

Little Meadow, Yapton

Landscape and Visual Evidence and Appraisal

Volume 2 Landscape and Visual Impact Appraisal

March 2021



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Appendix 1: LVIA Methodology

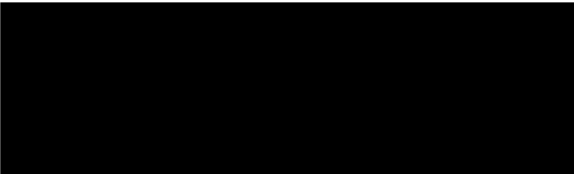
Appendix 2: Figures

Figure 1 - Proposed Site Plan

Figure 2 - Landscape Strategy

Project reference: 2243

Date	Rev	By	Chk	Comments
02.03.21	A	AC	LF	For Planning
17.03.21	B	AC	LC	Figure 2. Landscape Strategy updated. No change to findings. Issued to team for planning submission.
28.04.21	C	LC	LF	Figure 1&2 updated.



1. Introduction

1.0.1. 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 best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigating harm.

1.1. 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** comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals

1.2. Report structure

1.2.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Design Evolution
- Proposed development
- Appraisal / assessment of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal / assessment of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions
- Appendix 1: LVIA methodology
- Appendix 2: Figures

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 Gravett's Lane West.

1.3.2. The development proposals indicated on Critchley Architecture and Design's Drawing no. 18064-130C Proposed Site Plan, dated 11.02.21 (Figure 1 Development Proposals) has been incorporated into the landscape strategy drawing (Figure 2) contained in Appendix 2.

1.3.3. 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 sustainable urban drainage provision (SuDs), a new access road and new junction from Bilsham Road and 43 new allotments.

- 1.3.4. 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 the proposed mixed-use development on the key elements of the landscape character and on the views, and provide support to the client and prepare LVEA and landscape strategy drawing for submission to the Local Planning Authority.

2. Executive summary

- 2.3.1. The two volumes of this report set out the landscape and visual baseline situation of the site, Little Meadow, in Bilsham to the south of Yapton. The study is carried out in accordance with the terra firma methodology which accords with industry guidelines.
- 2.3.2. Volume 1 comprises of our understanding of the site and its setting, identifying each of the landscape components and published Landscape Character Area/Types (landscape receptors) and views followed by the appraisal and findings for sensitivity in accordance with the methodology (Appendix A). Volume 2 of the appraisal identifies the potential impacts arising from the proposed development on the above landscape and visual receptors.
- 2.3.3. The layout and design of the proposed development has been developed, in response to the site conditions and the qualities that contribute to the hamlet of Bilsham and its landscape setting. The development will provide housing and extension of light industry within an existing landscape structure, providing a pleasant setting and several positive benefits, such as linked and varied habitats, native tree and hedgerow planting, surface water attenuation, pedestrian links across the site and to the wider Public Rights of Way network, a substantial area of village green and public allotments and two designated areas containing play facilities for use by the residents of Bilsham.
- 2.3.4. The predicted adverse landscape and visual effects have, where feasible been mitigated through the landscape-led approach to masterplanning. Based on the protection of historic features and landscape structure, orientation of the layout and new planting and linkages created to the wider landscape / sensitivities, the conclusion in Volume 2 indicates the proposed development would be in line with policy, partially protecting the highest grade agricultural land and historic field hedgerows and would have largely minor beneficial and neutral, and no significant adverse landscape effects on the wider area. Similarly, this appraisal concludes that the development proposals would result in largely beneficial and neutral visual effects, with limited number of significant visual effects identified from the footpath 144 to the north (which cannot be mitigated further) and significant visual effects reducing after 5 years for five of the closest properties overlooking the development.

3. Design evolution

- 3.1. Volume 1 identified several landscape and visual sensitivities, constraints, and opportunities for the site. These have been considered by the design team and balanced against other considerations. Where possible these opportunities have influenced to the emerging proposals and guided the overall design and layout shown in Figure 1 Development Proposals (Appendix 2).

- 3.2. The layout and design have evolved in response to the guidance given to the team, as outlined below:

3.3. Key landscape sensitivities, constraints, and opportunities

- 3.4. Landscape Sensitivities and Constraints:

- Flat 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 agricultural 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 tranquility, 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.
- Sensitivity of the broad coastal plain, and local LCA 20 Flansham/Middleton Fringe Coastal Plain, LCA 30 Bilsham Coastal Plain.

3.5. Key visual sensitivities, constraints, and opportunities

- Consider possible sensitive views from residential properties off Grevatt's Lane West and provide new planting to screen, as necessary.
- Minimise effects on glimpsed views from surrounding footpaths. Protect the amenity of PRow and views from Local Green Spaces (LGS) if found.
- Consider views from Bilsham Road and offset new housing away from the site edges, ideally behind buffer planting and open space to reduce visibility of building massing and visibility of rooflines.
- Position rear gardens to abut new or existing rear gardens, to minimize visually intrusive sub-urban features in a rural setting, consider orientating property frontages towards open space.

4. Proposed development

4.1. The proposals comprise the construction of a mixed-use housing development on land to the north of Grevatts lane West comprising:

- 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.
- Public open space
- The mature garden to Little Meadow remains intact.
- The commercial buildings on site remain. The current use class is E(g) (formally B1(c)) Light Industrial. The southernmost building is circa 205m², central building is c.166m² and the northernmost building is c.120m²
- Two existing residential properties and private drive serving Oak Trees & Little Meadow is retained within the proposals.

4.2. With proposed development on land south of Grevatts Lane West comprising:

- Access road and new junction from Bilsham Road, for access to the allotments and site to the north.
- 4250 m² area of open space containing LEAP/NEAP/ GREEN and single pump station located in the southern part of the site overlooked by four residential properties.
- 43 allotments with small parking area.

4.3. The development proposals also include new pedestrian routes linking the public open spaces and allotments to the hamlet of Bilsham and the wider network of lanes and public rights of way. Housing proposals to incorporate blue and green infrastructure with surface water attenuation features on both areas of the site adding to the wider sustainable urban drainage strategy (SuD's) and enhancements proposed to the existing landscape / green infrastructure.

- 4.4. The existing junction to Grevatts Lane West off Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. The access road junction onto Bilsham Road requires the removal of a short section of hedgerow/ bramble scrub (and mature oak tree) enclosing the field (the southern part of the Site) behind to provide sufficient width and accommodate sightlines.
- 4.5. The landscape proposals are indicated on the Development Proposals at Figure 1. These are the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.
- 4.6. The landscape proposals seek to mitigate the effects of development, protect and enhance the wider and local landscape character and strengthening the existing green infrastructure and local biodiversity as follows:
- Retention and protection of native trees and hedgerows to boundaries, except for a short section of hedgerow and scrubby bramble required to be removed for access and sightlines. New mixed native hedging with native hedgerow trees is proposed to replace this section of hedge and vegetation to reinstate habitat and screening function, set back to allow for the sightlines.
 - New mixed native hedgerow is proposed to thicken existing boundaries in places.
 - New internal trees (mostly native) located to frame views into and within the site, define spaces and create a leafy street and residential character.
 - New native tree planting to boundaries using local provenance stock and species that reflect the local landscape character, including Oak, Black Poplar, Pine, hazel, blackthorn, holly, and hawthorn.
 - Mixed or single species native hedges or feature flint clad walls will be used instead of close board fence to garden boundaries in key locations, seen from the public open space and road.
 - Wildflower meadow/ areas within the new 'Green' and open space (NEAP/LEAP) along the western edge.
 - Natural play area and tree planting on the new 'Green' – overlooked by houses which face onto the space with allotments beyond the next hedge.
 - Locally characteristic low brick / stone / flint walls to some house frontages.
 - The proposed new hedgerows and tree planting around the southern part of the site is expected to screen the allotments and pump station, itself being well screened by hedging and trees left to mature above 2m. generally, across the site the newly planted and existing boundary hedges will be managed to 1.5-1.8 ht. with larger tree species typical of this landscape e.g., Poplar and Oak will eventually mature to well over 20m in height.
 - The inclusion and positioning of new planting provide mitigation screening and adds to the overall Green Infrastructure.
 - Views of the pumping station are screened with a combination of fencing, new woodland and hedgerow left to grow beyond 2m in height.
 - Generally, shrub border areas (communal frontages and open spaces) up to and around 1m but no more for security, and street trees in the region of 8-12m but this will be restricted by the proximity to buildings and appropriate management.
 - Surfacing to road provides surface water percolation and colour in keeping with the rural setting.
- 4.7. The landscape proposals enhance Green Infrastructure and the regulating eco-system services through:
- Inclusion of pedestrian links across the site linked to open space, play areas and the wider public rights of way network. Provides a connection into the long-term strategic cycle path proposed by the local authority along the verge of Bilsham Road.
 - Improves the quality of this area by removing the pony paddocks and undertake substantial tree planting on the site to strengthen the GI structure, create steppingstone habitats.
 - Improves the quality of this area by maintain the layering of vegetation and filtering of views typically associated with the large scale enclosed arable farmland (LCT L1a) character.

- The sustainable management of soils. Proposing the re-use of site-won topsoil within open spaces and gardens.
- The harvesting of roof water, SUDS attenuation / habitat areas along southern and western edge. Hard surfaced footpaths and informal gravel paths providing a hierarchy of safe routes and connections to the surrounding public rights of way and Bilsham Road.
- Ecological enhancements including bat and bird boxes, features helpful to hedgehogs (holes along base of fences), and log piles to provide shelter for small hibernating mammals and insects as well as foraging for birds.

4.8. The landscape proposals seek to protect and enhance the views from the surrounding public rights of way. Incorporating mitigation such as:

- The planting of additional native trees and shrubs to provide understorey and evergreen screening along the existing northern boundary to strengthen and increase the depth of vegetation screening reducing the predicted visual effects in views from public rights of way (footpath 144 and footpath 166).
- The set back of development and roof lines in view behind open space with new intervening tree and scrub planting protects the existing, substantial hedgerow, an important landscape and historic feature along the site boundary and reduces the predicted visual effects in views from public rights of way (footpath 166).
- The predicted visual effects in views from the A259 Grevatt's Lane and footpath 2997 are reduced by the planting of native trees, black poplar, and riparian vegetation. This type of vegetation absorbs development into the landscape setting.
- The placement of the large open space ('Green'), retention of mature trees and new planting to its edges reducing the predicted visual effects in views from the B2132 Bilsham Road, highway footpath and future cycle path.
- New planting of native trees and shrubs (avoiding conflict with overhead wires) to plug gaps in the boundary vegetation alongside Grevatt's Lane West, reducing the predicted visual effects in views from the lane and overlooking properties: Rowan Cottage, The Elms, Eversley, and Bilsham Cottage.
- The retention of existing vegetation and mature trees alongside Bilsham Road and within Little Meadow's garden screens the development when approaching Bilsham Farm from the west along public rights of way (footpath 156).

4.9. Additional mitigation measures provided on third party land includes new planting along the western edge and internally within the Crematorium expected to provide an additional level of vegetation screening reducing the extent of development in view from the east.

4.10. Landscape mitigation which would be incorporated into the detail design and construction process should the application be granted, include the following:

- Protection of existing trees in accordance with BS5837:2012 and as advised by a qualified arboriculturist.
- Management of soils in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

5. Appraisal of landscape effects

5.1. Appraisal

- 5.2. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration, and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals at the point of construction completion.

5.3. Geology

- 5.3.1. The aquifer of underlying chalk geology and overlaying river alluvial deposits are attributed high sensitivity. The proposed changes to the below subsoil depth is expected to be localised around houses and roads, relating to foundations and footings. The excavations to form water attenuation features may reach the underlying geology but only in minimal areas across the site. A low adverse magnitude of effect is expected based on the scale of outline proposals indicated on plan.
- 5.3.2. Combining a high sensitivity with a low adverse magnitude of effect, the impact on the geology would be Moderate adverse which is not significant in line with the methodology criteria

5.4. Topography

- 5.4.1. The flat, low-lying topography is a characteristic feature of the floodplain landscape character, but its lack of rare or prominent features indicates limited value in all other respects, apart from contribution to natural drainage. The Topography is assigned medium sensitivity.
- 5.4.2. Proposed changes to topography would be localised around houses and SuD's attenuation features, along with gentle changes around new play areas. A medium adverse magnitude of effect.
- 5.4.3. Combining a medium sensitivity with a medium adverse magnitude of effect, the impact on the low-lying topography would be Moderate Adverse, which is not significant in line with the methodology criteria.

5.5. Soils

- 5.5.1. These marine (loam) soils (that contribute to the Grade 1 and Grade 2 Agricultural land quality that is a key feature of the landscape character) are of high value and highly susceptible to compaction, loss, and contamination from development. The grade 1 soils across the southern part of the site are assigned high sensitivity, whilst the soils across the northern area of the site have been degraded by current use and attributed low sensitivity. On balance soils are assigned medium sensitivity.
- 5.5.2. The proposed development will result in a partial retention of existing soils as a natural ecosystem resource but the loss of Grade 2 agricultural quality on land to the north of Grevatt's lane West, a key characteristic component of the local landscape's productive farmland character.
- 5.5.3. The retention of productive soils (Grade 1) across the field in the southern part of the development will be largely protected by the proposed layout of allocating open space and allotments, continuing to use the quality soils for local food and horticultural production. A small percentage of soils will be disturbed during the construction of the access road. The proposed development would be re-using subsoil and topsoil from construction, to minimize off-site disposal. Overall, on balance a medium adverse magnitude of effect.
- 5.5.4. Combining a medium sensitivity with a medium adverse magnitude of effect, the impact on the soils would be Moderate Adverse, which is not a significant effect in line with the methodology criteria.

5.6. Hydrology

- 5.6.1. The Rifes and low-lying pastures are a key feature of the LCT L14, as is the existing pond in the garden of Little Meadow and the ditch running along the site's eastern boundary. The natural hydrological features are considered high value. In addition, the groundwater levels and flow across the site and links to the wider hydrology system are also high in value and likely to be highly susceptible to ground compaction, loss of pecculation, restricted / flood flows and contamination arising from development.
- 5.6.2. The low-lying nature and evidence of man-made drainage systems indicates drainage of surface water is an issue with land prone to waterlogging if farmland dikes are not regularly managed. Any changes to the hydrology system could affect both the site's net biodiversity and the quality of the adjacent farmland, food plain layered vegetation and sensitive habitats downstream. The natural hydrology flows, rifes and low-lying pastures serving the drainage function on the edges of settlements and farm ponds are assigned high sensitivity.
- 5.6.3. The proposed development would result in a loss of permeable surfacing; there is an assumption that the low-lying nature indicates access roads within the development may need to be drained into SUD's and water attenuation basins rather than permeable construction. Water off roofs can be harvested and the proposed SuD's features within open space around the perimeter will be used to slow the movement of surface water to allow absorption or create attractive water features, providing standing water for net habitat gain. The introduction of man-made ponds and positive management of water is beneficial to several ecosystem services. A low beneficial magnitude of effect.
- 5.6.4. Combining a high sensitivity with a Low beneficial magnitude of effect, the impact on the hydrological function and system of drains/ watercourse would be Minor beneficial.

5.7. Land use

- 5.7.1. The activities on the northern part of the Site appears to have had a detrimental effect on several defining, key characteristic features of the C1 coastal plain, reducing its 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. This area of the Site has been assigned medium sensitivity.
- 5.7.2. Combined overall, land use as a landscape receptor is assigned medium sensitivity, reflecting the difference in the two land parcels.
- 5.7.3. The proposed development would alter the land use across the site, especially north of Grevatt's lane West with the introduction of new buildings and urban elements. The back of hamlet, out of sight from the main road has undergone intensification of use with domestic, equestrian, and industrial uses dominating. This mix of land uses suggest this part of the site is more able to accommodate the type of change proposed. However, the southern part of the site has remained in agricultural use and therefore the siting of any development would have a greater impact on the local landscape character i.e., rural, productive farmland. The proposed development introduces a high number of new houses, access road but with open space with specific function and recreational opportunities that is accessible to more people including existing and new residents.
- 5.7.4. That said introducing development on previously open field will inevitably have an effect on the agricultural and paddock land use that are key components of the local landscape character resulting in a high adverse magnitude of effect.
- 5.7.5. Combining a medium sensitivity with a high adverse magnitude of effect, the impact on the land use would be major / Moderate Adverse, which is significant in line with the methodology criteria.

5.8. Vegetation and nature conservation

- 5.8.1. The variety in habitat types across the farmland and across the site indicates the high value and high susceptibility to change from development. Individual features e.g. (ponds, trees and hedgerows are highly beneficial to the

green infrastructure and overall diversity of habitats across the Site.

- The native field and hedgerow trees are of high sensitivity.
- The existing hedgerows are historic and likely to be legally protected. These hedgerows and their associated scrub vegetation around the perimeter of the Site are attributed high sensitivity.
- Planted internally, closer to the hamlet edge the remaining vegetation, ornamental planting and conifer screening vegetation is attributed low sensitive. The removal of domestic species replacing with more appropriate native species would be beneficial to enhancing biodiversity and landscape character.
- Vegetation and sites of nature conservation play 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, and provisioning services with water quality and pollination.
- The vegetation adds to the high levels of tranquility, by virtue of being located on the edge of a hamlet surrounded by rural countryside.
- The native hedgerow and field trees, hedgerows and scrubby vegetation confined to the Site perimeter strongly contributes to this landscape's character and wider ecosystem services (as a landscape receptor). The existing vegetation structure benefits nature conservation, landscape character and green infrastructure. Vegetation is assigned high sensitivity.

5.8.2. The Extended Phase 1 Ecological Assessment and Phase 2 Surveys, dated August 2020 produced by Philips Ecology assesses the effects on habitats across the site, summarising the development proposal requires the cutting back of intact hedgerow, a Priority Habitat to create the new access road off Bilsham Road. This leads to fragmentation of the wider connectivity and loss of hedgerow habitat affecting dormouse, birds, and reptiles. The introduction of highway lighting would render hedgerows unsuitable for bat foraging / commuting.

5.8.3. The report then goes on to set out mitigation measures and enhancements for incorporation into the detailed proposals, advising:

- Further survey to determine mitigation relating to reptiles and dormouse populations.
- External lighting within development should be kept to a minimum.
- Enhancements such as bird and bat boxes.

5.8.4. The Landscape Strategy proposals (Figure 2, Appendix 2) are based on native and locally appropriate planting to provide habitat and food sources. The areas of public open space around the perimeter and internally within the housing will include planting of new native hedgerows to augment priority habitat, pockets and areas of damp wildflower grassland, the creation of new ponds and other habitat features e.g., log piles commensurate to the scale of development. With the addition of ecological mitigation, the magnitude of change (within the context of protecting and enhancing landscape character) will be medium beneficial.

5.8.5. Combining high sensitivity with medium beneficial magnitude of effect will have a Moderate Beneficial impact on the vegetation and nature conservation of LCA 20 and 30 and LCA C1.

5.9. Settlement pattern

5.9.1. 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 supports the opinion of the HLC that the hamlet is of low historic value and low sensitivity. This later modern infill development indicates the settlement pattern closest to the site can be attributed low sensitivity.

5.9.2. The proposed development would introduce an orthogonal pattern of new buildings on the edge of Bilsham behind more recent modern expansion. There is a lack of intervisibility between the proposed development and the older, historic core of Bilsham and its Chapel (off Bilsham Lane). The placement of the new development and high quality of design extends the modern housing east contained within a single field, surrounded by a strong landscape structure. The continued expansion of a hamlet into a larger hamlet (or village) will inevitably lead to a permanent, close range high adverse magnitude of landscape effect.

- 5.9.3. Combining a low sensitivity with a medium adverse magnitude of effect, the impact on the historic hamlet pattern would be Moderate adverse, but not significant in line with the methodology criteria.

5.10. Historic field pattern

- 5.10.1. The HLC indicates the immediate fields around the settlement are of low historic landscape value and attributed Low sensitivity.
- 5.10.2. The proposed development would retain the existing hedgerow boundaries and outline of the surrounding field pattern. Viewed from the surrounding public rights of way and roads this pattern would remain intact. The previous hedgerow shown on historic maps sub-dividing the larger field has been replaced with an inappropriate hedge comprising willow that is gappy in places. The proposed development intends to replace this with native hedge species that extends along the same alignment and contains both the public open space ('Green') and allotments. The proposed native species will be more in character and value to nature conservation.
- 5.10.3. Combining a low sensitivity with a low beneficial magnitude of effect, the impact on the historic field pattern would be minor beneficial in the context of protecting the local landscape character.

5.11. Rural Roads and lanes (pattern and rural character)

- 5.11.1. 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 help to define the settlement character and are highly sensitive (to change).
- 5.11.2. The historic, winding alignment and appearance of Bilsham Road that is part of the hamlet's character and evolution with associated grass verge/ embanking is attributed high sensitivity.
- 5.11.3. The proposed development introduces a new junction to serve the new access road off Bilsham Road. The route is expected to remove vegetation and section of propriety hedgerow habitat, however additional hedgerow planting and trees is proposed to mitigate this change and signage kept to a minimum. The historic alignment of Bisham Road through the hamlet north and south will remain intact.
- 5.11.4. The impact of external highway lighting is subject to separate, specialist assessment. At this time, no information has been provided to consider against the effect on the landscape character. The absence of highway lighting along Bilsham Road suggests the same principle should be applied upto the entrance into the built development north of Grevatt's Lane West.
- 5.11.5. Combining a high sensitivity with a Low adverse magnitude of effect, the impact on the historic road pattern and rural character would be Moderate adverse, which is not significant in line with the methodology criteria.

5.12. Public Rights of Way and access to recreation

- 5.12.1. The surrounding network of public rights of way (PRoW) are considered to be high value with the amenity and historic alignment highly susceptible to change. Attributed high sensitivity.
- 5.12.2. The alignment of PRoW within the immediate setting of the site are unlikely to be affected by development (the effect on amenity with views being the desirable feature of the route being followed is dealt with in the visual section of this report).
- 5.12.3. The proposed development would introduce new pedestrian linkages and connection to the strategic cycle route proposed along Bilsham Road. The proposed open space, internal pocket green spaces, play areas and pedestrian links add value to the surrounding network of places to visit and accessible from the public right of way network. The addition of allotments and off -road connecting footpaths increase the current provision for residents results in a medium beneficial magnitude of landscape effect on the public right of way network, enabling visitors and residents to appreciate the local landscape character and views.

- 5.12.4. Combining a high sensitivity with a medium beneficial magnitude of effect, the impact on the public rights of way and recreation would be Moderate Beneficial.

5.13. Perceptual qualities: tranquillity, aural, olfactory

- 5.13.1. Perceptual qualities are localised and relate to the appreciation of the wider landscape character, especially when walking the surrounding footpaths between villages where the combination of farming, views across rural countryside, awareness of tranquillity (natural sounds, birdsong), sunlight and large skies can be easily appreciated by walkers.
- 5.13.2. The residential properties on the edge of the hamlet facing attractive countryside, with open and filtered views towards the distant skyline are highly sensitive to changes in their outlook and general amenity of surroundings. For residents, the ease of access and ability to appreciate the qualities of this type of landscape on their immediate doorstep is important to recognize. The intimate, semi-rural character with natural/ sound of farming, the quiet, rural secluded lanes and connection with the rural countryside feels strongest to the west, decreasing as move closer to the hamlet and the site. The existing residential properties and gardens that back onto the site and evidence of light industrial use and equestrian use has reduced the levels and perception of tranquillity across the site. Tranquillity has been attributed medium sensitivity.
- 5.13.3. The current level tranquillity varies across the wider landscape. To the north and east the perception and awareness of tranquillity naturally feels higher from being within the rural countryside, away from human interventions and roads. To the south of the hamlet tranquillity is reduced by the noise from the traffic along the main A and B roads, the sight of intrusive urban fences and other urban development. The building of the new Crematorium introducing new buildings and potentially external lighting and smell/ smoke will add to a reduction in the level of tranquillity. Along Grevatt's Lane West to the site entrance the tranquillity is marred by domestic noise, parked cars, and intrusive fencing at the site entrance. The increase in the number of cars arriving to the Crematorium will add to the noise generation (extent and impact to be reviewed within specialist noise assessment).
- 5.13.4. The proposed development with increased built form, human activity, lighting, and vehicular movements would be partially balanced by the high-quality design of the layout and buildings. The orientation has been led by an in-depth understanding of the landscape, with the need to include minimal lighting to minimise light spill, plus the introduction of new native trees internally and to boundaries and would result in an overall medium adverse magnitude of effect.
- 5.13.5. Combining a medium sensitivity with a medium adverse and localised magnitude of effect, the impact on perceptual qualities (tranquillity, aural and olfactory) would be moderate adverse, which is not significant in line with the methodology criteria

5.14. Dark skies

- 5.14.1. The main A259 is lit by street lighting, however street lighting along Bilsham Road and through the hamlet is absent. The farmland surrounding the site is expected to contribute to the dark night skies that are a special quality of the South Downs National Park. The dark skies are attributed high sensitivity.
- 5.14.2. The impact of external lighting within the development will be subject to specialist assessment. No further comment on the level of effects can be made.

5.15. Settlement appearance: architecture, colour and materials

- 5.15.1. 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. Attributed low sensitivity.

5.15.2. The appearance and design of the new housing and associated boundary features would take its cues from the local built form and use of local building materials. The aim is to blend in the new development with the hamlet buildings and its setting, taking the opportunity to remove sub-urban intrusive features and replace with natural boundary treatments and appropriately designed entrances where possible.

5.15.3. Combining a low sensitivity with a Nil magnitude of effect, the impact on the hamlet setting in terms of building materials and colour that adds to the rural setting and hamlet's appearance would be Neutral.

5.16. Special qualities and landscape character

5.16.1. Volume 1 describes the characteristic of the published landscape character areas, stating the sensitivity as:

- At a County level - LCA C1 Chichester to Shoreham Coastal Plain is high landscape sensitivity, however it should be noted that in accordance with terra firma methodology high sensitivity is normally reserved and attributed to land that has been formally designated e.g., National Park. For LCT 1a, the sensitivity is not stated.
- At a local landscape character level - 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. It does not state the sensitivity. The LCA 30 contains LCT L14 although no mention is given to its overall sensitivity, only highlighting that paddocks are a prominent feature.
- At a local landscape character level - LCA 20 Flansham/Middleton Fringe Coastal Plain has a 'Slight' landscape value, however it does not state the sensitivity.
- According to the Arun Landscape Visual Assessment (2006) Study the site lies within an identified as 'Area of Poor Landscape Quality'. This is due to its loss of treescape, scrub growth and the presence of pony paddocks.

5.16.2. Parts of the site contain features that are representative of the wider landscape character, the paddocks of LCT L14 within LCA30 Bilsham Coastal Plain for instance, however when considered overall the character of the site is not strongly representative due to its relatively small scale, containing non farming / industrial elements and the proximity and presence of the hamlet's modern edge. The perception of the rural character starts effectively beyond the site boundary.

5.16.3. This appraisal considered all of the character areas to be of differing sensitivity and is not a constituent part of a designated landscape. Therefore, this appraisal attributes medium sensitivity to LCA C1, LCT 1a and low sensitivity to LCA 20 and LCA 30 for the reasons given above.

5.16.4. The proposed development protects and introduces new and lost features that are characteristic elements of the landscape, new planting will mature and add to the filtering and layering while retaining the long-distance panoramic views. The development provides opportunity to strengthen the existing Green Infrastructure and protects and enhances provisioning, regulating, supporting and cultural ecosystem services.

- Combining a medium sensitivity with a low beneficial magnitude of effect, the impact on the LCA C1 Chichester to Shoreham Coastal Plain would be Minor beneficial.
- Combining a low sensitivity with a Low adverse magnitude of effect, the impact on the LCA 30 Bilsham Coastal Plain with loss of paddocks would be Minor adverse, but balanced against the developing vegetation and new habitats created resulting in a neutral residual effect over time.
- Combining a low sensitivity with a Low beneficial magnitude of effect, the impact on the LCA 20 Flansham/Middleton Fringe Coastal Plain would be Minor beneficial.

5.16.5. The proposed development on the 'Area of Poor Landscape Quality' restoring lost and removing intrusive elements and start to improve the landscape quality through new planting initiatives and Green Infrastructure.

6. Additional mitigation and residual landscape effects

- 6.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within Section 4 (para. 4.6).
- 6.2. Additional mitigation measures (generally covered by planning conditions) will include the following:
- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
 - Management plan to include and maintenance of of public open space including all vegetation.
 - Establishment of vegetation over time.
- 6.3. The effect of additional mitigation measures on landscape receptors is assessed, and a summary of residual effects is given overleaf (the mitigation does not always alter the overall effect).

Landscape receptor	Sensitivity	Magnitude of effect	Landscape effects	Mitigation	Residual effects
Geology (chalk and river deposits)	High	Low adverse	Moderate adverse	None	Moderate adverse. Not significant.
Topography	Medium	Medium Adverse	Moderate Adverse	With appropriate soil handling during construction	Moderate Adverse
Soils	Medium	Medium adverse	Moderate adverse	With appropriate soil handling during construction	Moderate adverse
Hydrology (Primary Chalk and secondary aquifers)	High	Low beneficial	Minor beneficial	None	Minor beneficial
Land Use	Medium	High adverse	Major / Moderate adverse. Significant.	None	Major / Moderate adverse. Significant.
Vegetation and Nature Conservation	High	Medium beneficial	Moderate beneficial	Continued management of vegetation, replanting to replace dead and dying stock	Moderate beneficial
Settlement pattern	Low	High adverse	Moderate adverse	None	Moderate adverse
Historic field pattern	Low	Low beneficial	Minor beneficial	None	Minor beneficial

Landscape receptor	Sensitivity	Magnitude of effect	Landscape effects	Mitigation	Residual effects
Rural roads and lanes (pattern and rural character)	High	Low	Moderate adverse. Introducing new road through farmland.	Reduce levels of signage and reinstate grass verge with planting to maintain rural appearance. Avoid introducing street lighting where possible.	Moderate adverse.
Public Rights of Way and access to recreation	High	Medium beneficial	Moderate beneficial	None	Moderate beneficial
Perceptual qualities: Tranquillity	Medium	Medium adverse	Moderate adverse	None	Moderate adverse
Perceptual qualities: Dark skies	High	see note ⁱ		Avoid highway lighting to preserve rural character, pursue a design that is unlit up to the entrance into built development north of Grevatt's Lane West.	
LCA C1 Chichester to Shoreham Coastal Plain	Medium	Low beneficial	Minor beneficial	Adding to filtering vegetation, new drainage features	Minor beneficial
LCA 20 Flansham/ Middleton Fringe Coastal Plain	Low	Low beneficial	Minor beneficial	Maturing vegetation, habitats establishing	Minor beneficial
LCA 30 Bilsham Coastal Plain	Low	Low Adverse	Minor Adverse	Maturing vegetation, habitats establishing	Neutral

ⁱ Subject to specialist lighting assessment - roads

7. Appraisal of visual effects

- 7.3.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration, and reversibility) as described in the evaluation criteria (Appendix 1).
- 7.3.2. The appraisal to determine the magnitude of effect takes into account the mitigations measures that have been incorporated into the Development Proposals (Figure 1). Where views of a similar nature have been identified, these views are grouped together. An overall assessment of the effects is then judged on the group as a whole, ensuring a balanced overview is maintained, taking into account the varying levels of visibility.
- 7.3.3. In Volume 1 viewpoints 1-10 apply to photographs taken of the Site illustrating the condition and features, and therefore these viewpoints are not included in the appraisal below

7.1. View from the 82132 Bilsham Road (viewpoint 11)

- 7.1.1. During winter months a predicted glimpsed view through hedgerow but at this distance the extent would be minimal for walkers and would be unnoticeable by drivers. The view from Bilsham Road arriving on foot before reaching the entry point onto footpath 144 or by car arriving from the north of the hamlet is very limited. The view from the road and verge is assigned medium to low sensitivity.
- 7.1.2. Changes to these views would be very limited, with possible glimpse of new houses or industrial units should the mature vegetation, hedgerows, and trees on third party/ highway land be reduced in height. Overall, the magnitude of change to the view is Nil.
- 7.1.3. Combined with medium to low sensitivity and Nil magnitude of change the effect on the view from the road Neutral in line with the methodology criteria.

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

- 7.2.1. 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. Viewpoints 12 to 14 represent the sequence of views experienced along the footpath 144 as it crosses farmland to the north of Hobbs Farm. Travelling east to west gaps in the vegetation reveals views of the employment area, paddocks and trees and hedges that lines Gravetts Lane West. At the mid-section, the visibility in winter becomes more pronounced, before decreasing due to the screening effect of mature, tall riparian vegetation lining the watercourse/ditch. At the western end only one rare glimpse of a white shed has been found during winter. View receptors would be walkers using public footpath 144 with a high level of interest in their surroundings. Therefore, this appraisal assigns high sensitivity to these views.
- 7.2.2. Change to these views would be limited to the eastern and mid sections, with the introduction of new buildings into a rural scene, removing buildings of poor quality and stand out due to inappropriate colour. The composition of the view will change with glimpses of upper storey and rooflines of new buildings introduced along the northern boundary, seen above the hedgerow which would have additional planting. The mitigation planting along the boundary will including fast growing trees and species like Oak that will in time attain large stature and silhouette. The orientation, gaps between buildings reduces the potential full side-on appearance. A phased program of tree planting within the public open space along the northern boundary adds natural screening. The internal tree planting and use of native vegetation that alters seasonally adds to the filtering effect. The application of materials based on muted tones, reflecting the rural character and the avoidance of light, white colour blends the development into its surroundings. Activities occurring within the public open space towards the west end of the site will be largely screened by the existing vegetation.
- 7.2.3. The magnitude of change to these views has been assigned medium adverse.
- 7.2.4. Combined with high sensitivity and medium adverse magnitude of change the effect on the views along footpath

144 will be Major/Moderate Adverse which is considered significant, in line with the methodology criteria.

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

- 7.3.1. Viewpoints 15 to 17 represent the sequence of views experienced along the footpath 166 as it leaves the settlement edge of Yapton. The views start from inside the public open space of Yapton Gardens before crossing open farmland. View receptors would be walkers using public footpath 166 with a high level of interest in their surroundings, in addition to visitors to the open space for recreation with their attention expected to be focused more within. Because telegraph poles and buildings (on the site) area already visible there is a reduced susceptibility to the type of change proposed at this distance. A change in farming practice and introduction of vegetation in the fore and mid ground would have far more impact. Although at a distance walker are still susceptible to noticing change within this very open, farmed landscape. Therefore, this appraisal assigns high sensitivity to these views.
- 7.3.2. Change to these views will be very limited, with possible glimpses of new houses above and through gaps in the intervening vegetation (riparian belt along the ditch and farm managed hedges) during winter. Seen from this distance the setting back of new buildings and inclusion of public open space along the northern site boundary will be seen in the context of existing mature vegetation that defines the hamlet edge. The proposed muted colours (avoiding white, light colour) and the filtering provided by the new planting adds to this belt of vegetation that contrast with the intervening large scale flat, open arable field extending to the horizon.
- 7.3.3. The magnitude of change to this sequence of views has been assigned Low adverse.
- 7.3.4. Combined with high sensitivity and low adverse magnitude of change the effect on the views along footpath 166 will be Moderate Adverse, which is not significant in line with the methodology criteria.

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

- 7.4.1. Viewpoints 18 to 21 represent the sequence of views seen from the continuation of footpath 166 heading east as it crosses Ryebank Rife and open farmland. Located some distance away from habitation this route is likely to be used by residents and occasional walkers. Therefore, this appraisal assigns high sensitivity to these views.
- 7.4.2. 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 shelterbelts / trees stand out, as with the white colour applied to buildings on the site. The ridgelines 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. Walking south along the footpath the existing screening present during the winter months is likely to increase during the summer months, indicating views along the section are less susceptible to change.
- 7.4.3. Due to the changing level in visibility changes to these views would be limited to glimpses through and between the pine shelterbelt on the track. The new Crematorium will be constructed in the field beyond introducing new buildings, car parking and extensive new planting into the view altering its composition. The depth of view will be foreshortened with the proposed development likely to be screened entirely or with occasional glimpse from view. The existing riparian vegetation along the developments eastern edge and the setting back of new houses behind public open space adds to the reduction in potential visibility.
- 7.4.4. The magnitude of change to this sequence of views has been assigned Nil.
- 7.4.5. Combined with high sensitivity and Nil magnitude of change the effect on the views along this section of footpath 166 will be Neutral.

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

- 7.5.1. View receptors would be walkers and drivers (including residents) travelling at speed on the A259 between Felpham, Middleton-on Sea and Littlehampton. Because the industrial buildings, stables, movement of lorries and telegraph poles/cables crossing the landscape are already visible, either through the fragmented vegetated field boundary or above boundary vegetation, there is an element of natural screening (broadleaved and evergreen trees) present that leads to a reduced susceptibility to the type of change proposed. View receptors would be walkers using public footpath 2997 with a higher level of interest in their surroundings but from this direction the view of development seen from the road will be the dominant issue. Therefore, this appraisal assigns medium sensitivity to these views.
- 7.5.2. Changes to these views would be very limited, with possible glimpses of house rooflines above the well establish vegetation that borders Grevatt's Lane West (best seen in photograph taken at viewpoint 23). The layout of houses into 4 rows facing this direction with space between and internal tree planting reduces the extent of building likely to be in view. In this photograph to the left the native hedging and tree planting applied around the perimeter of the new public open space ('Green') and new allotments replaces part of the bland, monotonous arable field, adding interest and seasonal colour while screening internal activity from view.
- 7.5.3. The magnitude of change to this sequence of views has been assigned Low beneficial.
- 7.5.4. Combined with medium sensitivity and low beneficial magnitude of change the effect on the views seen from the A259 Grevatt's Lane and footpath 2997 will be Minor Beneficial.

7.6. Views from A259 Grevatt's Road (viewpoints 25 to 26)

- 7.6.1. View receptors would be 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 leading to Bilsham screen the site from view during the winter months, with visibility expected to reduce further during summer with leaf cover.
- 7.6.2. This appraisal assigns medium sensitivity to these views however the proposed development is unlikely to be seen.
- 7.6.3. Combined with medium sensitivity and Nil magnitude of change the effect on the views seen from the A259 Grevatt's Road will be Neutral.

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

- 7.7.1. View receptors would be walkers on public footpath 2997 with are a moderate to higher level of interest in their scenic surroundings having left the road and crossing open fields. The view contains property 'White Rails', the line of overhead power line and riparian vegetation along the bank of Ryebank Rife. 'White Rails' and mature vegetation screen the site from view during the winter months, with visibility expected to reduce further during summer with leaf cover. Because a modern house and telegraph poles / wires are already visible there is a reduced susceptibility to the type of change proposed. Therefore, this appraisal assigns medium sensitivity to these views.
- 7.7.2. This appraisal assigns medium sensitivity to these views however the proposed development is unlikely to be visible unless the belt of vegetation on third party land is removed or considerably lowered.
- 7.7.3. Combined with medium sensitivity and Nil magnitude of change the effect on the views seen from the footpath 2997 as it exits onto Bilsham Road (B2132) will be Neutral.

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

- 7.8.1. View receptors are residents using the bus stop and highway footpath, car drivers and HGV drivers approaching and leaving the employment area. Drivers travelling along Bilsham Road entering Bilsham will be reducing speed before reaching the corner and junctions up ahead. The HGV drivers will be negotiating the narrow lane and turning, while car drivers passing through the hamlet will be avoiding oncoming traffic. Visibility into the southern part of the site increases in winter as the leaf cover and bramble vegetation along the embankment dies back. 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. Because modern houses, signage, poles and wires and modern fencing are already visible there is a reduced susceptibility to the introduction of other urban elements close to the settlement edge. The section of road beyond the development further south has a more rural appearance and sensitive in comparison. As this section of road is the perceived entry point into Bilsham this appraisal assigns medium sensitivity to these views.
- 7.8.2. Change to these views would be limited to a short section of this road passing by the new access road, where hedging and tree planting have been included to define the 'Green' on the north side and native tree and shrub planting on the southern side to partially screen the new area of allotments. The view out across open farmland to the east continues above the new field boundary hedge defining the perimeter of the development.
- 7.8.3. The development proposals will have a beneficial change, adding new hedgerow replacing post and wire fence along the top of the embankment (east verge) and adding trees into the scene planted within the adjacent area of public open space. The infilling the open gap (photograph viewpoint 28) between existing blocks of vegetation and mature trees on the approach and at the junction with Grevatt's Lane West. The glimpsed views of existing houses will recede as the main area of tree planting close to the new road entrance and hedgerow matures.
- 7.8.4. The magnitude of change to this sequence of views has been assigned as Low beneficial
- 7.8.5. Combined with medium sensitivity and Low beneficial magnitude of change the effect on the views along Bilsham Road will be Minor beneficial.

7.9. View from the junction of Bilsham Lane and along B2132 Bilsham Road (viewpoint 33 and 34)

- 7.9.1. View receptors are 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. Views from Bilsham lane represent the views from the historic core of the hamlet and would naturally be accorded high sensitivity. Fieldwork undertaken confirms development is absent in any of the views extending out from this lane and at the junction onto Bilsham Road. Therefore, this appraisal assigns medium sensitivity to these views.
- 7.9.2. The proposed development lies behind the line of semi-detached houses (photograph viewpoint 33) and belt of trees that line the road planted within the garden of Little Meadow (photograph viewpoint 34). The development proposals show the mature planting within the garden as retained. Only if the screening provided by this belt of trees associated with the historic pond and planting internally be removed could it reveal an existing industrial building, new tree planting and new house. Little Meadow is part of the development so this seems very unlikely.
- 7.9.3. Combined with medium sensitivity and Nil magnitude of change the effect on the views seen from the Bilsham Road will be Neutral.

7.10. Views from the west: From Bilsham Farm and along Bilsham Lane (viewpoints 35 and 36) up to the junction with B2132 Bilsham Road

- 7.10.1. Views from the west: public rights of way (footpath 156) approaching Bilsham Farm from the west (viewpoints 37 and 38) View receptors would be walkers using the public right of way footpath 156 who will have an 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.

- 7.10.2. The site is in direct line behind Bilsham Farm (photograph viewpoint 37) and the evergreen trees. The mature hedgerows, one on higher level enclose the track – the dense structure adding to the screening and containment of view out both in winter and summer.
- 7.10.3. In the photograph (viewpoint 38) the property Rowan Cottage, is against the dark backdrop of coniferous tree planted on the site. The junction at Grevatt's Lane West is visible across open arable fields. At this distance, features appear less distinct, however to the right in the view the airspace above the trees and hedging beyond the crop indicates the southern part of the site (Bilsham Corner). Unlike elsewhere in the surrounding landscape the view from this footpath continues into the distance towards a tall, wooded horizon – a distinctive and notable landscape feature. Therefore, this appraisal assigns high sensitivity to these views
- 7.10.4. Changes to the panoramic, long distant view seen from viewpoint 38 across large open field will be indistinct and almost imperceptible to the eye. The addition of new tree planting within the public open space is likely to be absorbed with other vegetation adding to the seasonal change in landscape character. The far distant wooded horizon would remain in view. The magnitude of change has been assigned as Low beneficial
- 7.10.5. Combined with high sensitivity and Nil magnitude of change the effect on the views seen from will be Neutral, rising to Minor beneficial in 5 years.

7.11. Views from the north west: public rights of way (footpath 148, 156/1 and 148/1) crossing fields (viewpoints 39, 40 and 41)

- 7.11.1. These footpaths are situated beyond 1km, 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 these footpaths will not be affected.
- 7.11.2. Combined with high sensitivity and Nil magnitude of change (based on the continued level of farm management observed maintaining hedgerows and vegetation) the effect is Neutral.

7.12. Views from private houses off Grevatt's Lane West (viewpoint 30)

- 7.12.1. View receptors would be residents of properties Rowan Cottage, The Elms, Eversley and Bilsham Cottage and drivers / HGV drivers entering the industrial area. Photographs taken from viewpoint 31 and 32 illustrate the reduced level of susceptibility to the type of change being proposed. The Rowan Cottage and entrance into Grevatt's Lane West can be seen in views from footpath 156. Due to the intervisibility between the hamlet edge and surrounding public rights of way this appraisal assigns high sensitivity to the views from Grevatt's Lane West.
- 7.12.2. This appraisal also assigns high sensitivity to the views from the four properties overlooking the site.
- 7.12.3. From the gardens of the four properties of Rowan Cottage, The Elms, Eversley and Bilsham Cottage the view from the gardens and windows facing south will change from overlooking an open arable field to overlooking a large area of public open space containing play facilities (NEAP/LEAP) new planting and planting to screen a single storey substation building. Native tree planting and hedge around the perimeter screens the new access road and new allotments beyond.
- 7.12.4. To mitigate the effect on residents in properties Rowan Cottage, The Elms, Eversley and Bilsham Cottage, the public open space has been placed in the southern part of the site to avoid introducing built development in direct view. Substantial areas of new tree and shrub planting are provided within the public open space to enhance the fragmented nature of the field boundary vegetation.
- 7.12.5. There is the potential for allotment paraphernalia, sheds and colour to be introduced into the scene. The addition of the access road, recreational activities occurring within the 'Green' and allotments will alter the uninterrupted view across the broad, open, and flat field devoid of vegetation and internal division. Introducing human activity and movement into the rural, 'static' scene alters the character and appearance, changing the benefit enjoyed from physical external space which is part of the private home. Apart from the introduction of the small substation building, the open space will remain free from buildings, however the view from the four properties will include a

different type of vegetation, trees, maintained grassland, sports equipment, and natural features.

- 7.12.6. The magnitude of effect would be medium adverse due to the change in view composition that introduces a alternative outlook, with potentially discordant elements, albeit screened but still seen at close to mid-range (had houses been introduced this would have resulted in a high adverse finding).
- 7.12.7. Combined with high sensitivity and medium adverse magnitude of change the effect on the views seen from the residential properties overlooking the site will be Major/Moderate Adverse, which is significant in line with the methodology criteria.

7.13. Views from private houses off Bilsham Lane

- 7.13.1. In accordance with the methodology (Appendix 1), views from private properties are not covered in the scope of this appraisal, however an estimation of effect can be given for properties 1 & 2 White Rails Cottage, c. 75m south based on the view looking back from Grevatt's Lane West. The upper storey windows are orientated towards Bilsham Lane with a possible glimpse, oblique view of the allotments and public open space. Views from the garden may be possible above the perimeter hedge. Therefore, this appraisal assigns high sensitivity to these views.
- 7.13.2. These views will change from overlooking an open arable field to overlooking allotments, single storey substation building and new tree planting with properties (Rowan Cottage, The Elms, Eversley and Bilsham Cottage) to the rear. There is the potential for allotment paraphernalia, sheds and colour to be introduced into the scene. The addition of trees and new planting within the 'Green' and allotments contained by hedge alters the uninterrupted view across the broad, open, and flat field devoid of vegetation creating internal division. The magnitude of effect would be medium adverse as the view composition will comprise of alternative natural features and free from housing development, apart from the small substation building and access road which are screened.
- 7.13.3. Combined with high sensitivity and medium adverse magnitude of change the effect on the mid-range views seen from the garden of White Rails Cottage will be Major/Moderate Adverse, which is significant in line with the methodology criteria.

7.14. Views, a key characteristic of the Local Landscape Character

- 7.14.1. The Landscape Assessments produced for the Arun District indicate views within LCA C1 are of high sensitivity. At local landscape level the assessments refer to Bilsham being located within an area of 'Moderate scenic beauty'.
- 7.14.2. The view composition seen from the footpath to the north of the site (144) is most representative of the local landscape character (LCA C1 landscape). The views generally including several key characteristic features described in Volume 1.
- 7.14.3. Overall, the sensitivity of views varies across the 1km zone surrounding the development ranging from high to medium with a magnitude of change ranging from high adverse to low beneficial.
- 7.14.4. The impact is considered to be evenly spread with enhancement and harm in equal measure. This leads to a conclusion that the impact of the development will on balance have an overall neutral effect on LCA C1. At a local landscape level (LCA's 20 and 30) the moderate scenic beauty will be protected and in places enhanced by the new planting introduced by the Development Proposals.

8. Additional mitigation and residual visual effects

- 8.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within Section 4 (para. 4.6), however the passage of time will increase the screening provided by new vegetation.
- 8.2. Additional mitigation measures will include the following:
- Establishment of vegetation over time on the basis of protection of existing and new vegetation and good management practice
- 8.3. The effect of additional mitigation measures on representative viewpoints is assessed, and a summary of residual effects is given below, in winter to give the worst-case scenario (the mitigation does not always alter the overall effect):

Representative viewpoint	Sensitivity of view receptor	Magnitude effect	Visual effects in winter, years 0-5	Mitigation	Residual effects in winter after year 5
View from the B2132 Bilsham Road (viewpoint 11)	Medium to Low	Neutral	Neutral.	None.	Neutral.
Views from public rights of way (footpath 144) crossing fields to the north of Hobbs Farm (viewpoints 12 to 14)	High	Medium Adverse	Major/Moderate Adverse. Significant.	Maturing planting, allowing hedgerows to overgrow above 2m height, additional tree planting within public open space next to the northern edge.	Moderate adverse, and no longer significant.
Views from public rights of way (footpath 166) leaving Yapton Gardens (viewpoints 15 to 17)	High	Low Adverse	Moderate Adverse. Not significant.	Maturing planting, allowing hedgerows to overgrow above 2m height, additional tree planting within public open space next to the northern boundary	Minor adverse to Neutral depending on the angle of view.
Views from public rights of way (footpath 166) to the east (viewpoints 18 to 21)	High	Nil	Neutral.	Maturing Crematorium planting, introduction of any new buildings	Neutral.

Representative viewpoint	Sensitivity of view receptor	Magnitude effect	Visual effects in winter, years 0-5	Mitigation	Residual effects in winter after year 5
Views from the A259 Grevatt's Lane and footpath 2997 (viewpoints 22 to 24)	Medium	Low Beneficial	Minor beneficial.	Establishment of new planting (hedge and trees) in arable field, continued growth of vegetation along Grevatt's lane West adding more screening	Moderate beneficial.
Views from A259 Grevatt's Road (viewpoints 25 to 26)	Medium	Nil	Neutral.	None	Neutral.
View from public rights of way (footpath 2997) before exiting onto the B2132 Bilsham Road (viewpoint 27)	Medium	Nil	Neutral.	None	Neutral.
Views from the B2132 Bilsham Road (viewpoints 28 and 29)	Medium	Low beneficial	Minor beneficial.	Maturing planting, maintaining hedgerows at 1.5m height.	Moderate beneficial.
Views from private houses Rowan Cottage, The Elms, Eversley and Bilsham Cottage off Grevatt's Lane West (viewpoints 30 to 32)	High	Medium Adverse	Major/ Moderate adverse. Significant.	Maturing new planting, screening alongside the new access road and surrounding the substation increases in depth and height.	Moderate adverse and no longer significant.
Views from private houses (no.1 and 2 White Rails Cottages) off Bilsham Lane	High	Medium Adverse	Major/Moderate Adverse. Significant.	Maturing planting within public open space, maturing hedge around allotment site perimeter.	Moderate adverse and no longer significant.

Representative viewpoint	Sensitivity of view receptor	Magnitude effect	Visual effects in winter, years 0-5	Mitigation	Residual effects in winter after year 5
View from the junction of Bilsham Lane and along B2132 Bilsham Road (viewpoint 33 and 34)	Medium	Nil	Neutral.	None.	Neutral.
Views from the west: public rights of way (footpath 156) approaching Bilsham Farm from the west (viewpoints 37 and 38)	High	Nil	Neutral.	Maturing planting within public open space.	Minor beneficial.
Views from the north west: View from public rights of way (footpath 148, 156/1 and 148/1) crossing fields (viewpoints 39, 40 and 41)	High	Nil	Neutral.	Existing vegetation continues to be maintained across farmland.	Neutral.

9. Conclusion

9.1. Summary

9.1.1. The main visual impacts arising from development will be experienced from the North and North East:

- A Major/Moderate Adverse and significant visual effect on the views experienced from Footpath 144 crossing the fields to the north with residual significant visual effect reducing to Moderate Adverse (no longer significant) after 5 years.
- A moderate adverse visual effect will be experienced from the north east - Footpath 166 leaving Yapton Gardens with residual visual effects in winter reducing to Neutral after 5 years.
- A Neutral visual effect will be experienced from the east – the continuation of Footpath 166 crossing open fields and when drivers enter Bilsham from the north along the B2132 Bilsham Road.
- A Minor beneficial visual effect will be experienced from main road A259 Grevatt's Lane and entry point onto footpath 2997 which will improve to Moderately Beneficial after 5 years.

9.1.2. From the South a Neutral visual effect experienced from the A259 Grevatt's Road in the south and Footpath 2997 linked to B2132 Bilsham Road, and a Minor beneficial visual effect on entering Bilsham from the south along the B2132 Bilsham Road that will improve to Moderately Beneficial after 5 years.

9.1.3. From the West a Neutral visual effect on the views experienced from the junction of Bilsham Lane and along B2132 Bilsham Road through the hamlet and from Footpath 156 approaching Bilsham Farm, that becomes Minor Beneficial after 5 years.

9.1.4. From the North West the development is absent in views from footpaths crossing fields linked to the settlement edge of Yapton and Arundel and Chichester Canal at 2-3km distant. The development is absent in views from Footpaths 148, 156/1 and 148/1.

9.1.5. From within the hamlet a Major/Moderate Adverse and significant visual effect to the views experienced by the residents of four properties: Rowan Cottage, The Elms, Eversley and Bilsham Cottage overlooking Grevatt's Lane West. This appraisal also finds a Major/Moderate Adverse and significant visual effect on the view experienced from the garden and oblique view from property no.1 'White Rails' situated to the south. After 5 years the Residual effects will be slightly reduced.

9.1.6. The main landscape impacts arising from development are found to be:

- A Major / Moderate Adverse and Significant effect on the current land use.
- A Moderate Averse and localised, but not significant effect on the perceptual qualities of Tranquility, soils and the historic settlement pattern with a provisional Moderate adverse, but not significant effect on the rural road network (subject to further highway lighting assessment).
- A Neutral effect on the hamlet's architecture and the boundary characteristics and a Minor beneficial effect on the quality and connectivity of the historic field boundaries that define the surrounding field pattern.
- A Moderate beneficial effect on the vegetation, nature conservation, Public Rights of Way and recreation provision.

9.2. Compliance with policy and impact on Landscape Character Areas

9.2.1. This appraisal concludes the main visual impacts arising from development will be experienced from the North and North East and from properties overlooking the development. The development is absent in views from Yapton's Local Green Spaces (LGS). The view corridors towards Chichester Cathedral and extending from the South Downs National Park will remain unharmed and intact.

9.2.2. The development will have a Neutral visual effect on views that are a key component of the LCA C1 Chichester to Shoreham Coastal Plain and LCA 20 Flansham/Middleton Fringe Coastal Plain and LCA 30 Bilsham Coastal Plain landscape character. At a local landscape level, the moderate scenic beauty will be protected and in places

enhanced by the new planting.

- 9.2.3. An overall, Minor beneficial landscape effect on the wider LCA C1 and local LCA 20 with a Minor adverse effect due to the loss of characteristic paddocks within LCA 30 Bilsham Coastal Plain.
- 9.2.4. The proposed development on the 'Area of Poor Landscape Quality' restoring lost and removing intrusive elements and start to improve the landscape quality through new planting initiatives and Green Infrastructure.
- 9.2.5. This appraisal concludes that the proposed development would be in line with landscape related policy, partially protecting the highest grade agricultural land and historic field hedgerows and it would have largely minor beneficial and neutral, with no significant adverse landscape effects on the wider landscape character. Similarly, this appraisal concludes that the development proposals would result in largely beneficial and neutral visual effects, with limited number of significant visual effects identified from the footpath 144 to the north (which cannot be mitigated further) and significant visual effects reducing after 5 years for five of the closest properties overlooking the development.

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Appendix 1: LVIA Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals is dependent on:

- Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- Extent: consideration of the geographical area over which landscape effects are felt
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.

Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on a extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

Appendix 2: Figures

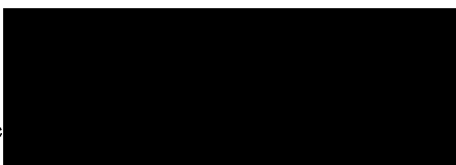


Figure 1 - Proposed Site Plan

