportunity to protect and conserve the existing hedgerow and increase the depth of vegetation on the site boundary
- Views from the A259 Grevatt's Lane and footpath 2997 - Opportunity to plant native trees, black poplar and riparian vegetation to absorb development into the landscape setting
- Views from the B2132 Bilsham Road - Substantial mitigation measures required to reduce the visual effects experienced from the road and path. Opportunity to protect and conserve existing mature trees within the site boundary, visible from the road
- Views from Grevatt's Lane West - Due to the fragmented nature of the boundary vegetation and the open aspect along the lane at the site entrance, substantial mitigation measures along this edge is advised to reduce the visual effects arising from development. Opportunity to plant native trees and shrubs (avoiding conflict with overhead wires) to plug gaps in the boundary vegetation and increase biodiversity, reducing views

of the employment area buildings

- Views from public rights of way (footpath 156) approaching Bilsham Farm from the west - Opportunity to protect and conserve existing screen vegetation and mature trees within the site boundary
- To enhance Green Infrastructure and the regulating eco-system services:
- Opportunity to create new links into the wider access, recreational and PRow network adding to the GI structure and improving connectivity.
- Opportunity to improve the quality of this area by removing the pony paddocks and undertake substantial tree planting on the site to strengthen the GI structure, create stepping stone habitats and maintain the layering of vegetation and filtering of views typically associated with the large scale enclosed arable farmland (LCT L1a) character.
- Provide a connection into the proposed cycle path along the verge of Bilsham Road.

5.3. Site specific opportunities within the layout:

- To remove or reduce the visual impact of sub-urban type conifer hedging, replacing with mixed broad-leaf / evergreen planting to allow removal once new screening has been established.
- Use the position of natural screening and the absence of views from certain directions to position the tallest buildings;
- Buildings vary in style, mostly two-storey and constructed in red brick and flint or stucco. ,The use of natural slate or plain clay tiles for the roofs would reflect the predominant materials in the surrounding settlements and area
- The distinctive boundary wall type - design new boundary treatments either constructed in flint or red brick to reinforce the landscape character
- Protection of highest quality (soils) leave in situ where feasible, and if identified for removal store and reuse within the green spaces
- Draw on the system of wet ditches, both as physical boundaries and for nature conservation could lead to areas of the site being more suitable for additional SuD's measures.
- Retain and create filtered views through planting designed to create a layering of native vegetation. The planting of Individual trees within boundaries or planted in groups and lines would strengthen the landscape GI based on riparian or species suited to ground conditions
- To remove sub-urban elements visible from entering the hamlet. E.g. metal fencing, equestrian paraphernalia, clutter. Restore the rural appearance.
- Refer to historical references e.g. primrose covered embankments and local planting to develop the local planting palette.
- To draw on local environmental Initiatives e.g. the reintroduction of black poplar and benefits to the River Arun catchment.

5.4. Landscape Strategy

- 5.4.1. Based on the guidelines given in the WSCC LCA C1, Arun LVA and Yapton Neighbourhood Parish Plan the development will be based on the Landscape Strategy below.

5.4.2. Protect significant and locally important views by:

- Conserving and manage the existing mature trees either planted as feature groups and/ or as individuals. Seen from a distance the mix of evergreen / broadleaved trees within the hamlet will contrast with tall poplar and pine shelter belts. These trees creates distinctive silhouettes set against the open skyline, a key aspect of the wider views.
- Maintain the vegetation around fields to maintain the 'layered' vegetation, preserving the filtered / glimpsed long-distance views appreciated from the footpaths to the north and north east.

5.4.3. Maintain the perception and distinction between the urban edge of Yapton and the rural landscape around Bilsham by:

- The removal of suburban distractions e.g. timber close board fencing, conifer screening (leylandii) and divert intrusive telegraph / power lines
- The removal of horse paddocks and intrusive equestrian paraphernalia to improve the landscape quality and value.
- The planting of shelter belts (to replace conifer screening), using native species beneficial to wildlife.
- Undertake landscape colour analysis to provide further guidance on adding colour back into this landscape that has been negatively impacted by light industrial, modern development - determine an appropriate colour palette for new buildings that respects the rural, subtle and muted landscape setting.

5.4.4. Develop the local hydrology network to improve drainage and guide the restoration of lost riparian landscape features by:

- Maintaining and enhance the landscape and biodiversity of rifes and other existing habitats through the re profiling of banks, encouraging more diverse flora by lengthening clearance cycles. This is an important management requirement applicable to the northern and eastern edge of the site.
- Introducing new wet boundaries and large ponds to maintain a sense of openness and direct views out from the site. This area has a historical connection with large ornamental (fish) ponds associated with the early Manor and farmsteads.
- By restoring lost landscape features specific to the River Arun catchment, such as reintroducing the 'floodplain Black Poplar' in areas of low habitat value and on bare, wet alluvial soils and ground that is prone to waterlogging.
- Enhancing the visual prominence of rifes through the establishment of waterside vegetation
- Maintain and enhance through sensitive management the floodplain woodlands

5.4.5. Maintain the rural appearance of lanes and roads entering Bilsham by:

- Protecting the grass verges, and if altered to accomodate new junctions reinstate with equivalent type and size;
- Manage rural hedgerows and vegetation either side of farm tracks and tree-lined lanes in a sympathetic manner to encourage biodiversity;
- Protect the banks and ditches, consider enhancing ditches (old and new) with the planting of wild-flora;
- Remove intrusive suburban materials internally and the metal fencing/ gate features at the entrance into the site, improving the view experienced from the surrounding Public rights of way.

5.4.6. Incorporate new planting that respects and complements this historic hamlet and its floodplain riparian setting by:

- Incorporating native planting species chosen to suit the local ground conditions, and placed to maintain and

strengthen the quality and depth of existing field boundaries such as hedgerows and shelter belts.

- Carefully considering the placement of individual trees along boundaries and internally to frame views, complementing the contrast between vegetated lines and open, broad expanse of farmed landscape.
- Establish new vegetation features; i.e. the planting of hedgerows and tree clumps in field corners and within the fields adjacent to the lanes approaching Bilsham.
- Cultural / first hand memories from a local resident dating from the 1950's indicates the surrounding fields, hedgerows and ditches were viewed as an attraction all year. Identifying trees such as: Poplars, Horse Chestnut, Elms, Sycamore, Oak and Ash. Sloes and hazelnuts plentiful in the hawthorn hedgerows, along with snowdrops, primrose, dog violets and bluebells. The ditch around the front of houses near Bilsham Corner were locally christened as 'Primrose Ditch' - banks covered with yellow primrose carpets. Yellow lesser celandines and white stitch wort in lane verges. Wild-flora that was a distinctive part of the Hamlet's character, now lost.

5.4.7. And seek to improve the Green Infrastructure framework including wildlife corridors, restoring lost connections by:

- Introducing infill and new planting to link existing remnant hedgerows and tree lines, re-establishing a coherent and continuous route containing field boundaries and wildlife corridors.
- The removal of intensively grazed paddocks, replacing with species rich grassland and developing more varied regimes of grazing, hay cutting and silage to add to the overall habitat diversity.
- The retention of trees and hedgerows, and where gaps are found replant.
- Introduce large scale, bold tree planting proposals to assimilate new buildings into this agricultural setting, with a focus on planting in areas of poorer quality agricultural land.

6. References

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Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.

The landscape character of the wider area, as described by landscape character assessments carried out at regional, district and parish level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.

The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

1.2. Methodology Guidance

This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

1.3. Desktop research

The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

1.4. Method statements

The photographic survey was undertaken in late autumn, early winter, meaning that deciduous vegetation was lacking leaf cover and provided minimum screening, demonstrating 'worst-case' visibility. Seasonal changes in screening resulting from leaf cover would therefore be favourable compared to the survey results. Where seasonal changes in screening are relevant this has been noted in the main viewpoint text descriptions.

The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation. An LVE and LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;

- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

2.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

2.3. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

2.3.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Function as an ecosystem service
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of **high, medium or low**:

HIGH ↑ ↓ LOW	High value, with acknowledged or perceived positive character and quality, multi-functional ecosystem services provision Medium value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features, some provision of ecosystem services. Low value, without acknowledged or perceived positive character and quality, little or no provision of ecosystem services.
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2.3.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH susceptibility to change ↑ ↓ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Medium susceptibility to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
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2.3.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

3. Evaluation criteria for visual sensitivity

3.1. Reporting on the visual baseline

- The visual baseline report should:
- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

3.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm OR 35mm fixed focal length lens, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

3.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

3.4. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

3.4.1. Determining value of the view

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national). Medium value within a medium quality landscape. Low value within a low quality landscape.
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3.4.2. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH ↑ ↓ LOW	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened. Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings
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3.4.3. Level of sensitivity of the visual receptor

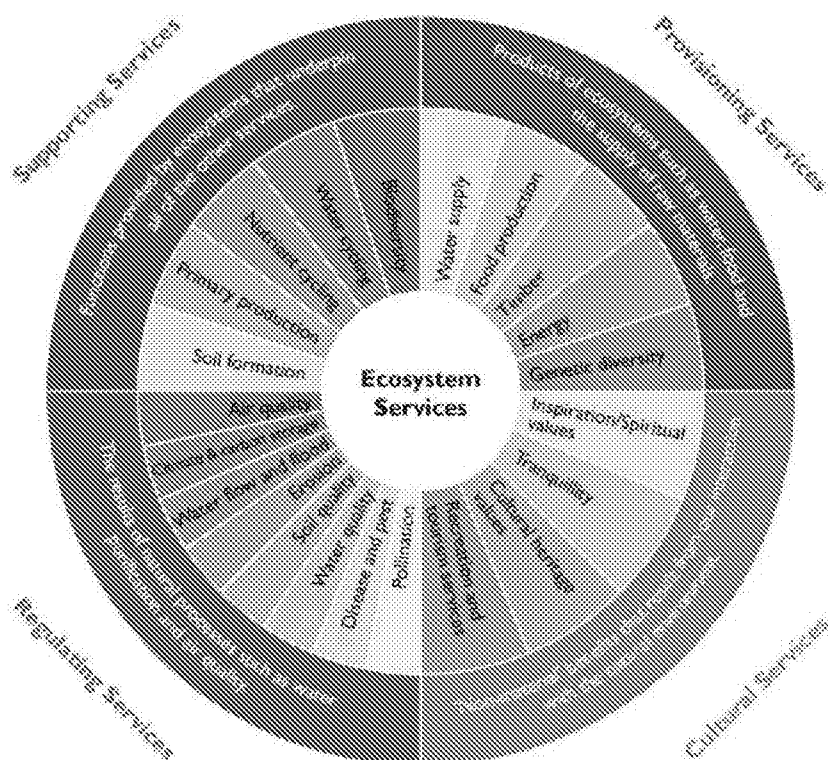
By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

4. Glossary of key terms

- **Ecosystem services:** Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: 'The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.' Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).

- Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- Landscape character area: Geographically identifiable areas of landscape that have their own individual sense of place.
- Landscape character type: Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- Time depth: The visible evidence in the landscape for change and continuity over periods.
- Tranquillity: A sense of a lack of disturbance from either visual or noise intrusion.



Ecosystem Services wheel, courtesy of South Downs National Park Authority

Appendix 2: Figures

Figure 1 - Site Location

Figure 2 - Site Description

Figure 3 – Site Photograph Locations

Figure 4 – Site Photographs

Figure 5 – Site Photographs

Figure 6 – Site Photographs

Figure 7 – Site Photographs

Figure 8 – Site Photographs

Figure 9 - Heritage Designations

Figure 10 - Topography

Figure 11 – WSCC Landscape Character Areas

Figure 12 – Arun District Local Landscape Character Areas

Figure 13 – Arun District Local Landscape Character Types

Figure 14 - Historic Landscape – Sussex HLC – Broad Types

Figure 15 - Historic Landscape Elements – Historic Map Progression

Figure 16 - Public Rights of Way

Figure 17 - Zone of theoretical visibility (ZTV)

Figure 18 – Viewpoint Location Diagram

Figure 19 - Photographic record of baseline conditions: Representative viewpoints 11-14

Figure 20 - Photographic record of baseline conditions: Representative viewpoints 15-18

Figure 21 - Photographic record of baseline conditions: Representative viewpoints 19-22

Figure 22 - Photographic record of baseline conditions: Representative viewpoints 23-26

Figure 23 - Photographic record of baseline conditions: Representative viewpoints 27-28

Figure 24 - Photographic record of baseline conditions: Representative viewpoints 29-31

Figure 25 - Photographic record of baseline conditions: Representative viewpoints 32-34

Figure 26 - Photographic record of baseline conditions: Representative viewpoints 35-37

Figure 27 - Photographic record of baseline conditions: Representative viewpoints 38-41

Figure 28 - Constraints Plan

Figure 29 – Landscape Opportunities (GI Strategy) Plan